# Rochester Township Commissioners
# Regular Meeting
# September 17, 2026

**Call to Order:** Chairman Mamone called the meeting to order at 6:00pm.

**Pledge of Allegiance**
**Roll Call:**
**Present:** Michael Mamone Jr., Chairman; Steven Anthony, Vice Chairman
Commissioners: Paul Abbott, Dale Daman
Stephen Chesney, Township Solicitor; Tony Sadaka, Township Engineer;
Melissa Carpenter, Township Secretary; Tricia Scura, Township Clerk

**Remarks of Citizens:**

Devon Olson - I'm curious, you guys probably obviously sold it to them and let this happen. Mr. Mamone replied it is not our property. Secretary Carpenter stated that Hydril still owned the property and we had nothing to do with the sale. Mr. Olson replied he wasn't sure because he knows it comes with environmental problems. Secretary Carpenter stated the property was cleaned up to industrial standards. Mr. Olson commented as a community, we're already strained, my personal opinion we don't need a data center. We have other problems, like our streets. Clean up our town before we start straining our utilities. Things are going to get expensive, and it hurts everybody across the board. I want to see jobs, but not in our own back yard. Where do you all stand on this?

Solicitor Chesney- explained the way that it works, when someone does an application, we treat everyone the same there's a procedure depending on what they are doing, they have to follow all the zoning and building permit requirements. They will have a developer's agreement usually and they have to follow all the laws. But we don't have any information to give you right now, because we don't even have an application. If there's any variances that would be needed there would be a hearing that everyone would be notified of. And you would be able to come in and object or agree to them. Mr. Chesney said we can't interfere with anyone's private sale of property. We cannot violate someone's rights.

Scott O'Hara – stated that you're our elected officials; you get a voice in this when they have their proposal. Now even though you're elected officials, it shouldn't need five votes to decide this. How would one go about getting this on a ballot? Because this affects the whole community. The people of Rochester Township should vote on this whether they want it, or they don't want it. And personally, to me, this is a horrible idea. We're going to pollute our environment, rip up our land to advance something that reduces our children's critical thinking skills. It's ridiculous. And then the jobs it's going to bring in. How many? Construction? Yeah, for a while and then a handful. Then lights, the noise, the property values. So how would we get it on a ballot? Solicitor Chesney replied that it is just like if you were buying property if someone wanted to build you wouldn't put it on a ballot. If they are building something that is outside of our zoning laws, and again, we don't know what they are doing. We don't have anything yet. There is a procedure they have to follow and if they need to do anything that is going to require any type of annulment there's going to be hearings on it, and you're going to be able to come to those hearings and object and speak your mind.

Scott O'Hara- Yeah, I understand anytime someone builds a house or puts in a restaurant, you can't put that on a ballot. But when we're talking about something like this. You know they build data centers. So, go figure. You never know what you see, you can take for face value on social media. There was supposedly a community in Ohio that did put it into a ballot. And they voted on it and they said no. I mean some people want them. Why? I don't know. But they got it on a ballot and that's the way it should be. For the citizens to say. I understand you represent us, but it shouldn't be just you guys saying yes or no. It should be up to the people of Rochester Township, and it should be on a ballot. Solicitor Chesney replied as an elected board they have a duty to protect the residents of Rochester Township and they will do that.

Mr. Abbott said it is very important that you all are coming here and expressing your opinion to us and rightfully so. I'm actually really happy to see a room full of people. You guys need to be involved with the process moving forward also. Mr. Mamone said we're not keeping anything from the public. I know you hear a lot on social media, but listen to what we just told you, that's all we know. We have had no contact form them yet. Mr. Abbott said the meetings are on the first and third Thursday of the month, please continue to come. Because that way, you're here whenever we talk about this stuff. Please continue to come, even if you have nothing to say, please come and listen to what is going on.

Judy Coutsis - I just want to say that I have lived here 45 years, it's a great neighborhood, a great place. I've raised my kids there and I just hate to see this, I really do. The noise, you don't understand there's a hill and then there's valley. I lived there when Hydril was there and you could hear it all over that, you know. And this is worse. You know, this is worse than that. That consideration and the pollution. We all grow gardens, you know we want to eat our tomatoes. I know I'm old. We just went through an assessment; all our property values went up and so did our taxes. It's historically known that any kind of data center will immediately bring our property values down. Nobody is going to move into your home. Your home is worth nothing. Are they going to be reassessing all of our properties then?

Mr. Abbott replied we are going to do our best to keep everyone informed. I see it on social media and the thing that upsets me the most is the blanket statement that every local politician is on the take, that we're getting all kinds of money and there is nothing further from the truth.

Linda Taylor – commented that she appreciates that we are having an open discussion before something has happened, or anything is signed. I think that's very admirable. So, forgive me if I go into things that don't seem applicable because we don't have an application in front of us. But I hope that it will maybe help you think, as you do go through some processes. I'm an RN and also a functional medicine, certified health coach. Functional medicine doesn't just look at once you have illness. We look at the things that lead up to illness. And of course, toxicity is one of them. Waves or vibrations are another problem that we see people having problems with. Like maintaining their cortisol levels high, so even though we may not be able to hear certain sounds or vibrations and waves. They are still affecting our body and keeping us in a stress response.

Nida Mail – stated *Article 1 Section 27* says the people have a right to clean air, pure water and preservation of natural scenic and historic values of the environment. Pennsylvania's public natural resources are the common property of all the people. Including generations yet

to come. As trustees of these resources the commonwealth shall conserve and maintain them for the benefit of all the people. This new data center, I'm very much against it. It's going to consume excessive water and electricity. The noise is a constant hum 24/7, not just 8-5. It's going to be sleep disruptions, cardio risk, toxic air pollution, raise ambient temperatures. And I agree with her, they come in and do what they want, which is what you tell them they can do, then they do what they want. And nobody can do anything about it. They just pay the fine and keep on going. So, I hope that enough of us can get together and keep it from happening. Thank you for your time.

Mr. Mamone stated that everybody will be involved when we start having hearings. Everybody is going to be notified. We are not going to have private meetings, so don't think that that's going to happen. Because we're just like you, we're just sitting up here, that's all. We're residents of Rochester Township.

Kirk Golden - I did make comment the last time I was here, and I appreciate the opportunity you all have given us to discuss this stuff. I think my biggest focus is I am curious about your strategies as commissioners of Rochester Township are doing to try to address some of the potential pitfalls of having a data center. Rob Matzie is our state rep, his proposed house bill 1834 is trying to limit data centers by having the community subsidize the cost of their business. So, I think making noise is going to make a difference, reach out to Rob Matzie's office and ask; what is the status of this proposed bill?

Chris Miske - I'm actually a resident in Virginia, but I am a joint property owner on Beaver St. Thank you all for hosting all of us and hearing everybody out, I think we all appreciate you guys being willing to do that. Being a resident of Virginia there's been a lot of information on places like Loudon County which has the largest concentration of data centers in the world. They've been dealing with data center issues. And I believe the first instance of data center zoning goes all the way back to 2003. So, they have been dealing with this for a very long time. They have done extensive documentation which is publicly available on lessons learned with building data centers. Loudon county has 6 categories in their documentation of lessons learned, information that maybe they wish they had known when they started talking about data centers. They have recently done legislation to better align things with what they want from data centers. I'm happy to provide a link to the information, its pros and cons, the good and the bad.

Janet Lang - my husband and I live on Duquesne Way which is really close. Our water pressure now is low; I can't imagine what it will be like. The electricity we have right at the end of our road, the substation. This is going to affect our road horribly bad. We've been there for over 40 years. We try to take care of that property really nice, but it's a big concern for us. And it's too late to say I'm going to put a for sale sign up, because everyone is going to basically know. We all know that it was sold. We never knew whom. And now we just got a little paper from a lady walking up the road. We didn't know anything was happening.

Lance Lang - Where did all these signs come up? They're all over on the telephone poles, and they say data center. Mr. Mamone replied that we don't know, we are not going to do that. If we are going to notify you it's going to be either at a meeting or email. Mr. Abbott said if we post something it will be on Township letter head, if it's not on Township letterhead, it didn't come from this board.

Kimberly Pratte - presented pictures and an estimated cost to repair water damage to her basement to the board. She believes the catch basins are not catching all the water, causing extensive damage to her home. Mr. Sadaka was called there by Rochester Borough the other day and the issue is Henon is a road split between the two municipalities; he is the engineer for both municipalities but isn't sure who is liable if there is something that can be done. Mr. Sadaka said a study would have to be done of the whole area. Mr. Abbott said part of the water is coming off of Reno Street and the catch basin there hasn't been cleaned. Mr. Sadaka, the system for drainage is based on certain flow for a certain storm like a 50/100-year storm the system can't handle that amount of water. Mr. Sadaka said this is happening everywhere, the drains are probably designed for a 5 year storm and there's nothing more to be done. Mrs. Pratte asked if we can add more catch basins to fix the problem. Mr. Sadaka replied if they choose to design a system for a 50 year storm and add more pipes. Mr. Mamone said we will have Mr. Sadaka look into this.

Ronald Seese – is Mrs. Pratte's brother and wanted to know what is the standard curb height. Mr. Sadaka isn't sure what the Township Ordinance is but it usually 6" to 8" in height.

**Minutes:**
**Motion** by Mr. Daman to accept the minutes of September 3, 2026, Work Session Meeting. Second by Mr. Anthony. Motion carried 4-0.

**Committee Reports:**
**Motion** by Mr. Anthony to accept August committee reports as submitted. Second by Mr. Abbott. Motion carried 4-0.

**Solicitor's Report:**
Solicitor Chesney has nothing new to report.

**Engineer's Report:**
Mr. Sadaka wanted to verify there were no changes to the 2026 Paving Program before Youngblood Paving starts. The Board verified we are good to move forward.

Mr. Sadaka reported that we received a violation notice from the DEP for the MS4 project work that should have been completed in 2023 and that we have 30 days to respond. Discussion on where the water sheds are and where the rain garden locations will be. Mr. Sadaka said we can try to change the locations to expedite a plan. Mr. Abbott said if we can budget money for next year and maybe the end of 2027 we can have a project started and continue with tax money every year. If we can use property that we already own we could try to get one done in two years.
Zak Baughman – Wanted to know who if forcing this. Mr. Sadaka said the Federal Government to the States to the Municipalities. Mr. Daman asked what the consequences are if we don't complete the project. Mr. Sadaka replied that they have the authority to fine you, but he can't say what they will do. Mr. Sadaka said we are supposed to do 3 projects but if you can at least do 1 and the estimate for them is anywhere between $150,000 to $400,000.

**Old Business:**
Solicitor Chesney stated that it is a liability to the Township to install a Convex Traffic Safety Mirror for 758 Reno St.

Discussion on the payment for VFD Staffing Payment, Mr. Anthony said we had previously discussed paying them quarterly and saving any surplus. Chief Mamone can let us know what he needs for the next quarter.

Secretary Carpenter reported that we did receive $75,000 for a salt shed from the 2025 LSA Grant.

**New Business:**
MMO's for the plan year 2027 Uniformed/Non-Uniformed Plans were submitted for review.

**Motion** by Mr. Abbott to approve Mouas Subdivision Plan. Second by Mr. Daman. Motion carried 4-0.

**Motion** by Mr. Daman to approve the purchase of 3-Users Wireless Headset System for Public Works Department. Second by Mr. Abbott. Motion carried 4-0.

**Motion** by Mr. Daman to approve repair of the 2013 F550 in the amount of $5,855.00. Second by Mr. Abbott. Motion carried 4-0.

**Motion** by Mr. Anthony to accept Scott Bailey's resignation from the Board of Commissioners. Second by Mr. Abbott. Roll call vote: Mr. Daman-yes; Mr. Abbott-yes; Mr. Anthony-yes; Mr. Mamone-no. Motion carried 3-1. Solicitor Chesney stated that we have 30 days to appoint a new Commissioner.

**Motion** by Mr. Anthony to approve payment of bills as reviewed by the Township Board of Commissioners. Second by Mr. Abbott. Motion carried 4-0.

**Remarks of Officials:**
Mr. Abbott reported that the BVRPD will vote on their budget at the September 23rd and there is a potential increase of 1%. Mr. Anthony stated this is what we saved this year with the decrease.

Mr. Abbott stated a few meetings ago he made comments about the VFD, but wanted to clarify that Chief Mamone and the command staff are extremely competent and his issue if not a reflection of the quality of the fire department or the fireman it is just a disagreement between him and the VFD.

**Remarks of Residents:**
Trisha Van Winkle – asked why Mr. Bailey resigned, Mr. Athony replied personal reasons. Mr. Mamone replied that Mr. Bailey did a great job with Mr. Abbott. Mr. Abbott said it is hard to sit here and take the comments made about the Commissioners and he is disappointed that Mr. Bailey resigned.

**Motion** by Mr. Anthony to adjourn to executive session at 7:36pm. Second by Mr. Abbott. Motion carried 4-0.

**Motion** by Mr. Anthony to adjourn out of executive session at 8:17pm. Second by Mr. Abbott. Motion carried 4-0.

**Further Business:**
**Motion** by Mr. Mamone to hire Mike Helgerman for Public Works Laborer. Second by Mr. Daman. Roll call vote: Mr. Daman-yes; Mr. Abbott-no; Mr. Anthony-no; Mr. Mamone-yes. Motion failed.

**Motion** by Mr. Abbott to interview the applicants at the October 1, 2026 meeting. Second by Mr. Anthony. Motion carried 4-0.

**Motion** by Mr. Anthony to adjourn the meeting at 8:23pm. Second by Mr. Abbott. Motion carried 4-0.

*Minutes prepared by Trisha Scura and Melissa Carpenter*
*Minutes submitted to BOC for review on September 29, 2026.*

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Michael Mamone Jr., Chairman Date
Board of Commissioners

Attest: _____

Melissa A. Carpenter, Secretary