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Archbald Borough Council
Special Meeting
Friday, August 1, 2025

Archbald Borough Council held a special meeting on Friday, August 1, 2025. The meeting was called to order at 1:00 pm by President Dave Moran. The Pledge of Allegiance was recited. Upon roll call, the following members were present: Erin Owen, Marie Andreoli, John Shnipes III, Laura Lewis, Richard Guman, Francis Burke, Dave Moran, and Mayor Shirley Barrett.

Code Enforcement & Zoning Officer Brian Dulay read and explained to council the draft ordinance amending the Archbald Borough Zoning Ordinance by adding a data center overlay zoning district, inserting definitions for data centers, data center accessory structures and data center equipment. The amendment also lays out qualifying standards for data center district. Council was also provided a draft copy of the zoning map. Mr. Dulay informed council that there is a new request to add another overlay district. Council agreed to keep the map as is for the time being.

Public Comment on Agenda Items:

Mike Mey – 1144 East Drinker St., Dunmore (Agent for Potential Developer): Mr. Mey asked why an overlay rather than each applicant coming with an individual zoning change request? He did not see the map on the borough's website prior to today. Mr. Mey stated that the Kotcho property overlay request that his client, Dave Stiles, made on July 28th is still pending. Mr. Mey asked if there was any notice or request for public comment regarding the overlay map?

Kyle Callejas – 211 Laurel St. - Mr. Callejas stated the biggest issues will be water and electricity. He stated these data centers could destroy our water and electric utilities.

Madonna Munley – 139 Cemetery St. – Ms. Munley asked about the sound study portion of the ordinance, and is there an independent base study conducted. Also, who is the borough's professional acoustic expert?

Sarah Gabriel – 101 Monroe St. – Ms. Gabriel asked how often the routine test periods are and how long they last for backup generators? She also asked about penalties for noise ordinance violations. She is concerned about power outages. She did not see regulations regarding outdoor lighting, citing concerns over the Jessup power plant. Ms. Gabriel asked what data centers were visited?

Dayna Tomaszewski – 436 Deer Run Dr. – Ms. Tomaszewski has concerns over water usage. Land owners will benefit, data centers will benefit, but how will the community benefit? Three schools are in close proximity to proposed projects. She voiced concerns over fine amounts for noise violations, and are the fines going to mean anything to them? She stated just because there is power and land doesn't mean this is the right choice for this mine-scarred community.

Motions:

- 1.** A motion was made by Erin Owen to send draft ordinance to Archbald Borough and Lackawanna County Regional Planning Commissions for Review and Comment per Pennsylvania Municipalities Planning Code. Seconded by Richard Guman. On the question, President Moran explained the process, and what this vote means. He encouraged attendees to read the ordinance and that there will be a public hearing prior to passage. Mrs. Owen also explained that she had a lot of the same concerns and did a lot of research. After her research, she is comfortable with this vote moving the process forward. Upon a roll call vote, all members were in favor, with John Shnipes III abstaining from the vote. Motion carries 6-0.

Public Comment on General Items: None.

1. Motion by Richard Guman to adjourn, seconded by John Shnipes III. All members in favor. Motion carries 7-0. Council adjourned at 2:46pm

Respectfully Submitted,



Daniel Markey
Borough Manager
Assistant Secretary



David Moran
Council President