

**WEST NANTMEAL TOWNSHIP  
PLANNING COMMISSION MINUTES  
455 North Manor Road, Elverson, PA 19520  
February 23, 2026**

**Present:**

Planning Commission: Matthew Kelly, Vice-chairperson, Dennis Cronin, Curtis Lammey, and Josh Beam. Dan Dierksheide, Dan Collman, and Dane Moyer, Chairperson, were absent.

Consultants: Craig Kologie

Staff: Lisa Gardner

Public: There were no visitors.

Call to Order: 7:01 p.m.

**Announcements**

There were none.

**Approval of Minutes**

Mr. Lammey moved to approve the January minutes, and Mr. Kelly seconded. Mrs. Gardner called for discussion, and there being none, called the vote. All were in favor.

**Audience**

Mr. DeGary gave an overview of recent Data Center vs. state government activity.

**Old Business**

A&J Specialties- Revised Plan

Mr. Heath Mochamer, from HNC, LLC, addressed the most recent review letter. Most items were either deemed "will comply" or he and Mr. Kologie would discuss as the Plan progressed. A letter will be drafted by the Applicant regarding the waivers. Mr. Mochamer requested Conditional Preliminary Final Plan approval for the March 10<sup>th</sup> Board Meeting.

Mr. Kelly moved to recommend Conditional Preliminary Final Plan approval for the A & J Specialties Plan, amended to include comments from the Township Engineer. A revision ordinance will be circulated regarding:

- Landscaping
- Screening
- Driveway grading
- Sediment control

Mr. Lammey seconded the motion. Mr. Kologie called for discussion and there being none called the vote. All were in favor.

## **New Business**

### AJ Blosenski Lot Change at 1600 Chestnut Tree Rd.

Mr. Phillip Neill, of Howel Engineering, stated that his client wanted the lot changes for tax and insurance purposes. No improvements are slated. The next revision will show parking and stormwater improvements. Mr. Kologie discussed minor housekeeping items that should be addressed, especially due to non-conformities, on the return visit to the Commission when looking for final recommendation.

### Data Center Draft Ordinance

Mr. Kologie distributed a summary of the Data Center Ordinance for discussion. The overall intent:

1. Allows data centers in the Township's limited industrial setting.
2. Imposes enhanced operational safeguards.
3. Protects residential areas and groundwater resources.
4. Requires significant up-front technical documentation.
5. Provides enforcement mechanisms for non-compliance.
6. Focuses on smaller-scale, well-controlled facilities, rather than large regional data campuses.

He stated that the next Board meeting would center around community impact points such as water, wells, and setbacks, etc. Mr. DeGary commented on other points such as minimum lot sizes.

Mr. Kelly motioned to forward the draft Data Center Ordinance to the Board of Supervisors and Mr. Cronin seconded. Mr. Kelly called for discussion and there being none, called the vote. All were in favor.

### Miscellaneous

Comprehensive Plan drafts were distributed to each member for review.

### Adjournment

There being no further business, Mr. Lammey moved to adjourn the meeting and Mr. Kelly seconded. Mr. Kelly called for discussion, and there being none, adjourned the meeting at 8:30 p.m. The next meeting will be March 23, 2026, 7:00 p.m., at the West Nantmeal Township Building, 455 North Manor Road, Elverson, PA.

Respectfully submitted,

Lisa Gardner, Recording Secretary

WEST NANTMEAL TOWNSHIP  
MEETING OF THE \_\_\_\_\_  
DATE \_\_\_\_\_

ATTENDANCE: Please sign in legibly

NAME:	ADDRESS OR COMPANY NAME:	EMAIL ADDRESS:
<i>Kyle Chandler</i>	<i>DATAcenter oral</i>	<i>kchandler197@gmail.com</i>
<i>Heather Mocharner</i>		<i>heather@hntorg.com</i>
<i>Phillip Neill</i>	<i>Howell</i>	<i>pneill@knewhowell.com</i>
<i>Shave Magg</i>	<i>A.J. Spec.</i>	<i>Magg@CallSPSI.com</i>
<i>Bill Drou</i>	<i>SPSJ</i>	<i>ditchdiggee12002@yahoo.com</i>
<i>Drew McCarty</i>	<i>A&amp;J Specities, LLC</i>	<i>mccarty@callspsi.com</i>