For the Record

3 Minute Firefighter Statement

Intro:

My name is Bob Lucas. I live about 7 miles away near White Deer Creek. I was a Philadelphia firefighter in the high-rise, downtown district for about 36 years.

Statement:

I would like to raise some concerns before any data center be allowed locally. There are those of construction. There must be adequate fire walls, fire detection and suppression and the requirements regarding high voltage, back up energy sources and the fuel and hazardous materials that are part of a data center. ~~Codes must be strictly enforced~~. A data center is a significantly more dangerous environment than firefighters normally encounter.

Data centers contain lithium batteries, computer chips and computer hardware, electric and electronic components which along with requiring unique firefighting skills contain hazardous materials leading to hazmat incidents. Though our local firefighters have hazmat training you need a fully equipped and specialized hazmat firetruck and crew.

There will be diesel backup generators and a significant amount of diesel fuel. Diesel fuel fires aren't put out with water but require firefighting foam to be put out. The local firetrucks carry a limited amount of foam, but the nearest specialized foam firetruck might be the Montoursville airport. Almost a half hour away.

Firefighting standards suggest 6 to 8 firetrucks with 20 or more firefighters respond to a fire in about 8 or 9 minutes in rural districts with volunteer fire departments. The closest firehouses to the data center MUST meet this requirement. But if these firetrucks are on another assignment the next closest firetrucks may not arrive in time. The difference between a fire in a trash can or a burning building is getting there in time.

In the city WE ARRIVED IN 3 MINUTES & That often wasn't fast enough.

There have been recent extra alarm fires in Danville and Northumberland. This thinned fire department coverage everywhere so it will take firetrucks longer to arrive anywhere including the data center. Firefighters must get to an alarm or fire as quickly as possible. Not 20 minutes after an alarm is sounded.

October 2025 there was an extra alarm fire at an Amazon data center in Ohio. That probably required more than 20 firetrucks be on scene for a significant amount of time,

firetrucks unavailable to respond elsewhere. A similar incident at this data center would put the coverage and safety of every house and business in several townships in jeopardy.

The city fire district I worked in probably had a firehouse every mile. If you put a data center in my local I would seriously worry for my coworkers and my neighbors. So I am questioning whether data centers in an area served by volunteer and rural fire departments with firehouses long distances away is the right fit.

If there is a fire our local fire departments will put it out. They are professional and dedicated. The question is how much of an extra burden should we allow to be put on these men and women. When their primary job is to protest us.

Robert Lucas

Possible Data Center Fire Questions

For the record

1. Have you determined the average time it takes for the 4 closest fire companies to arrive at the data center? (Fires or possible fires at the data center should have at least 4 fire trucks on scene.)
   If any or all of these companies are on another assignment what is the average time for the next 4 closest companies to arrive?
   Do these arrival times meet recommended arrival time criteria of rural and volunteer fire departments of about 8 minutes?

2. Voids in floors and ceilings, cables runs, insulation among other things unique to large buildings and data centers can cause a fire to go undetected for a significant length of time. Lithium battery runaway and high voltage and electronic component hazards might cause a fire to spread in minutes. Do you think local firetrucks arriving in 8 or more minutes adequate?

3. Have any data centers put as many as many generators inside as you want to put inside?
   How will that lead to a possible fire risk?
   Where will that diesel fuel be stored?
   Are there increased risks to having generators and diesel fuel in close proximity to possible electric and electronic fire hazards?

4. Where is the closest dedicated fire foam unit, not just a fire truck that carries foam, to the data center and how long will it take to arrive at the data center?
   Do you think that is fast enough to contain a possible runaway diesel fuel fire?
   If that foam unit is on another assignment where is the next closest dedicated foam fire truck?

5. The data center will contain hazardous materials. Any fire will likely cause a hazardous material incident. Have you determined where the closest dedicated hazmat fire truck is housed and how long it will take to arrive?

6. Possible hazardous material incident requires special detecting and testing equipment. Every fire at the data center might involve hazardous materials. Will PNK pay for every local firehouse that might respond to the data center to have and calibrate these tools?
   Firefighters need special hazmat training and certification. Will PNK pay for this training and certification?
   Firefighters require special personal protective equipment and clothing. Will the data center pay for every local firehouse that might respond to the data center to have this equipment and clothing on hand?

7. If the data center's installed fire suppression systems can't contain the fire and the firetrucks need to use large amounts of water from the fire hydrants and domestic water main will this jeopardize down line homes and businesses?

Robert Lucas

DATA CENTER DECOMMISSIONING ORDINANCE

Frank Stahl, resident of Gregg Township. This is for the Public Record, Township Supervisors, thank you for your service to our community.
I want to address one critical question:

If a Data Center is actually built in our Township, and we don't want it to be—What happens if it violates the law, causes environmental damage, or must eventually be dismantled?

We know our community should not be left with an abandoned, hazardous facility—or a multimillion-dollar cleanup bill for taxpayers.

That is why we respectfully ask the Board to require **legally binding decommissioning protections** as a condition of approval. Beyond what I say here this report includes documentation of examples from other communities as well as the additional proposals developed by Gregg Township citizens.

We believe there are four essential protections:

First: Financial Security.

Before any building permit is issued, the developer and owner should provide a bond or escrow equal to at least **125% of the estimated decommissioning cost**, determined by an independent engineer and reevaluated annually at the operator's expense.

Second: Clear Abandonment Rules.

If the facility stops operating or using its permitted power capacity for **two consecutive months**, it should be considered abandoned, allowing the Township to access the financial security without prolonged legal battles.

Third: Complete Site Restoration.

Decommissioning should require removal of hazardous materials and equipment and restoration of the property and affected areas—not simply locking the doors.

Fourth: Ongoing Enforcement.

Compliance, bonding, and environmental safety should be reviewed regularly, at least every two months. These obligations should also bind any future owner and be recorded with the deed.

The bottom line is simple:

If this project succeeds, our community should benefit. If it fails, the developer and owner—not the taxpayers—should pay to clean it up and restore the property.

To our Supervisors: We appreciate your service and your willingness to listen. Please strengthen these proposals as you see fit and make strict decommissioning protections conditions of approval.

And to the developer and owner: Our community has experienced the consequences of poorly managed major projects—the Landfill, the Burner, the Federal Prison, and especially Alvira.

We do not want to repeat those experiences.

If you build in our home, we ask you to guarantee—**financially and legally**—that you will be responsible for this facility while you are here and when you leave.

Thank you for protecting the future of Gregg Township.

Above all however I would encourage you to invest you time, energy, + money in the healthy education of children + the next generation and into preserving our environment.

References

Proposal regarding
DECOMMISSIONING, SITE RESTORATION, AND COMMUNITY PROTECTION ORDINANCE
Created by the citizens of Gregg Township

Providing for the mandatory decommissioning, environmental remediation, data destruction, site restoration, financial security, and future land-use protections applicable to any data center, cloud computing facility, cryptocurrency mining facility, or similar high-density digital infrastructure facility operating within Gregg Township.

SECTION 1. FINDINGS AND PURPOSE

WHEREAS, Gregg Township has a legitimate interest in protecting public health, safety, welfare, natural resources, agricultural lands, property values, and community infrastructure; and

WHEREAS, large-scale data centers may contain industrial electrical equipment, backup generation systems, battery storage systems, fuel storage facilities, cooling systems, electronic waste, and other infrastructure requiring careful removal and remediation when operations cease; and

WHEREAS, it is the intent of Gregg Township to ensure that no abandoned, partially abandoned, or inactive data center facility creates ongoing hazards, environmental impacts, blight, or financial burdens upon Township residents;

NOW, THEREFORE, be it ordained by the Township Supervisors of Gregg Township that the following requirements shall apply.

SECTION 2. DEFINITIONS

Data Center

Any facility primarily used to house servers, networking equipment, telecommunications equipment, cloud computing infrastructure, artificial intelligence computing systems, cryptocurrency computing systems, or related digital processing equipment.

Decommissioning

The permanent shutdown, dismantling, removal, remediation, and restoration of a data center facility.

Facility Owner
Any person, corporation, partnership, limited liability company, trust, or other legal entity owning, operating, leasing, or controlling a data center facility.

Site Restoration
The return of the property to a safe, stable, environmentally compliant condition suitable for future lawful use.

SECTION 3. DECOMMISSIONING REQUIRED
A facility shall be deemed abandoned and subject to decommissioning when:
Operations cease for a period exceeding twelve (12) consecutive months;
Bankruptcy proceedings have commenced and facility operations have ceased;
Utility service necessary for operation has been permanently disconnected;
The owner provides written notice of permanent closure; or
The Township determines, after notice and hearing, that the facility has been permanently abandoned.

SECTION 4. DECOMMISSIONING PLAN
Prior to commencing operation, each facility owner/operator shall submit a Decommissioning Plan approved by the Township.

The plan shall include:
Asset inventory procedures;
Equipment removal procedures;
Electronic waste disposal procedures;
Battery removal procedures;
Fuel removal procedures;
Hazardous material handling procedures;
Data destruction procedures;
Environmental remediation procedures;
Site restoration procedures;
Cost estimates prepared by a qualified independent engineer.

SECTION 5. FINANCIAL SECURITY
Performance Bond
Prior to issuance of any building or occupancy permit, the owner/operator shall provide financial security sufficient to cover the full estimated cost of decommissioning.
Acceptable security may include:
Performance bond;
Irrevocable letter of credit;
Escrow account;
Other security approved by the Township.
Annual Review
The decommissioning cost estimate shall be reviewed annually and adjusted for inflation and changing conditions.

SECTION 6. DEADLINE FOR DECOMMISSIONING
Upon abandonment or cessation of operations, the owner shall:
Begin decommissioning within ninety (90) days.
Complete decommissioning within twelve (12) months.
The Township may extend the deadline only upon written findings that good cause exists.

SECTION 7. EQUIPMENT REMOVAL REQUIREMENTS
The owner shall remove all:
Servers;
Racks;

Networking equipment;
Cooling equipment;
Generators;
Fuel tanks;
Transformers;
Battery systems;
Telecommunications equipment;
Utility structures not required for future use.

Removal shall include all foundations and underground infrastructure unless otherwise approved by the Township.

SECTION 8. DATA SECURITY REQUIREMENTS
Prior to removal or disposal of any data-bearing device, the owner shall:
Destroy or sanitize all data-storage devices;
Maintain chain-of-custody records;
Provide certifications of destruction;
Make documentation available to the Township upon request.

SECTION 9. ENVIRONMENTAL REMEDIATION
The owner shall:
Remove all hazardous materials;
Investigate any spills or contamination;
Restore affected soil and groundwater;
Comply with all applicable federal and Pennsylvania environmental requirements;
Submit remediation reports prepared by qualified environmental professionals.

SECTION 10. NOISE, LIGHTING, AND STRUCTURE REMOVAL
Upon decommissioning:
All industrial lighting that is not required for security purposes shall be removed.
Noise-generating equipment shall be removed.
Exterior security fencing shall be removed unless approved for reuse.
Signage associated with facility operations shall be removed.

SECTION 11. SITE RESTORATION
At completion of decommissioning:
Disturbed areas shall be graded.
Topsoil shall be restored where necessary.
Vegetative cover shall be reestablished.
Stormwater controls shall be stabilized.
Access roads no longer required shall be removed unless approved by the Township.
The Township may require restoration to agricultural use where such use existed prior to development.

SECTION 12. INSPECTIONS
Authorized Township representatives may conduct inspections to ensure compliance with this Ordinance.
Owner/Operator shall provide reasonable access following proper notice.

SECTION 13. ENFORCEMENT
Failure to comply with this Ordinance shall constitute a violation.
The Township may:
Issue enforcement notices;
Seek injunctive relief;
Draw upon posted financial security;
Recover attorney fees and administrative costs;

Recover all remediation expenses.

SECTION 14. PENALTIES
Any person violating this Ordinance shall, upon conviction before a Magisterial District Judge, be subject to:
A fine of One Thousand Dollars ($1,000.00) per violation per day; to increase to $5,000 per day if violation exceeds 30 days.
Court costs;
Attorney fees
Each day a violation continues shall constitute a separate offense.

.....

OTHER PA ORDINANCES

LUZERNE COUNTY

https://www.luzernecounty.org/DocumentCenter/View/46801/20260202_Model_Data_Center_Ordinance-Luzerne_v1 (Section L, p.9)

L. Decommissioning:

1. A decommissioning plan shall be required at the time of application for all proposed data centers under the jurisdiction of this zoning ordinance that establishes detailed inventory, timelines, management and removal of physical equipment, disposal of recycling materials, and plans for future use or restoration of the site.
2. Decommissioning must begin within one (1) year of discontinuation of Data Center operations, or upon notice of abandonment by the operator, whichever occurs first. Decommissioning shall be completed within (18) months thereafter unless extended by the County in writing for good cause.
3. Standards for Decommissioning:
    a. Hazardous materials, including, but not limited to, batteries, fuel, or refrigerants, shall be disposed of in compliance with state and federal law.
    b. Disturbed soils shall be stabilized and revegetated.
    c. All utility providers must be notified of the discontinuation of operations.

BRADFORD COUNTY

https://www.bradfordcountypa.gov/DocumentCenter/View/1553/Data-Center-Site-Requirements---Rev-5--52026 (Section N)

N. Decommissioning

(1) A decommissioning plan shall be submitted as part of the land development application and shall identify all structures and improvements to be removed and the method of site restoration.
    a. The decommissioning plan shall include an estimated cost of site remediation compiled by a third party and reviewed by the county engineer for approval.
(2) The developer shall be responsible for the removal of structures and the restoration of the site to a safe and stable condition.
(3) Financial security shall be provided in an amount of not less than one hundred twenty-five percent (125%) of the estimated cost of decommissioning, as prepared by a qualified professional.
    a. Financial security shall be provided in a form acceptable to the county, including but not limited to performance bonds, irrevocable letter of credit, escrow, or other approved security.

i. Proof of financial security shall be provided every 12 months, or anytime there is a change in developer, owner, or operator.

b. The estimate and financial security shall be reviewed and updated at least every five (5) years.

c. The County shall retain the right to enforce decommissioning, recover costs, and pursue legal remedies as permitted by law.

d. The developer shall maintain any insurance required by applicable law and shall provide documentation upon request.

SOUTHEASTERN PA

https://www.sierraclub.org/pennsylvania/southeastern/data-center-model-ordinance

Core Components of Decommissioning Rules for Consideration:

- Timeline Triggers: Decommissioning must usually start within 12 months of operations stopping or formal abandonment. [Luzerne County]
- Completion Deadlines: Total site clearance is generally required within 18 months of initiation. [Luzerne County]
- Environmental Cleanup: Strict removal requirements for backup diesel fuel reserves, battery energy storage systems (BESS), and electronic waste. [Luzerne County and Southeastern PA]
- Financial Assurances: Recommended provisions demand performance bonds or financial security guarantees to cover total estimated removal and restoration costs. [Luzerne County and Southeastern PA]

DISASTOR STORIES

THE STORY OF ALVIRA

We all know the story of the Take Over, the Exodus, the Igloos and the Ghosted community.

THE STORY OF DETROIT

https://www.gilderlehrman.org/history-resources/essays/motor-city-story-detroit

An historic and systemic deindustrialization of Detroit's manufacturing hubs, which transformed the city from the wealthy "Arsenal of Democracy" into America's most iconic symbol of industrial decay and urban crisis. [1, 2, 3]

The environmental impact and economic toll of Detroit's historic industrial devastation are staggering, placing a heavy financial and physical burden on local communities. Decades of unregulated manufacturing have generated **billions of dollars in systemic health costs, multi-million dollar environmental cleanups, and generations of environmental injustice**.

1. The Human & Public Health Costs

Detroit residents, particularly in low-income neighborhoods and communities of color, bear the brunt of legacy air and soil pollution. [1]

- The "Asthma Capital" Crisis: Detroiters are hospitalized for asthma at four times the average rate of Michigan residents. The high volume of localized particle pollution and industrial emissions costs families and local healthcare infrastructure millions annually in treatment, emergency room visits, and lost workdays. [1, 2]

- Severe Long-Term Illnesses: Exposure to heavy metals and chemical emissions near processing plants correlates with spikes in high blood pressure, kidney damage, cognitive development delays in children, and cancer. [1, 2]
- Corporate Legal Penalties: Decades of corporate violations have triggered massive legal settlements. In February 2026, a landmark federal court judgment ordered DTE Energy to pay a $100 million civil penalty and an additional $20 million for community health programs due to illegal sulfur dioxide emissions on Zug Island. [1]

2. Soil Contamination and the "Dirty Dirt" Scandal

The aggressive push to demolish tens of thousands of abandoned residential and industrial properties across Detroit created a massive secondary environmental crisis. [1, 2]

- The Contaminated Backfill Problem: Contractors tasked with filling empty basements after demolitions utilized unverified, toxic backfill soil from freeway construction zones and industrial sites. [1]
- Expanding Scale: The city is currently tracking and testing up to 650 suspected contaminated demolition sites embedded directly within residential neighborhoods. [1, 2]
- The Taxpayer Cleanup Bill: Remediation costs have ballooned to an estimated $27 million. The average cost to remove and replace soil is $36,000 per property, with individual severe sites costing taxpayers up to $93,000 for a single residential lot. [1, 2, 3]

Average Residential Cleanup: $36,000 per site
High-Contamination Sites: Up to $93,000 per site
Total Estimated City Cost: $27,000,000 total

3. Ecosystem Destruction and Water Contaminants

Detroit's industrial core devastated local waterways throughout the 20th century before federal intervention took hold. [1, 2]

- Ecosystem Collapse: For nearly a century, factories poured raw oil, industrial sewage, and phosphate detergents into the Detroit River and Rouge River. Oil slicks regularly killed up to 20,000 migrating ducks annually, and toxic runoff declared parts of Lake Erie "dead" by 1965.
- Lingering Toxins: While rivers have seen slow, partial ecological recoveries, the riverbeds remain packed with decades of contaminated industrial sediment that prevents safe swimming and limits fish consumption. [1, 2]

Financial & Economic Loss Breakdown

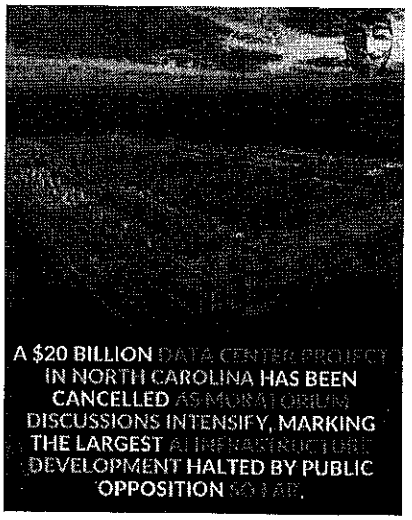
Beyond direct health bills and municipal cleanups, communities suffer deep structural financial losses:

Impact Category	Community Financial & Social Cost
Property Devaluation	Industrial blight, truck traffic, and toxic dirt keep local home values depressed.
Eroded Tax Base	Abandoned mega-plants leave vacant municipal footprints that generate zero tax revenue.
Public Trust Deficit	Scandals involving corrupt contractors require hiring new private firms to fix past mistakes, burning through city funds.
Regulatory Strain	Local communities are forced to exhaust legislative resources fighting for new "cumulative impact" zoning and strict anti-idling truck ordinances.

THE STORY OF EDGECOMBE COUNTY, NORTH CAROLINA

—The largest Data Center ever Abandoned

A massive **$20 billion AI data center project in Edgecombe County, North Carolina** was officially canceled and withdrawn, making it one of the largest proposed tech facilities in U.S. history to be terminated before completion. **Edgecombe County, North Carolina**: Energy Storage Solutions officially pulled its planned **$20 billion, 300-acre hyperscale campus** following intense local pushback and county debates over a 24-month construction moratorium. [4] https://www.facebook.com/reel/1659509811814031
The developer withdrew its purchase offer and the county returned its deposit, the **1,500-acre industrial park** remains intact under public/regional partnership control.
https://businessnc.com/megasites-can-have-mega-impact/



Violations Enforcement

Kristen Snader

We thank the township officials for their hard work and dedication during these hearings and the questions they've been able to answer for our community group.

The PNK proposed ordinance states a fine of up to $1000 for each day of violation, but $1000/day will not be sufficient to discourage further violations. We recommend the harshest penalties allowed by law to ensure all ordinances are upheld and our Conditional Use permits are protected. These include higher fines for a first offense, the ability to pull operational permits for a repeated offense, and shutdowns. Let's add a tiered system for violations so the data center operator understands the consequences and that the punishment will increase for ongoing infractions.

We need EMERGENCY shutdown language. We must write a strict 48-hour acoustic cure window into our code. If this facility breaches our local noise limits, they must fix it within 48 hours. If they fail, the ordinance must mandate an immediate, automatic Cease and Desist order that freezes their operations until they comply.

The ordinance must explicitly classify any **unremedied** environment violation as a Public Nuisance Per Se. This legal definition gives our Township Solicitor the power to bypass bureaucratic delays and go straight to a judge for an Emergency Preliminary Injunction to legally pull the plug.

We also need to have independent parties in place to conduct audits of ordinance violations and ensure proper equipment is available to conduct these studies. For instance, local code enforcement officers may not have the specialized acoustic equipment or hydro-geological training to monitor a hyperscale industrial data center. Also, the current proposed ordinance states the Data Center operator should provide a sound study by 9 months of occupancy-we agree PNK/ or the DC operator should fund this study but also request the data center operator to fund a dedicated, specialized enforcement position. The person hired in this enforcement position would be chosen by Gregg Township. Ongoing monitoring and audits are our request with the township having the ability to do random audits within legal parameters, with each instance to be billed to the data center operator.

In addition, we'd like the data center operator to select equipment that will minimize tonal and low frequency noise, and have this process guided by our sound engineer or local enforcements officer with the proper equipment and training.

Good evening, Supervisors and members of the Board.

My name is [redacted], and I am a resident of Gregg Township / Allenwood. I am here tonight to strongly urge you to deny PNK Group's request for a curative amendment and conditional-use approval that would allow data centers at Great Stream Commons.

This is the wrong project in the wrong place.

The proposed campus sits only a few hundred feet from existing homes. Residents already live next to a massive, empty industrial building. Turning that site—and potentially three more buildings—into a high-intensity data-center complex will permanently change the character of our quiet, rural community.

Noise is a central concern. Data centers produce continuous low-frequency sound from cooling systems and equipment that does not stay outside. It travels through walls and vegetation and becomes most noticeable at night, when the rest of the area is quiet. The Planning Commission already flagged noise as a serious issue and recommended denial of the amendment. The township had to bring in its own acoustical engineer because the developer's numbers were not sufficient. We should not be asked to trust that the problem will be "managed later."

Power demand is another major problem. This project is planned for up to 300 megawatts. That scale of load requires new high-voltage infrastructure, including a dedicated substation and a new transmission line that would cut across preserved farmland in Gregg and Washington Townships. Farmers have already spoken out against losing land and productivity for what many call a private

"extension cord" for one developer. Ratepayers across the region will ultimately feel the pressure of this demand on the grid.

Property values and quality of life for nearby homeowners are also at risk. Once continuous industrial noise and the visual presence of large data-center facilities become permanent features of the neighborhood, families who moved here for peace and open space will see their investments eroded. Some neighboring owners have already been offered buyouts—evidence that even the developer recognizes the impact is significant.

The Planning Commission reviewed noise, water, power, sewage, and buffers and recommended denial. That recommendation should carry real weight. A temporary moratorium on new applications shows the Board itself understands that more careful, township-controlled standards are needed. Approving this specific project now would undercut that process.

I ask you to protect the health, safety, and character of Gregg Township. Deny the curative amendment and the conditional-use request. Data centers may have a place somewhere—but not here, not this close to our homes, and not without far stronger protections than what is currently on the table.

Thank you for your time and for listening to the people who live here.

Good evening, Supervisors. My name is Joel Hess, and I live at 453 Columbia Ave.

Tomorrow starts a critical 45-day window for Gregg Township. As we hold this hearing on a Curative Amendment, we are establishing the permanent rules for data centers in our community. We have learned that the township has not drafted its own independent ordinance. Instead, the text circulating through our community originated directly from the developer, PNK Group.

Please. Supervisors, you must not allow a multi-million-dollar developer to write our township's zoning laws. Their blueprint is designed to protect their profits, not our homes 500 feet away.

Even though PNK tries to convince us otherwise, a data center is not comparable to a traditional warehouse, or office complex. This has the potential to have a significantly higher impact on our community than those usage cases. If we adopt a weak, developer-friendly ordinance, we risk exposing our residents to unceasing noise, constant heat output, and potentially unhealthy particle emissions.

The proposal boasts a 'closed-loop system' to protect our water table. But closed-loop chillers do not stop all environmental impacts; they shift the impact to the air. Dozens of industrial chillers will pump massive, continuous columns of hot air into our local atmosphere. This will create a permanent, localized thermal heat island just 500 feet from residential bedrooms, raising local temperatures and degrading our quality of life. This constant heat output

will likely also have an impact on the surrounding environment. This needs to be **understood** fully before any curative amendment is adopted.

Furthermore, 40 high power diesel generators could represent an unprecedented concentration of toxic particulate emissions into one area. I am not aware of PNK providing any localized micro-climate or emissions-dispersion modeling to prove these chemicals won't settle onto the nearby homes where our families live or the local farms where our food is grown. We should not risk our residents by putting them in the way of a toxic exhaust cloud so that a data center can stay online when the power goes out. Our residents' health is more important than whatever data is being computed in that building. We have people living next door with respiratory issues; do we know at this point that they will not be in danger in the event of a prolonged outage? Their plans also propose storing over 300,000 gallons of diesel fuel onsite. I believe this represents an unacceptable risk to the residents and the nearby environment.

You passed a moratorium last week to buy time. Use that time to protect us. Do not rush to pass an ordinance that uses PNK's framework. If we are to 'cure' our zoning, the cure must belong to Gregg Township, not the applicant.

I ask this Board to reject any developer-drafted language. Do not close this amendment process until the township commissions its own independent, third-party Environmental Impact Analysis, a localized Noise Modeling study, and a Thermal Heat Dispersion study. Let's write rules that protect Gregg Township, not PNK. Thank you.

For the Public Record: 9/14/2026

My name is Kay Stahl from Gregg Township.

The PNK zoning application checks, "Public Water System" as the proposed system. However, during hearings it was stated that water will be hauled in by PA American Water. The fact that PNK's own materials say it will coordinate with the water utility on capacity is important: the utility hasn't declared that unlimited capacity is available. Both a PA American Water representative and a local water hauler have stated that it would be extremely expensive and unfeasible to haul water to the site. This discrepancy is another example of the unknowns pertaining to this project.

Second, the height of the proposed site is 40 feet. How does the proposed 30 foot barrier wall stop the sounds generated from a building taller than the barrier? The EPA has documented that diesel backed generators can produce air pollution, visible smoke, noise and odor when tested or operated. Those smoke stacks are also vented through the roof structure taller than the 30 foot barrier wall.

Third, the community guide issued by PNK states that the closed-loop cooling system is "not harmful to the environment". However, research confirms that this system vents 100% of its extreme server heat directly into the lower atmosphere. This is documented to raise localized ambient air temperatures. This threatens crop yields by inducing premature corn silk drying and soybean pod drop during critical growth periods. The Farm Bureau has raised concerns about soil disturbances and crop yields. The Pennsylvania State Grange is voting a resolution against data centers at their annual meeting in October. According to a research article in Sciene Reports, bees rely heavily on sound cues for navigation and activity, so persistent low-frequency noise can interfere with normal behaviors. We have apple and other fruit orchards and the blueberry farm in the township that could be adversely affected by a lack of pollinators.

The 4 million Community Benefits Plan is lacking a grasp of what our township residents want. A "riverfront park and sports complex" isn't a quiet neighborhood amenity. A sports complex generates traffic through residential areas, more light pollution, and noise from events held there. We don't want a local baseball team with a PNK emblem on the cap and uniform. $1.6 million falls short of what would be required for emergency services to the fire company. What about the draw down of water pressure from our fire hydrants because of the water supply required for the data center?

PNK, you can't buy our support. Other townships across the state are turning down proposals for the good of the community. Take the recommendation from your planning commission and deny this curative amendment. We should not be asked to approve the zoning first and tell residents that the important details will be worked out later. Thank you.

Citations

1. 2026 Harvard Kennedy School Working Paper, "AI, Data Centers, and the U.S. Electric Grid: A Watershed Moment", published Feb. 10, 2026
2. National Library of Medicine, "Childhood Leukemia and 50 Hz Magnetic Fields: Findings from the Italian SETIL Case-Control Study, published Feb. 16, 2015
3. "Electricity Delivery and Its Environmental Impacts", updated August 4, 2025, www.epa.gov
4. PPL letter dated May 13, 2026 sent to customers in Union and Lycoming Counties regarding upcoming electricity project and public hearing on Wed., June 3, 2026
5. Federal Highway Administration. "Acoustical Considerations – Design – Design Construction – Noise Barriers; www.fhwas.dot.gov
6. Scientific Reports, 2018 May 21; "Extremely Low Frequency Electromagnetic Fields Impair the Cognitive and Motor Abilities of Honey Bees"
7. "Protection of Prime and Preserved Farmland from Data Centers and Associated Rights-of-Way" Resolution for vote at the PA State Grange Annual Meeting, September 2026; Philip J. Vonada, PA State Grange Vice President and President of Eagle Grange #1, Montgomery, PA

Protection of Prime and Preserved Farmland from Data Centers and Associated Rights-of-Way

Eagle Grange #1

WHEREAS Pennsylvania's prime, productive farmland is a finite resource that supports food security, local economies, environmental stewardship, and the continued viability of family farms; and

WHEREAS state, county, municipal, and private funds have been invested in preserving agricultural land and protecting it from conversion to nonagricultural development; and

WHEREAS commercial data centers require substantial supporting infrastructure, including substations, transmission lines, water and sewer facilities, access roads, fiber-optic lines, and permanent or temporary rights-of-way; and

WHEREAS these facilities and rights-of-way may fragment fields, compact productive soils, damage drainage systems, interfere with farm operations, and reduce the long-term agricultural value of affected properties; and

WHEREAS brownfields, previously developed properties, existing utility corridors, and appropriately zoned industrial areas should be used before prime farmland, Agricultural Security Areas, or preserved farmland is disturbed; therefore

BE IT RESOLVED that Eagle Grange #1 opposes the placement of commercial data centers and infrastructure primarily serving them on preserved farmland or within Agricultural Security Areas and supports an avoidance-first policy for prime agricultural soils and actively farmed land; and Be It Further

RESOLVED that township, county, and state officials be urged to require data center developers to disclose and jointly review all associated infrastructure and rights-of-way, consider reasonable alternative sites and routes, minimize the fragmentation of farmland, and provide for soil restoration, drainage repair, crop-loss compensation, and financial security for affected properties; and Be It Further

RESOLVED that the Pennsylvania State Grange support and encourage legislation that protects prime and preserved farmland from data center development, associated infrastructure, and the unnecessary use of eminent domain.

1). Introduction:

" Good evening, Council. My name is [your name] I live [address] in Allenwood, PA. While the developers of the proposed data center will highlight their 'closed-loop' cooling as a solution to the water scarcity, I am here to discuss the high price our community pays for that trade-off. A closed loop does not mean a zero-impact project.

2). The Energy Trade-Off & Utility Rates.

"The 1st hidden cost is electricity. Because these systems don't use evaporation to shed heat, they require significantly more power to operate- often 10% to 40% more electricity than standard designs. In a time when our regional grid

is already under pressure and residential energy rates are rising, adding a massive, power-hungry industrial tenant threatens the reliability and affordability of electricity for every family in this room."

3). The Chemical "Time Bomb".

"2nd, we must address the chemical risks. A closed loop, is effectively a giant plumbing system filled with concentrated toxic substances to prevent corrosion and bacteria. A single unplanned drain-down for repairs can release "tons of nitrites" or high concentrations of "Glycol" into our local wastewater treatment plants. These chemicals can suffocate aquatic life and introduce heavy metals like molybdates.(.meaning if inhaled the dust

can irritate the nose, throat, lungs, serve coughing & wheezing, just to name a few). into our environment. Furthermore, there is a growing evidence that these cooling fluids may contain PFAS, (polyfluoroalkly substances), or 'forever chemicals,' which are linked to cancer and have no place in our local ecosystem, let alone are homes.

4). Persistent Noise & Public Health.

Finally, there is the issues of the noise. To make a closed- loop system work without a massive water use, these facilities rely on a relentless array of high-powered industrial fans. This creates a constant, low-frequency hum that traditional sound barriers cannot stop. Residents in other communities around the lower 48 have

reported headaches, sleep deprivation, and hypertension from the 24/7 noise of these cooling systems. This council has the duty to protect our right to a quiet enjoyment of our homes, which this project directly threatens.

5). Call to Action.

I speak on my behalf and everyone is this room, to look beyond the marketing. Do not approve this project without a full, independent study on its cumulative impact on our grid capacity, a complete disclosure of every chemical used in the cooling loop, and a binding noise mitigation plan. Our community is not a testing ground for industrial experiments.

6). Thank you council for your time and for allowing us to voice are concerns.

AI DATA CENTERS ARE GOING TO KILL 1,300 AMERICANS EVERY SINGLE YEAR. THIS IS NOT AN EXAGGERATION. THIS IS WHAT RESEARCHERS AT CAL TECH AND THE UNIVERSITY OF RIVERSIDE FOUND.

BIG TECH IS FURIOUS THAT YOU'RE READING OR HEARING THIS. THE AI REVOLUTION IS COMING WITH A BODY COUNT. AND THE VICTIMS ARE GOING TO BE YOU AND YOUR NEIGHBORS. A REPORT BY CALTECH AND THE UNIVERSITY OF CALIFORNIA RIVERSIDE ESTIMATE THAT DATA CENTER AIR POLUTION WILL CONTRIBUTE 1,300 PREMATURE DEATHS EVERY YEAR IN THE UNITED STATES BY 2030—DISPROPORTIONATELY AFFECTING COMUNITIES WHO LIVE CLOSEST TO THESE FACILITIES. ON TOP OF THESE DEATHS, THE SAME DATA CENTER POLLUTION IS PROJECTED TO CAUSE APPROXIMATELY 600,000 ASTHMATIC CASES PER YEAR—EXCEEDING ONE THIRD OF ALL ASTHMA DEATHS IN AMERICA ANNUALLY. THE TOTAL PUBLIC HEALTH BURDEN IS ESTIMATED AT MORE THAN 20 BILLION DOLLARS PER YEAR IN HEALTH CARE COSTS, LOST WAGES AND MISSED SCHOOL DAYS. TWENTY BILLION DOLLARS PAID BY SICK AMERICANS JUST SO BIG TECH BILLIONAIRES CAN BUILD MORE DATA CENTERS.

WHERE DOES THE POISON COME FROM? MOST DATA CENTERS RELY ON LARGE BANDS OF DIESEL BACKUP GENERATORS TO ENSURE UNINTERUPTED POWER AROUND THE CLOCK. THESE GENERATORS CONSTANTLY EMIT NITROGEN OXIDES, CARBON MONOXIDE AND PARTICULATE POLLUTION THAT CAN REACH AS FAR AS 10 MILES. THESE POLLUTANTS ARE DIRECTLY LINKED TO ASTHMA, HEART DISEASE AND PREMATURE DEATH. FACILITIES BUILT CLOSE TO RESIDENTIAL COMMUNITIES CREATE SIGNIFICANT HEALTH IMPACTS TO RESIDENTS.

A SINGLE DATA CENTER CAN CREATE AIR POLLUTION EQUIVALENT TO DRIVING A CAR FOR MORE THAN 10,000 TRIPS BETWEEEN LOS ANGELES, CALIFORNIA AND NEW YORK CITY. AND, CRITICALLY, SCIENTISTS CONFIRMED THAT THERE IS NO ABSOLUTEY SAFE EXPOSURE LEVEL WHEN IT COMES TO THE TINY PARTICLES THESE FACILITIES EMIT AND THEY CAN REACH AS FAR AS TEN MILES AWAY. BEING WITHIN THE LEGAL POLLUTION LIMITS DOES NOT MEAN THE AIR IS HEALTHY.

YOUR NEIGHBOR'S ASTHMA. YOUR CHILD'S RESPIRATORY PROBLEMS, YOUR FATHER'S HEART DISEASE-- THE DATA CENTER THREE MILES AWAY MAY BE CONTRIBUTING TO ALL OF IT.

YOUR HEART. YOUR NERVOUS SYSTEM BEING DISRUPTED EVERY SINGLE DAY, TWENTY FOUR HOURS A DAY BY A BUILDING.

CHILDREN LIVING NEAR DATA CENTERS FACE PARTICULARLY DEVASTATING CONSEQUENCES SUCH AS, POOR COGNITION, LOWER READING COMPREHENSION,

OVER

CONCENTRATION DEFICITS, INCREASED STRESS AND BEHAVIORAL ISSUES—ALL LINKED TO THE CONSTANT 24/7 NOISE EXPOSURE THAT THEIR DEVELOPING BRAINS CANNOT HANDLE.

IT'S NOT JUST MAKING ADULTS SICK. IT IS HURTING CHILDREN'S ABILITY TO LEARN AND DEVELOP PERMANENTLY!

Good evening! My name is John Kulka. My wife and I and our dog live at 9 Alvira Court in Gregg Township. I am president of the Alvira Place Homeowners Association, a 55 and over senior community which consists of 19 homes. Most of our residents live on income they receive from social security. THEY CANNOT AFFORD AN INCREASE IN THEIR ELECTRIC BILL THAT MAY FORCE THEM TO MOVE—AND WHERE WOULD THEY GO.....

When my wife and I purchased our home in Alvira Court in 2022 our expectations were that we would have clean air, low noise, minor road noise and a great community to live in. We are happy to say that these expectations were met.

The residents in our community now have serious concerns about air pollution, disruptive noise 24 hours a day, water supply, electric costs, blackouts and lower property values.

We have several disabled veterans that live in our community. They fought for our country! Now we need to fight for them! One of our veterans has a service dog. How will the noise from a data center affect this dog and the service the dog provides to the veteran....

Our community is not against the development of Great Stream Commons. We support responsible growth with existing characteristics of Gregg Township that respects the people who call Gregg Township home. The proposed project represents a clear case of THE WRONG USE IN THE WRONG LOCATION. The proposed site is too close to established residential neighborhoods, agricultural land, natural resources and businesses that refine our community's character and our way of life. This project clearly fails to pass the test.

We respectfully ask our township supervisors to reject the proposed curative amendment and stand with the residents of Gregg Township whom they were ELECTED TO SERVE, TO PROTECT OUR HOMES, OUR SURROUNDING ENVIRONMENT AND OUR WAY OF LIFE.

Thank you and GOD bless.