

Lydia Fisher

From: Scott Lambert <slambert@eastwhiteland.org>
Sent: Wednesday, January 28, 2026 4:32 PM
To: Zachary Barner; Peter Fixler; Clinton Smith
Cc: Steven Brown; Catherine Ricardo; Donna Wikert; Brittany Carosello; Bernadette Kearney; Braun Taylor; Michael Gill
Subject: RE: January 28, 2026 Planning Commission

Zac

I know we have gone round and round on the sq footage and I think the attached chart is VERY useful..one thought on the agenda the sq footage discrepancy remains ..should we revise with a reference to a corrected / clarifying comment and or add the chart

(Current verbiage a. total building square footage has increased from 1,026,800 s.f. to 1,656,630 s.f. (along with related increases in building coverage and impervious coverage))

Scott Lambert
Board Chairman East Whiteland Township Supervisor



From: Zachary Barner <ZBarner@eastwhiteland.org>
Sent: Wednesday, January 28, 2026 3:56 PM
To: Scott Lambert <slambert@eastwhiteland.org>; Peter Fixler <pfixler@eastwhiteland.org>; Clinton Smith <csmith@eastwhiteland.org>
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Subject: FW: January 28, 2026 Planning Commission

Board Members,

Please see below and attached, which contains some additional updates regarding this evening's Planning Commission meeting and the data center proposal – specifically regarding total square footage and public comment.

Thanks,
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Director of Planning & Development

East Whiteland Township

Phone: 610-897-4265

Email: zbarner@eastwhiteland.org

From: Zachary Barner

Sent: Wednesday, January 28, 2026 3:54 PM

To: 'Deb Abel' <dcabel88@gmail.com>; 'tca' <tca@infionline.net>; 'John Laumer' <jlaumer@comcast.net>; 'Jaime Damiani' <jaimedamiani@yahoo.com>; 'Bob' <rblogan@comcast.net>; 'Jeff Broadbelt' <jeffbroadbelt@gmail.com>; 'Timothy.J.Kelly@usace.army.mil' <Timothy.J.Kelly@usace.army.mil>

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Deputy Director of Planning & Development
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<PC Agenda 01.28.26.docx>

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Sent: Tuesday, January 27, 2026 11:46 AM
To: Jaime Damiani <jaimedamiani@yahoo.com>
Cc: Bob <rblogan@comcast.net>; Jeff Broadbelt <jeffbroadbelt@gmail.com>; Zachary Barner <ZBarner@eastwhiteland.org>; Deb Abel <dcabel88@gmail.com>; tca <tca@infionline.net>; Timothy.J.Kelly@usace.army.mil; Bernadette Kearney <bkearney@hrmml.com>; Taylor Braun <btaylor@hrmml.com>; mgill@hrmml.com; Brittany Carosello <bcarosello@eastwhiteland.org>; Catherine Ricardo <cricardo@eastwhiteland.org>
Subject: Re: January 28, 2026 Planning Commission

Great questions all.

Bob: I see no need for zoom participation as it would slow things down and confuse the technical dialog.

I’m leaning toward asking for the applicant to hire expert air modeling consultant to run a Gaussian plume model to depict the “footprint” of diesel fueled generator emissions in southerly

winds. Separately, and not to be confused with Urban Heat Island effect, I'd be interested to see modeling projections of the data center's thermal plume bear the trail and people's air conditioners in adjacent residential areas. (Heated air does not always rise - we've all seen and smelled smoke during weather front versions or when a wind horizontally disperses smoke from a chimney or building fire. (Which is why industrial scale chimneys are typically built so high!)).

Sent from my iPhone

On Jan 27, 2026, at 9:19 AM, Jaime Damiani <jaimedamiani@yahoo.com> wrote:

I have many of the same questions that have already been raised. Some additional questions come to mind, driven by request for increased size...

What will the community impact be with regard to electricity costs? And availability? Is there a prioritization? Higher demand = higher cost

Concerns about air pollution from additional generators - what is the impact to surrounding areas and neighborhoods?

Will additional taxes be generated by the larger footprint?

Any plans if the site becomes a stranded asset? Eg if too many data centers built in the area.

What is the planned security for the site given the rise in cybersecurity threats?

Let me know if any questions are unclear.

Best,
Jaime

Sent from Yahoo Mail for iPhone

On Tuesday, January 27, 2026, 7:56 AM, Bob <rblogan@comcast.net> wrote:

Should we be concerned that Carla the blogger is pushing for us to put our meeting on Zoom to provide more access?

I also second Jeff's concern regarding increased power usage

Bob Logan
610-761-1351

Sent from my iPhone

On Jan 26, 2026, at 10:48 AM, Jeff Broadbelt
<jeffbroadbelt@gmail.com> wrote:

Hi Zach,

I would like to know the change in consumptive water use as a result of both the increase in size of the facility and the changes in the cooling system design. I would also like to know how much more electricity the data center will use and if the increase would not put a strain on the local supply.

Thanks

On Jan 24, 2026, at 9:29 AM, Zachary Barner
<ZBarner@eastwhiteland.org> wrote:

John,

Good questions, as always!

There will be essentially two separate cooling systems - one is a closed loop water cooling system which circulates through the racks of equipment (which is highly filtered and which is cycled out periodically but infrequently) and the other is the roof mounted air chillers for the ambient conditions within the building. These air chillers have apparently advanced fairly significantly in recent years to the point where they can compete with the efficiency levels of the previous water cooling towers (but without the need for millions of gallons of water per day and no vapor clouds).

The applicant will be prepared to discuss this (and other aspects) in more detail, but I wanted to at least share a basic layman's explanation!

If anyone has any specific questions they would like us to relay to the applicant prior the meeting , please let us know!

Thanks,

Zachary Barner, AICP
Director of Planning & Development
East Whiteland Township
Phone: [610-897-4265](tel:610-897-4265)
Email: zbarner@eastwhiteland.org

From: John Laumer <jlaumer@comcast.net>

Sent: Friday, January 23, 2026 8:44 PM

To: Brittany Carosello <bcarosello@eastwhiteland.org>

Cc: Deb Abel <dcabel88@gmail.com>; tca <tca@infionline.net>;

Timothy.J.Kelly@usace.army.mil <Timothy.J.Kelly@usace.army.mil>; Jaime

Damiani <jaimedamiani@yahoo.com>; Bob Logan <rblogan@comcast.net>;

Jeffbroadbelt@gmail.com <Jeffbroadbelt@gmail.com>; Zachary Barner
<ZBarner@eastwhiteland.org>; Bernadette Kearney <bkearney@hrmml.com>;
Taylor Braun <btaylor@hrmml.com>; mjill@hrmml.com <mjill@hrmml.com>
Subject: Re: January 28, 2026 Planning Commission

Thank you Brittany. I have some questions I look forward to hearing the answers to when the applicants discuss data center design. 1.) will there be a single cooling loop based on air as the sole heat exchange medium, in which case the air would likely be pre-filtered mechanically or by running raw air intake through water-based scrubbing towers or tanks. What are the byproduct(s) of such air cleaning, if performed, and how are they managed? 2.) Alternatively, might there be two separate cooling loops, with a primary (internal) coolant exchange system extracting heat from data processing equipment and a secondary external air based loop that removes heat from the internal coolant loop which then in turn sheds heat to the atmosphere? If this is the case, what is the interval loop coolant and how is it managed? How often is the coolant replaced? 3.) What is the metric used to measure heat flux - **watts per square metre (W/m2) for example** - and what is the potential impact of estimated heat shed by the data center operations on local humidity and temperature?

Sent from my iPhone

On Jan 23, 2026, at 3:47 PM, Brittany Carosello
<bcarosello@eastwhiteland.org> wrote:

Good afternoon Planning Commission Members,

Please see the agenda for this month's meeting. There are details on the agenda to outline the key differences between the prior approved plan Data Center plan and the amended plan. The packet includes all review letters and relevant documents.

[January 28, 2026 Planning Commission Packet Link](#)

Some of you may already be aware but for those who are not, we will be transitioning to a new township engineer; we will introduce Gilmore and Associates at the meeting.

If you have any questions, please let Zach or I know.

Have a safe and warm weekend!

Thank you,
Brittany
Brittany Carosello
Deputy Director of Planning & Development

East Whiteland Township
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