

**Perkasie Borough  
Planning Commission Meeting  
September 23, 2026**

- 1. Meeting Convenes – 7:00 PM**
- 2. Pledge of Allegiance**
- 3. Approval of Minutes from August 26, 2026**
- 4. Public Forum – Non agenda items.**
- 5. New Business**
  - **135 S. Main St. Sketch Plan Resubmission**
- 6. Old Business: Review Final Draft Data Center Ordinance Regulations**
- 7. Public Forum - Agenda Items.**
- 8. Other Business**
- 9. Adjournment**

September 10, 2026

Cassandra Grillo  
Zoning Officer  
Perkasie Borough  
620 West Chestnut Street  
P.O. Box 96  
Perkasie, PA 18944

**Re: 135 S. Main Street, LLC  
135 S. Main Street – Perkasie Borough  
TMP # 33-014-027**

Dear Cassandra:

This office represents 135 S. Main Street, LLC, the owner of property located at 135 S. Main Street, Perkasie, PA. Proposed development plans for this property were previously reviewed by Borough staff at discussed at the Planning Commission meeting of April 22, 2026. We are enclosing eleven (11) copies of a revised plan prepared by Charles E. Shoemaker, Inc. We are requesting that the matter be placed on the September Planning Commission meeting agenda for discussion of the revised plan. The plan still proposes rezoning of the entire property, which is currently split zoned, to all R-2 zoning and the construction of 3 duplex dwellings. The plan maintains multiple additional parking spaces to allow for public parking on the property. The following material and relevant changes were made to the plan:

1. The plan proposes creating an access through the neighboring property and ultimately using such property to exit onto Walnut Street.
2. The duplex buildings are reduced in size and the separation between buildings is increased.
3. There is more circulation for trucks, emergency vehicles and deliveries.
4. There is a designated area for trash pick-up and mailboxes.

Please let us know if there is anything else required in order to be placed on the agenda.

Sincerely,



Gavin Laboski

GRL/sbs  
Enclosures

cc: Elan Shirman (w/enc. - sent via email only)  
Chad Brensinger (w/enc. - sent via email only)



September 9, 2026

Cassandra L. Grillo, CZO, BCO  
Zoning Officer and Code Enforcement Administrator  
Borough of Perkasio  
620 West Chestnut Street  
PO Box 96  
Perkasie, PA 18944

**Re: Sketch Plan Review #1  
135 S. Main Street  
TMP #33-014-027  
Perkasie Borough, Bucks County, PA**

Dear Ms. Grillo:

We are in receipt of the Borough Engineer's review letter dated March 25, 2026 and have revised the sketch or otherwise addressed the comments as follows:

**Zoning Review Comments:**

1. §186-18.B.(2) The zoning table notes a proposed B(2)(b) Two-Family Duplex use. The duplex use is defined as two dwelling units, each of which is totally separated from the other by a solid ceiling and floor extending from exterior wall to exterior wall. The plan appears to show a building dividing line at the center of each of the proposed buildings with a shared porch in the front which would meet the definition of a twin, two-dwelling unit separated from the other by a solid wall extending from ground to roof. The type of two-family dwelling should be clarified. We note that our review was based on twin, two-family dwellings.  
***Comment noted. Sketch plan has been revised to better reflect the intent of the proposed buildings and more clearly show them as duplexes (top/bottom) per the definition in the Borough.***
2. §186-18.B.(2)(a) Each twin dwelling unit must be placed on a separate lot. The parcel should be subdivided to provide separate lots for each twin, two-family dwelling or a variance would be required for the proposed uses on a single lot. We note that similar projects in the Borough that proposed condominium lots were able to demonstrate that each individual lot met the lot requirements. If a variance is requested from this section of the ordinance, then we recommend that the Applicant demonstrate that each individual lot meets the lot requirements.  
***Comment noted. As stated in comment above, the sketch plan has been revised to better reflect the intent of the proposed buildings and more clearly show them as duplexes (top/bottom) per the definition in the Borough. Therefore, the subject property will not be "lotted".***
3. §186-20.C.(3)&(5) The zoning table lists the requirements for a two-family dwelling and then multiplies the requirement based on three (3) two-family dwellings. The zoning table also identifies the 7,000 SF lot area required for the multi-family building. A



third line should be added to the table demonstrating that the area of both uses combined is still less than the existing/proposed lot area.

***The sketch plan has been revised to add a line showing that the project complies with the total lot area requirement based on the summation requirements for each use.***

4. §186-21 The lot area and yards required for any new building or use shall not include any part of a lot that is required by any other building or use to comply with the requirements of this chapter. As noted previously, we recommend that the Applicant provide a Zoning Compliance Plan to demonstrate that each proposed two-family dwelling unit and existing multi-family building can meet the individual lot area and yard requirements.  
***Comment noted. Sketch plan has been revised to better reflect the intent of the proposed buildings and more clearly show them as duplexes (top/bottom) per the definition in the Borough and do not have individual lot area and yard requirements. The sketch plan has been revised to add a line showing that the project complies with the total lot area requirement based on the summation requirements for each use. There is no proposed subdivision so each unit is not required to meet individual setbacks or yard requirements.***
5. §186-28.B At each point where a private accessway intersects a public street or road, a clear sight triangle of 10 feet, measured from the point of intersection of the street line and the edge of the accessway, shall be maintained, within which vegetation and other visual obstructions shall be limited to a height of not more than two feet above the street grade. Clear sight triangles should be provided at the widened driveway entrance and any existing obstructions should be removed.  
***Comment noted. Although this driveway is now intended to be one way in, 10' clear sight triangles are shown.***
6. §186-45.B. Based on the Borough's Street Classification Map, South Main Street is classified as a collector street with a half-width right-of-way of 40 feet. The plan shows a 60-foot ultimate right-of-way for S. Main Street and should be revised to provide a 40-foot half-width ultimate right-of-way measured from the center line of S. Main Street. All zoning information, including front yard setback, lot area, lot coverage, etc. should be calculated based on the ultimate right-of-way.  
***Comment noted. The Borough's current Street Classification Map classifies Main Street as a Primary Street which would have a 60-foot ultimate right-of-way.***
7. §186-52.A. Outdoor lighting will be required for the parking areas, driveways and walkways. A lighting plan should be provided with the preliminary plan demonstrating compliance with the requirements of this section.  
***Comment noted. Lighting plans will be provided at time of official Preliminary Plan submission.***



8. §186-55.A A transportation impact study shall be required for all rezoning applications and in all applications for a zoning variance, special exception and conditional use. The Applicant is proposing to rezone a portion of the lot from the R-1A district to the R-2 district. A transportation impact study shall be performed in accordance with §164-41.2.  
**Comment noted. Applicant will coordinate need for a traffic study prior to official Preliminary Plan submission.**
9. §186-56.A The base site area shall subtract land within the ultimate right-of-way of existing roads or utility rights-of-way or easements. The zoning table notes a lot area of 43,026 SF which appears to be the area to the title line. The base site area should be revised to only include the area to the ultimate right-of-way. Also, we note that the Borough has documentation pertaining to the existing storm sewer system within the site, which we recommend that the Applicant request a copy of the document to verify that there are no conflicts with the proposed improvements. A copy of the document should be included in the preliminary submission package.  
**The plan has been revised to provide areas and calculations to the ultimate right of way line. Easement documentation will be researched and provided as requested.**
10. §186-70.E In no case shall parking areas for three or more vehicles be designed to require or encourage cars to back into a public street in order to leave the lot. A turn around area should be provided at the end of the parking aisle to allow vehicles and delivery trucks sufficient space to turn around and not be required to back out of the parking lot or a variance will be required.  
**The plan has been revised to provide additional access/exit through the adjacent parcel which will benefit from additional parking. Easements will be finalized prior to final plan approvals and recording. While it is anticipated that the site will be striped for one way circulation, adequate widths will be provided for two-way circulation, emergency access and larger vehicle access.**
11. §186-70.K In any parking area of more than three spaces in a residence district or abutting a residence or apartment district, all spaces not within a building shall be buffered with evergreen or other suitable planting which shall be at least four feet in height, designed to screen noise, odors, visibility and headlight glare and located between such parking spaces and any lot in a residence or apartment district that abuts directly or across a street. Buffering will be required for the proposed parking lot. Also, we note that complaints have been documented from the property owner directly across S. Main Street from the existing driveway pertaining to headlight glare shining into the front windows of the dwelling. We recommend that the grading of the proposed driveway entrance be designed so that there is a reduction in headlight glare into the front windows.  
**Comment noted. Landscape plans will be provided at time of official Preliminary Plan submission.**



12. §186-70.L All artificial lighting used to illuminate any parking space or spaces shall be so arranged that no direct rays from such lighting shall fall upon any neighboring property. Lighting plans will be required to demonstrate lighting for the parking lot does not impact the neighboring properties  
**Comment noted. Lighting plans will be provided at time of official Preliminary Plan submission.**
13. §186-102 In granting a special exception, the Board may attach such reasonable conditions and safeguards, as it may deem necessary. The Applicant obtained a special exception for the residential conversion of the existing multi-family building. A copy of the special exception should be provided to our office to determine if any restrictions/conditions included with the special exception would impact the proposed development.  
**Comment noted. Copy of special exception will be provided to Borough engineer for review.**
14. §186-122.C The Applicant is proposing an amendment to change the zoning of the subject property from split R-1A and R-2 zoning to a R-2 zoning for the entire parcel. Each petition by one or more owners of property to be affected by a proposal for amendment, supplement, change or modification shall be signed and acknowledged and submitted in writing to the Secretary of the Borough Council. On receipt of said petition, the Borough Council shall transmit a copy of the petition to the Planning Commission. Within 30 days of its submission to the Planning Commission, the Commission shall submit to the Borough Council a report containing the Commission's recommendation, including any additions or modifications of the original proposal. The amendment shall follow the requirements listed in sections §186-122 and §186-123.  
**Comment noted.**

**Subdivision/Land Development Review Comments:**

1. §164-20.B.(3) Provision for additional street width may be required by Borough Council where the minimum width does not meet with the specific requirements for the individual street classification. S. Main Street is a collector street which requires a 40-foot-wide cartway. The existing cartway only appears to be 33 feet and would need to be widened to an additional 3.5 feet to provide the 20-foot half width cartway. We note that the existing cartway is curbed with sidewalk to the north and south of the site and widening the cartway would result in an inconsistent width along the roadway. Also, S. Main Street is a state road, owned by PennDOT. Any widening would need to be approved by PennDOT. We recommend the Applicant request a waiver from this requirement.  
**Comment noted. A waiver will be requested at time of formal application.**



2. §164-25.  
A.(1)(f) The edge of any parking area or parking driveway shall not be closer than 15 feet to the outside wall of the nearest building. The proposed parking area is approximately 9 feet from the existing multi-family building. The parking lot layout should either be revised to provide the required 15-foot separation or a waiver will be required.  
***The layout on the sketch plan has been revised to provided the 15-foot separation required.***
3. §164-25.A.(2) A landscape plan shall be provided to demonstrate compliance with the parking lot landscaping requirements of §164-25.A.  
***Comment noted. Landscape plans will be provided at time of official Preliminary Plan submission.***
4. §164-26 A sidewalk connection should be provided from the public sidewalk along S. Main Street to the proposed sidewalk for the two-family dwelling units.  
***The layout on the sketch plan has been revised to provide connection to the public sidewalk.***
5. §164-32 A portion of the stone wall for TMP 33-014-024 and a portion of the wood tie barrier for TMP 33-014-026 extend onto the subject property. These existing features should be relocated onto their parcels or easements should be provided for these structures.  
***Comment noted. Existing encroachments will be considered appropriately prior to final plan approvals.***
6. §164-32.D Where a subdivision is traversed by a watercourse, there should be provided a drainage easement conforming substantially with the line of such watercourse and of such width as will be adequate to preserve natural drainage but not less than 20 feet or as may be required or directed by the Department of Forests and Waters. We note that the existing watercourse is carried through the site by the existing storm sewer system. These pipes are proposed to be relocated to bypass the proposed stormwater management facilities for the development and connect to the existing inlet on S. Main Street. A blanket easement for this stormwater facility was granted to the Borough by the previous property owner on April 18, 2016 for access, inspection and maintenance by the Borough.  
***Comment noted. Existing and proposed stormwater/drainage easement requirements will be coordinated with the Borough prior to final plan approvals.***
7. §164-33.D In the design of storm sewerage systems, the future use of undeveloped areas upstream shall be taken into account in calculating pipe sizes. The drainage area for the unnamed tributary to the Pleasant Spring Creek that drains through the site should be evaluated and any areas of future development should be identified to determine the maximum flow anticipated to the bypass storm pipe through the development.  
***Comment noted. Stormwater management facilities will be designed in coordination with the Borough Engineer.***



8. §164-36.D.(1) For each residential dwelling unit, a minimum of 1,500 feet of land shall be dedicated for recreation space. Based on six (6) additional residential dwelling units, 9,000 SF of park and recreation land should be provided. The land proposed to be dedicated should be in accordance with §164-36.D.(3) through (8). The Borough may assess a park and recreation fee in lieu of dedication of \$1,500 per dwelling unit of \$9,000.00 total.  
**Comment noted. Applicable fees will be paid prior to final plan recording.**
9. §164-37.E.(2) Access and circulation for fire-fighting equipment, furniture-moving vans, fuel trucks, garbage collection, deliveries and snow removal shall be planned for efficient operation and convenience. Circulation exhibits for delivery trucks, trash trucks and emergency vehicles should be provided. A snow storage area should be considered as well.  
**A 45-foot long firetruck turning template is provided on the revised sketch. The plan has been revised to provide additional access/exit through the adjacent parcel which will benefit from additional parking. Easements will be finalized prior to final plan approvals and recording. While it is anticipated that the site will be striped for one way circulation, adequate widths will be provided for two-way circulation, emergency access and larger vehicle access.**  
**A proposed striped area has been shown in the southern corner of the parking area. This area may be considered for a common trash tote collection area on trash day, temporary snow stockpile area, potential community mailbox area, etc. Additional snow storage may be possible at the dead end area of the parking lot.**
10. §164-37.L.(1) Outdoor collection stations shall be provided for garbage and trash removal when individual collection is not made and indoor storage is not provided. A trash collection area should be designated on the plan and screened accordingly.  
**Plan has been revised to provide conceptual trash tote pads and concrete walk connections for each proposed duplex unit. These locations may be individually screened with fencing or landscaping, if necessary.**

**Stormwater Management Review Comments:**

1. §158-15.E. The plan proposes conceptual subsurface stormwater management facilities in the parking area for the proposed improvements. It is noted that a soils evaluation of the project site shall be required to determine the suitability of infiltration facilities at the location of the proposed stormwater BMP. All regulated activities are required to perform a detailed soils evaluation by a qualified design professional which, at a minimum, addresses soil permeability, depth to bedrock, and subgrade stability. Infiltration testing should be performed at the bottom elevation of the proposed BMP and testing results should be provided with the preliminary plan submission.  
**Comment noted. Soil testing will be performed prior to detailed designs and subsequent formal submissions.**

**General Review Comments:**

1. The adjacent property owner of TMP 33-014-022 has requested a review of the existing Catalpa/Bean tree, fence, paving stones, and brush and trees along the common property line. We note that the Site Sketch Plan does not show any of the existing vegetation or fencing along the eastern side to



remain. The Applicant should discuss these features with the adjoining Property Owner as part of this development and the results of the discussion documented and submitted with the preliminary submission package.

**Comment noted. Proposed landscaping will be provided and existing vegetation to be preserved will be considered at time of landscape design. Property lines will be delineated and applicant will coordinate with adjacent owners regarding "clean up" items, if applicable.**

2. The plans show a rectangular concrete area at the northeastern corner of the site. The adjacent property owner has requested clarification on the location of existing paver stones along the property line. The preliminary plan should clarify this stone structure, locate the existing paver stones and specify them for removal if they are on the adjacent property.

**Comment noted. Pavers in question do not appear to be survey located and the origin and intent of the concrete pad shown is unknown. Property lines will be delineated and applicant will coordinate with adjacent owners regarding "clean up" items, if applicable.**

3. The plan references a Lot Consolidation Plan last revised November 30, 2017. The referenced lot consolidation plan should be provided to determine if any restrictions or easements were included in the consolidation which would impact the proposed development.

**Comment noted. The Lot Consolidation Plan referenced applies to the adjacent parcel (The Perk), but will be forwarded to the Borough engineer for reference.**

4. South Main Street (S.R. 4087) is a state road owned by PennDOT. The plan proposes to enlarge the existing driveway access to this road. An Applicant who encroaches within the legal right-of-way of a State highway or proposes a change in the use or intensity of use for an existing driveway, is required to obtain a Highway Occupancy Permit (HOP) from the Pennsylvania Department of Transportation (PennDOT). PennDOT permits will be required for both the driveway widening and for the change in the intensity based on the increased traffic from the additional residential units.

**Comment noted. Applicable PennDOT permits and approvals will be obtained prior to final approvals/plan recording.**

5. A legal description for all easements, and road ROW to be dedicated to PennDOT and the Borough should be provided to the Borough for review and approval prior to final plan recording.

**Comment noted.**

If you have any questions or require any additional information, please contact our office.

Sincerely,

Chad W. Brensinger, PE  
Charles E. Shoemaker Inc.

cc: CES 27694  
Elan Shirman, owner/applicant  
Gavin Laboski, Esq.



September 9, 2026

Cassandra L. Grillo, CZO, BCO  
Zoning Officer and Code Enforcement Administrator  
Borough of Perkasio  
620 West Chestnut Street  
PO Box 96  
Perkasie, PA 18944

**Re: Sketch Plan Review #1  
135 S. Main Street  
TMP #33-014-027  
Perkasie Borough, Bucks County, PA**

Dear Ms. Grillo:

We are in receipt of the Borough Planner's review letter dated March 26, 2026 and have revised the sketch or otherwise addressed the comments as follows:

1.a. **Existing and Surrounding Land Use**

The site currently contains an apartment building, driveway, parking, lawn and existing trees. The site is surrounded by residential uses to the north, east, and south-east with commercial use directly to the south. There is residential use across S. Main Street to the west.

***Comment noted.***

2.a. **Consistency with the Comprehensive Plan**

As per the 2014 Perkasio Borough Comprehensive Plan Future Land Use Map, the site is designated Medium/High Density Residential and Low Density Residential. The purpose of this land use category is to retain the lower density residential character as it now exists, while providing for the protection of natural resources and the preservation of permanent open space and minimizing the amount of impervious surface. The proposed use is generally consistent with the Future Land Use Map.

***Comment noted.***

2.b. **Consistency with the Comprehensive Plan**

As per the Land Use Vision Map of the *Bucks 2040 Vision Plan* (pg. 62) the site is categorized as "Suburban Center" with unique history, character, and sense of place and serve a regional center providing goods, services, and jobs for people throughout the county. Development and redevelopment in Suburban centers should continue to include compact and efficient development, a mixture of uses, a variety of transportation options, walkable neighborhoods, distinctive communities with a strong sense of place and range of housing types. The proposed land use is generally consistent with the Bucks 2040 Vision Plan.

***Comment noted.***



3.a. **Use Regulations**

As per ZO §186-20.C(1)(a), two-family, duplex dwellings are permitted by right in the R-2 Two-Family Residential District if the provisions set forth in §186-18.B.(2)(c) table of Dimensional Requirements are met. The required minimum lot width at the building setback line is 40 feet for two and three bedrooms. Each twin dwelling must be placed on a separate lot per (§186-18.B(2)(a) and shall comply with the minimum required lot width at the building setback line to demonstrate compliance with the requirements of the ordinance or a variance would be required.

***Comment noted. Sketch plan has been revised to better reflect the intent of the proposed buildings and more clearly show them as duplexes (top/bottom) per the definition in the Borough. The sketch plan has been revised to add a line showing that the project complies with the total lot area requirement based on the summation requirements for each use.***

3.b. **Use Regulations**

As per ZO §186-20.C(1)(c), residential conversion (B6) is permitted by special exception in the R-2 Residential District, in accordance with Article XI and when all requirements of Article IV, Use Regulations and Restrictions are met. A special exception was granted for the “Residential Conversion” of the existing building on April 11, 2024. The current use of the property is multi-family residential.

***Comment noted.***

3.c. **Use Regulations**

As per ZO §186-18.B(2)(c), the minimum required average lot area per dwelling unit is 4,000 SF for two-bedrooms, and 4,500 SF for three bedrooms. Each twin dwelling must be placed on a separate lot per (§186-18.B(2)(a) and shall comply with the minimum required average lot area to demonstrate compliance with the requirements of the ordinance or a variance would be required.

***Comment noted. Sketch plan has been revised to better reflect the intent of the proposed buildings and more clearly show them as duplexes (top/bottom) per the definition in the Borough.***

3.d. **Use Regulations**

As per ZO §186-21, the lot area and yard of any new building or use shall not include any part of a lot that is required by any other building or use. Plans shall be revised to demonstrate compliance with the requirements of the ordinance or a variance would be required.

***Comment noted. Sketch plan has been revised to better reflect the intent of the proposed buildings and more clearly show them as duplexes (top/bottom) per the definition in the Borough and do not have individual lot area and yard requirements. The sketch plan has been revised to add a line showing that the project complies with the total lot area requirement based on the summation requirements for each use. There is no proposed subdivision so each unit is not required to meet individual setbacks or yard requirements.***

4.b. **Landscape/Lighting**

As per SALDO §186-54 landscaping plans shall be prepared by a landscape architect to promote use and arrangement of plant material and shall comply with the buffering requirements set forth in §186-54. A-E.

***Comment noted. Landscape plans will be provided at time of official Preliminary Plan submission.***



4.c. **Landscape/Lighting**

As per SALDO §186-52.C Any proposed outdoor lighting such as poles mounted, building or driveway lights, shall be shown on the lighting plan and shall not exceed 0.5 footcandles at the property line.

***Comment noted. Lighting plans will be provided at time of official Preliminary Plan submission.***

5.a. **Pedestrian Connections**

A concrete sidewalk exists along S. Main Street. Plans should include a pedestrian connection from the proposed parking lot to the existing sidewalk (noted below in blue) to eliminate disjointed pedestrian connections in and around the site.

***Concrete sidewalk has been added to address this comment.***

6.a. **General Planning Comments**

We recommend a centralized location for mailboxes be provided for this proposed development.

***A centralized location for mailboxes has been added to the plan.***

6.b. **General Planning Comments**

Any architectural renderings of the proposed duplexes should be included in future submissions.

***Comment noted. Renderings will be provided.***

6.c. **General Planning Comments**

Locations for trash and recycling collections should be shown on the plan in a convenient location for both collectors and tenants.

***A centralized location for trash removal has been added to the plan.***

6.d. **General Planning Comments**

In conjunction with any resubmission, the applicant must provide a response letter using the same numbering system and explaining how each comment has been satisfactorily addressed.

***Comment noted.***

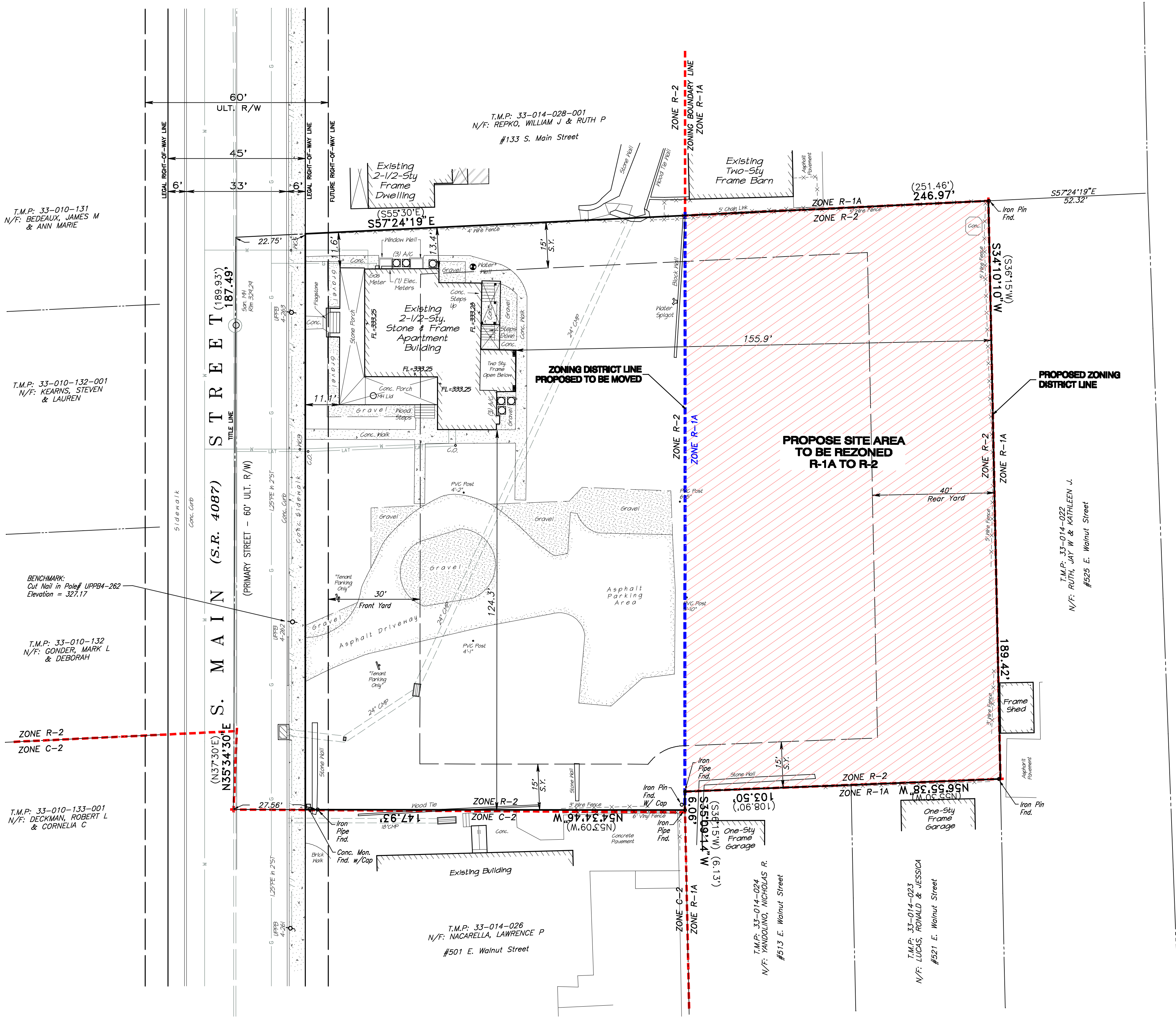
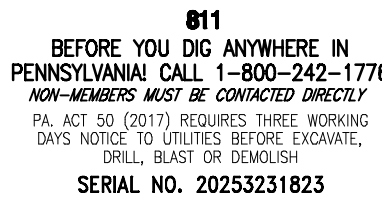
If you have any questions or require any additional information, please contact our office.

Sincerely,

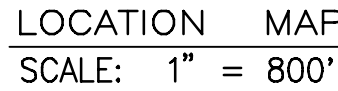
Chad W. Brensinger, PE  
Charles E. Shoemaker Inc.

cc: CES 27694  
Elan Shirman, owner/applicant  
Gavin Laboski, Esq.





| EXISTING                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  | PROPOSED                                                                            |                                        |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-------------------------------------------------------------------------------------|----------------------------------------|
| -X-X-X-X-X-X-X-X-X-                                                                                                                                                                                                                                                                                                                                                                                                                                                |  | - - - - -                                                                           | ZONING DISTRICT LINE<br>AFTER REZONING |
|  FH<br> V9392<br> WV<br> CO<br> WCS |  |  | SITE AREA TO BE<br>REZONED             |
|                                                                                                                                                                                                                                                                                                                                                                                 |  |                                                                                     |                                        |
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|  DSA<br> DSB                                                                                                                                                                                                                                                                                 |  |                                                                                     |                                        |
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[SE] - EXISTING PERMITTED USE BY SPECIAL EXCEPTION  
\* - INDICATES AN EXISTING NONCONFORMING CONDITION

LOT AREA - THE TOTAL AREA OF THE LOT EXCLUDING THE AREA OF ANY EASEMENT WITHIN THE LOT LINES EXCEPT FOR BOROUGH ELECTRIC DEPARTMENT EASEMENTS.

LOT COVERAGE - INCLUDES THE MAXIMUM HORIZONTAL CROSS SECTION OF ALL PRINCIPAL AND ACCESSORY BUILDINGS (INCLUDING BALCONIES, DECKS, PATIOS, PORCHES, BREEZEWAYS, AND CARPORTS), AND OUTSIDE STORAGE OF MATERIALS.

1. Plan of Boundary & Existing features for 135 South Main LLC prepared by Dennis M. Litzenger dated January 21, 2024
2. Lot Consolidation Plan prepare for Lawrence P. Naccarella bu Anderson Engineering Associates, Inc. dated May 29, 2017 and last revised 11/30/2017.

1. Boundary data derived from Plan of Boundary & Existing Features for 135 South Main LLC prepared by Dennis M. Litzenberger, Professional Land Surveyor, dated 11/11/2023, and a 2023 aerial photograph. The title report prepared by Tidelity National Title Insurance Company, Commitment PGSD-0655-FN dated October 6, 2023, and topographic field surveys performed by Charles E. Shoemaker, Inc. during the summer of 2023.
2. Bearings shown are based on the PA South State Plane Coordinate System (NAD 83). Rotation to deed bearings are 01°54'41" clockwise. Bearings and distances shown in (Parentheses) are derived from deed description.
3. Horizontal Datum based on NAD 1983, SPC83 Pennsylvania (South). Vertical datum based on NAVD 83 using Topcon Taped virtual network. Vertical Datum based on NAVD 1988, using Topcon Taped Lite virtual network. BENCHMARK: Cut nail in utility pole PB4-262, Elevation = 327.17.
4. Existing underground utility locations were plotted from utility company maps supplied to us in accordance with PA ONE CALL or by physical survey. Locations of underground utility locations are corroborated by the Contractors are required by PA ONE CALL to verify the exact locations of all underground utilities prior to commencing excavation activities.
5. The subject parcel is served by One Call Systems, Inc., 1-800-242-1776
6. The subject parcel is served by public water and public sanitary sewer disposed by the PERKASIE REGIONAL AUTHORITY.
7. Site area is designated within Zone X, areas determined to be outside of the 100-Year Flood plain as shown on FEMA Flood Insurance Rate Map of Bucks County, Panel Map No. 42017C0256J, effective March 16, 2015.
8. Soil classification mapped by the United States Department of Agriculture National Resources Conservation Service Web Soil Survey of Bucks County, PA, September 5, 2023.
9. UGB = Urban Land-Abbotstown complex, 0 to 8 percent slopes.

PARID: 33-014-027

|                                 |                                          |
|---------------------------------|------------------------------------------|
| Site Area:<br>(To Title Line)   | 47,387 S.F. or 1.0879 Acres              |
| Site Area:<br>(To Legal ROW)    | 43,026 S.F. or 0.9987 Acres              |
| Site Area:<br>(To Ultimate ROW) | 41,610 S.F. or 0.9552 Acres              |
| Owner:                          | 135 South Main, LLC                      |
| Site Address:                   | 135 S. Main Street<br>Perkasie, PA 18944 |
| Instrument No.                  | 2023048394                               |
| Zoning District:                | R-2 - RESIDENTIAL DISTRICT               |



**REZONING EXHIBIT PLAN**  
*OF*  
**135 SOUTH MAIN STREET**  
*PREPARED FOR*  
**135 SOUTH MAIN, LLC**  
PERKASIE BOROUGH, BUCKS COUNTY, PA

DATE  
FEBRUARY 11, 2026

DWG NO.  
PERK.-101

JOB NO.  
**27694**

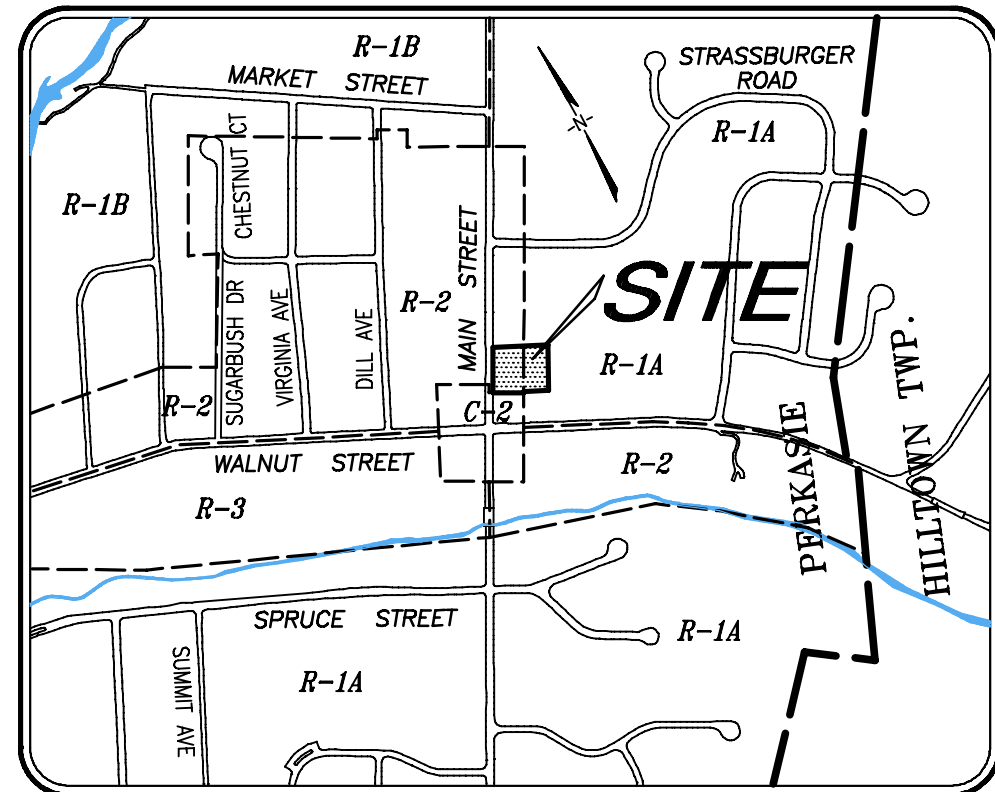
SHEET NO.  
**1** OF **2**



BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA CALL 1-800-242-1776  
NOT A SERVICE CALL - IT'S A SERVICE CALL  
PA ACT 50 (2017) REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE TYPING, DRILL, BLAST OR DEMOLISH  
SERIAL NO. 20253231823

## LEGEND

| EXISTING                          |                            |
|-----------------------------------|----------------------------|
| --- 250' ---                      | CONTOUR LINE               |
| --- 300' ---                      | SPOT ELEVATION             |
| --- X --- X --- X --- X --- X --- | FENCE LINE                 |
| ○ FH                              | FIRE HYDRANT               |
| ○ W                               | UTILITY POLE               |
| ○ W                               | GAS VALVE                  |
| ○ W                               | WATER VALVE                |
| ○ W                               | SEWER CLEAN OUT            |
| ○ W                               | WATER CURB STOP            |
| ○ W                               | SANITARY SEWER             |
| ○ W                               | STORM SEWER                |
| ○ W                               | OVERHEAD WIRE              |
| ○ W                               | UG ELECTRIC CONDUIT        |
| ○ W                               | GAS LINE                   |
| ○ W                               | WATER LINE                 |
| ○ W                               | SANITARY SEWER LATERAL     |
| ○ W                               | UG COMMUNICATION CABLE     |
| ○ W                               | TRAFFIC SIGN               |
| ○ W                               | DECIDUOUS TREE             |
| ○ W                               | EVERGREEN TREE             |
| ○ W                               | SOIL BOUNDARY LINE         |
| ○ W                               | ROOF DOWNSPOUT ABOVE GRADE |
| ○ W                               | ROOF DOWNSPOUT BELOW GRADE |
| ○ W                               | ZONING DISTRICT LINE       |



LOCATION MAP  
SCALE: 1" = 800'

| EXISTING IMPERVIOUS AREA |                   |
|--------------------------|-------------------|
| LOT COVERAGE             | TOTAL IMPERV.     |
| MAIN BUILDING            | 1,755 S.F.        |
| REAR PORCH/STAIRS        | 138 S.F.          |
| FRONT PORCH              | 622 S.F.          |
| WINDOW WELL              | 32 S.F.           |
| CONCRETE WALKS           | 856 S.F.          |
| ASPHALT DRIVEWAY         | 3,675 S.F.        |
| GRAVEL AREA              | 1,722 S.F.        |
| WALLS/MISC.              | 146 S.F.          |
| <b>2,547 S.F.</b>        | <b>8,946 S.F.</b> |

| PROPOSED IMPERVIOUS AREA |                    |
|--------------------------|--------------------|
| LOT COVERAGE             | TOTAL IMPERV.      |
| MAIN BUILDING            | 1,755 S.F.         |
| REAR PORCH/STAIRS        | 138 S.F.           |
| FRONT PORCH              | 622 S.F.           |
| WINDOW WELL              | 32 S.F.            |
| DUPLEX BUILDINGS         | 3,072 S.F.         |
| EX. CONCRETE WALKS       | 856 S.F.           |
| NEW CONCRETE WALKS       | 2,308 S.F.         |
| PARKING AREA             | 14,778 S.F.        |
| GRAVEL AREA              | 231 S.F.           |
| WALLS/MISC.              | 146 S.F.           |
| <b>5,625 S.F.</b>        | <b>23,936 S.F.</b> |

## 'R-2' - RESIDENTIAL DISTRICT B-6: RESIDENTIAL CONVERSION, B(2)(b): TWO-FAMILY, DUPLEX

| Z.O. SEC. NO.                                                               | REQUIRED       |                    | EXISTING         |                   | PROPOSED    |             |
|-----------------------------------------------------------------------------|----------------|--------------------|------------------|-------------------|-------------|-------------|
|                                                                             | 186-20.0(5)    | 186-20.0(3)        | 186-20.0(5)      | 186-20.0(3)       | 186-20.0(5) | 186-20.0(3) |
| LOT USE                                                                     | B(6) (S)       | B(2)(b)            | B(6) (S)         | B(2)(b)           | B(6) (S)    | B(2)(b)     |
| NUMBER OF DWELLING UNITS                                                    | N/A            | N/A                | 6 D.U.           | 6 D.U.            | 6 D.U.      | 6 D.U.      |
| LOT AREA, TOTAL                                                             | 34,000 SF MIN. | N/A                | N/A              | N/A               | 41,610 SF   | 41,610 SF   |
| LOT AREA, MIN. / D.U.                                                       | 7,000 SF       | 27,000 SF (6 D.U.) | N/A              | N/A               | 41,610 SF   | 41,610 SF   |
| LOT WIDTH (Interior Lots)                                                   | 65 FT.         | 40 FT.             | 188.6 FT.        | 188.6 FT.         | 188.6 FT.   | 188.6 FT.   |
| FRONT YARD, MIN.                                                            | 30 FT.         | 30 FT.             | 0.0 FT. *        | 0.0 FT. *         | 0.0 FT. *   | 0.0 FT. *   |
| SIDE YARD, MIN.                                                             | 15 FT.         | 10 FT.             | 11.6 FT.         | 11.6 FT.          | 11.6 FT.    | 11.6 FT.    |
| REAR YARD, MIN.                                                             | 30 FT.         | 30 FT.             | 155.9 FT.        | 30.0 FT.          | 30.0 FT.    | 30.0 FT.    |
| LOT COVERAGE, MAX.                                                          | 25 %           | 30 %               | 6.1 %/2,547 S.F. | 13.5 %/5,625 S.F. | 35 FT.      | 35 FT.      |
| PRINCIPAL BUILDING HT., MAX.                                                | 35 FT.         | 35 FT.             | <35 FT.          | 35 FT.            | 35 FT.      | 35 FT.      |
| ACCESSORY BUILDING HT., MAX.                                                | 15 FT.         | 15 FT.             | N/A              | N/A               | N/A         | N/A         |
| BUFFER                                                                      | 186-54         | 186-54             | N/A              | N/A               | 186-54      | 186-54      |
| ADJACENT TO SINGLE-FAMILY RETAIL AND CONSUMER SVC. ADJACENT TO PRIMARY ROAD | CLASS 'B'      | N/A                | N/A              | N/A               | CLASS 'B'   | CLASS 'B'   |

[SE] - EXISTING PERMITTED USE BY SPECIAL EXCEPTION

\* - INDICATES AN EXISTING NONCONFORMING CONDITION

LOT AREA - THE TOTAL AREA OF THE LOT EXCLUDING THE AREA OF ANY EXISTING NONCONFORMING CONDITION

LOT COVERAGE - INCLUDES THE MAXIMUM HORIZONTAL CROSS SECTION OF ALL PRINCIPAL AND ACCESSORY BUILDINGS (INCLUDING BALCONIES, PATIOS, PORCHES, BREZZERIAS, AND GARAGES), AND OUTSIDE STORAGE OF MATERIALS.

OFF-STREET PARKING PER 186-61.C

USE B(6) REQUIRED

USE B(2)(b) REQUIRED

SITE TOTAL REQUIRED / PROVIDED

1-BR 1.0 PS/DU 1 DU @ 1.0 PS/DU 0 DU @ 1.0 PS/DU --- SHARED ---

2-BR 1.5 PS/DU 5 DU @ 1.5 PS/DU 6 DU @ 1.5 PS/DU --- SHARED ---

3-BR 2.0 PS/DU 0 DU @ 2.0 PS/DU 0 DU @ 2.0 PS/DU --- SHARED ---

9 SPACES (6 D.U.) 9 SPACES (6 D.U.) 18 SPACES [36 SPACES

## SECTION

- 186-70.A. REQUIRES THAT ADA PARKING SPACES BE 13'x20' AND STANDARD PARKING SPACES BE 10'x20'. PROJECT PROPOSES ADA PARKING SPACES OF 8' x 20' PLUS 8' WIDE ACCESS ISLE. ALL OTHER PARKING SPACES ARE 10' x 20'.
- 186-70.I. REQUIRES THAT ALL PARKING SPACES AND ACCESS DRIVES SHALL BE AT LEAST FIVE FEET FROM ANY LOT LINE.
- 186-70.J. EXCEPT WHERE ENTRANCE AND EXIT DRIVES CROSS STREET LINES, ALL PARKING AREAS FOR ANY PURPOSE OTHER THAN SINGLE-FAMILY RESIDENCES SHALL BE PHYSICALLY SEPARATED FROM ANY PUBLIC STREET BY A CONCRETE CURB AND BY A PLANTING STRIP WHICH SHALL BE NOT LESS THAN 12 FEET IN DEPTH. THIS TWELVE-FOOT PLANTING STRIP SHALL BE PARALLEL TO THE STREET LINE AND SHALL BE MEASURED FROM THE FUTURE RIGHT-OF-WAY.
- 186-70.K. IN ANY PARKING AREA OF MORE THAN THREE SPACES IN A RESIDENCE, DISTRICT OR ABUTTING A RESIDENCE OR APARTMENT DISTRICT, ALL SPACES NOT WITHIN A BUILDING SHALL BE BUFFERED WITH EVERGREEN OR OTHER SUITABLE PLANTING WHICH SHALL BE AT LEAST FOUR FEET IN HEIGHT, DESIGNED TO SCREEN NOISE, COLORS, VISIBILITY AND HEADLIGHT GLARE AND LOCATED BETWEEN SUCH PARKING SPACES AND ANY LOT IN A RESIDENCE OR APARTMENT DISTRICT THAT ABUTS DIRECTLY OR ACROSS A STREET. PARKING SHALL BE SCREENED IN ACCORDANCE WITH SECTION 186-54, BUFFERING.

## REFERENCE PLANS:

- Plan of Boundary & Existing features for 135 South Main LLC prepared by Dennis M. Litzberger dated January 21, 2024
- Lot Consolidation Plan prepared by Lawrence P. Nocarella by Anderson Engineering Associates, Inc. dated May 29, 2017 and last revised 11/30/2017.

## NOTES

- Boundary data derived from Plan of Boundary & Existing Features for 135 South Main LLC prepared by Dennis M. Litzberger, Professional Land Surveyor dated January 21, 2024 and deeds, plans of record, title report prepared by Fidelity National Title Insurance Company, Commitment PGSD-0655-FN dated October 6, 2023, and topographic field surveys performed by Charles E. Shoemaker, Inc. during December, 2025. Bearings shown are based on the PA South State Plane Coordinate System (NAD 83). Rotation to deed bearings are 01°54'19" clockwise. Bearings and distances shown in (Parentheses) are derived from deed description.
- Horizontal Datum based on NAD 1983, SPC83 Pennsylvania (South). Geoid Model g2003u08 using Topcon Topnet Live virtual network. Vertical Datum based on NAVD 1988, using Topcon Topnet Live virtual network. BENCHMARK: Cut nail in utility pole PB4-262, Elevation = 327.17.
- Existing underground utility locations were plotted from utility company plans supplied to us in accordance with PA ONE CALL or by physical survey locations. All underground utility locations are approximate only. Contractors are required by PA ONE CALL to verify the exact locations of all underground utilities prior to commencing excavation activities. Pennsylvania One Call Systems, Inc., phone No. 1-800-242-1776
- The subject parcel is served by public water and public sanitary sewer disposal by the PERKASIE REGIONAL AUTHORITY.
- Site area is designated within Zone X, areas determined to be outside of the 100-Year Flood plain as shown on FEMA Flood Insurance Rate Map of Bucks County, Panel Map No. 42017C0256J, effective March 16, 2015.
- Soil classification mapped by the United States Department of Agriculture National Resources Conservation Service Web Soil Survey of Bucks County, PA, Version 22, September 5, 2025. Ugb - Urban land-Abbottstown complex, 0 to 8 percent slopes.

## PROPERTY DATA:

|                            |                                          |
|----------------------------|------------------------------------------|
| PARID: 33-014-027          |                                          |
| Site Area: (To Title Line) | 47,387 S.F. or 1.0879 Acres              |
| Site Area: (To Legal ROW)  | 43,026 S.F. or 0.9987 Acres              |
| Owner:                     | 135 South Main, LLC                      |
| Site Address:              | 135 S. Main Street<br>Perkasie, PA 18944 |
| Instrument No.             | 2023048394                               |
| Zoning District:           | R-2 - RESIDENTIAL DISTRICT               |

OWNER OF RECORD

135 SOUTH MAIN LLC

222 WINDSOR WAY  
DOYLESTOWN, PA 18901

CHARLES E. SHOEMAKER, INC.  
ENGINEERS & SURVEYORS

110 KEYSTONE DRIVE  
MONTGOMERYVILLE, PA 18936

PHONE: 717-887-2105 E-MAIL: info@eshoemaker.com



| DATE     | NO. | REVISION | BY  |
|----------|-----|----------|-----|
| 9/8/2026 | 1   | REVISION | CWB |

SITE SKETCH PLAN No. 5

135 SOUTH MAIN STREET

135 SOUTH MAIN, LLC  
PERKASIE BOROUGH, BUCKS COUNTY, PA

DATE

FEBRUARY 11, 2026

DWG NO.

PERK.-102

JOB NO.

27694

SHEET NO.

2 OF 2

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September 17, 2026

**VIA EMAIL**

Perkasie Borough Planning Commission  
620 West Chestnut Street  
Perkasie, PA 18944

**Re: Perkasie Borough – Proposed Data Center Ordinance**

Dear Planning Commission Members:

Pursuant to the requirements of the Municipalities Planning Code, I attach a copy of a proposed Ordinance to be considered by the Borough Council of Perkasie Borough, at its public meeting scheduled for November 16, 2026, which would amend Chapter 186, Zoning, Article II, Definitions, Article, IV, Use Regulations and Restrictions, Article V, Zoning Districts, Article VIII, Off-Street Parking and Loading, and Attachment 2, Table of Uses.

As always, the comments from the Perkasie Borough Planning Commission are appreciated.

Very truly yours,

Jeffrey P. Garton

JPG:ers  
Attachment

cc: Linda Reid, Interim Borough Manager

**PERKASIE BOROUGH  
ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE BOROUGH OF PERKASIE, BUCKS  
COUNTY, PENNSYLVANIA, AMENDING THE PERKASIE BOROUGH ZONING  
ORDINANCE AT CHAPTER 186, ZONING, ARTICLE II, DEFINITIONS, ARTICLE  
IV, USE REGULATIONS AND RESTRICTIONS, ARTICLE V, ZONING DISTRICTS,  
ARTICLE VIII, OFF-STREET PARKING AND LOADING, AND ATTACHMENT 2,  
TABLE OF USES.**

**WHEREAS**, the Pennsylvania Borough Code at 8 Pa.C.S.A. § 101 *et seq.*, authorizes the Borough Council of the Borough of Perkasia ("Borough Council") to make and adopt ordinances that are consistent with the Constitution and laws of the Commonwealth when necessary for the proper management, care and control of the Borough and the maintenance of peace, good government, health and welfare of the Borough and its citizens; and

**WHEREAS**, the Borough Council has determined that it would be in the best interest of the Borough to amend the Zoning Ordinance so as to provide regulations with respect to the Data Center Use within the Borough; and

**WHEREAS**, the Borough Council has met and will meet the procedural requirements for the adoption of the proposed Ordinance; and

**WHEREAS**, Borough Council, after due consideration of the proposed Ordinance at a duly advertised public meeting, has determined that the best interest and general welfare of Perkasia Borough will be served by the amendment to the Zoning Ordinance of the Borough of Perkasia.

**NOW, THEREFORE, BE IT ORDAINED AND ENACTED** by the Borough Council of the Borough of Perkasia, Bucks County, Pennsylvania, and it is hereby enacted and ordained by the authority of same as follows:

**SECTION 1.**

The provisions of Chapter 186 Zoning, Article II, Definitions,

Section 186-5.C shall be amended to add the following terms:

**DATA CENTER**

A facility primarily used for housing and operating computer systems and associated equipment, including servers, data storage and processing systems, and accessory infrastructure such as cooling systems, power generators, electrical substations, and network hardware.

**DATA CENTER ACCESSORY USE**

Ancillary uses or structures secondary and incidental to a Data Center use, including but not limited to: administrative, logistical, fiber optic, storage, and security buildings or structures; electrical substations; utility lines; domestic and non-contact cooling water and wastewater treatment facilities; water holding facilities; pump stations; water towers, environmental controls (air conditioning or cooling towers, fire suppression, and related equipment); security features, provided such data center accessory uses/structures are located on the same tract or assemblage of adjacent parcels developed as a unified development with a Data Center.

**SECTION 2.**

The provisions of Chapter 186, Zoning, Article IV, Use

Regulations and Restrictions, Section 186-18.G, Industrial Uses, shall be amended to add the following:

- (14) Data center. Such use shall include, but is not limited to, facilities primarily used for housing and operating computer systems and associated equipment, including servers, data storage and processing systems, and accessory infrastructure such as cooling systems, power generators, electrical substations, and network hardware, subject to the following provisions:
  - (a) Minimum lot area. The minimum lot area shall be 3 acres.
  - (b) Building height. The maximum building height shall be 45 feet not to exceed three stories, inclusive of associated roof-top equipment and Data Center Accessory Uses.
  - (c) Setbacks. The Data Center and Data Center Accessory Uses and associated equipment and structures shall be setback 50 feet from the property line of all other adjoining properties and road rights-of-way, and if abutting a residential district or residential use, the required setback shall be 100 feet from the property line that abuts such residential district or use.

- (d) Buffers and screening. The perimeter buffer shall comply with Zoning §§ 186-20.L(2) and 186-54. Data Center Accessory Uses, including ground level and roof top mechanical equipment used for cooling, ventilating, or otherwise operating the facility, shall be screened from view on all sides with a visually solid screen. Such screen may be provided by a visually solid fence, screen wall, parapet wall, or other visually solid screen. Such screen may incorporate perforated surfaces on it as necessary to permit ventilation of the equipment.
- (e) Barbed wire, razor wire, electrified fences, fence spikes or other types of hazardous fencing are prohibited.
- (f) Noise and vibration.
  - [1] The applicant shall submit a pre-construction noise and vibration study with the conditional use application prepared and sealed by a qualified professional. Such qualified professional shall be an engineer licensed in the Commonwealth of Pennsylvania or other environmental or technical professional with demonstrated education, training and experience in acoustical noise or vibration analysis applicable to the scope of work being performed (defined herein as "Qualified Professional") to include the predicted noise and vibration levels from the operation of the Data Center.
  - [2] Simultaneous operation assumption. All noise evaluations, studies, modeling, and compliance determinations shall assume the concurrent operation of all generators, cooling systems, mechanical equipment, and other noise producing devices operating at maximum rated capacity, unless a more restrictive operating condition is required by approval.
  - [3] Within 180 days following issuance of a use and occupancy certificate and commencement of operations at the Data Center, the applicant shall submit to the Borough an as-built post-construction noise and vibration study. The study shall:
    - [a] Be conducted by a Qualified Professional using applicable ANSI standards and generally accepted criteria.
    - [b] Demonstrate compliance with all applicable noise regulations set forth in the Data Center Noise Standards Tables at the end of this section. Compliance shall be demonstrated using objective sound level limits expressed in A-weighted decibels (dBA), measured and evaluated in accordance with standardized methodologies acceptable to the Borough.
    - [c] Include sound measurements taken at all property lines.
    - [d] Include measurements taken during normal operations, peak cooling load, and during operation of emergency generators under load.

- [e] Address low-frequency noise impacts, including compliance with applicable dBC limits set forth in the Data Center Noise Standards Tables.
  - [f] Vibration Standards to be used in the study. Vibration shall be evaluated using two distinct criteria: (a) Building Damage: Ground vibration shall not exceed 0.2 to 0.5 inches per second peak particle velocity (PPV), measured in accordance with USBM RI 8507 or successor standard; and (b) Human Perception: Vibration levels shall not exceed 65 VdB, measured in accordance with ISO 2631-1 or successor standard.
  - [g] Identify all measurement locations, instrumentation used, calibration documentation, testing methodology, operational conditions during testing, and meteorological conditions.
  - [h] The timing of the post construction noise and vibration study shall not preclude enforcement by the Borough at any time upon identification of a violation. The applicant shall provide reasonable access to monitoring data, equipment specifications, and operating conditions to the Borough Engineer, designee or other consultant acting on behalf of the Borough.
- [4] If the post construction study demonstrates non-compliance with any applicable noise or vibration standard, the applicant shall, within 30 days of written notice from the Borough, submit a corrective action plan prepared by a Qualified Professional. All violations shall be fully remediated within a timeframe approved by the Borough, but in no event later than 90 days following Borough notice of non-compliance, unless extended by the Borough for good cause shown.
  - [5] If the pre-construction noise study establishes a baseline sound level in excess of the maximum sound level permitted under Data Center Noise Standards Tables, the post-construction study shall demonstrate that operations of the proposed use do not increase baseline ambient sound levels. Sound levels with 1 dBA of ambient sound levels will meet this requirement.
  - [6] Objective Noise Standards. Noise limits shall be established by land use category, measurement location, time-of-day, and averaging period, and shall include provisions for instrumentation and low-frequency noise evaluation.
  - [7] The Borough may require additional noise and vibration testing upon receipt of substantiated complaints or following material modification, replacement, or addition of mechanical equipment, cooling systems, generators, or other vibration-generating equipment.
  - [8] If initial monitoring or complaints indicate a probable violation, the Borough may require interim mitigation measures, which may include operational modifications, equipment limitations, or temporary

curtailment of specific noise producing activities until compliance is demonstrated.

[9] Data Center Noise Standards Tables.

**Table 1: Data Center Noise Limits, Measurement, and Compliance Requirements**

| Category                              | Requirement                                                                                                                                                      |
|---------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Applicable Uses</b>                | Data Centers, including all accessory mechanical equipment, generators, cooling systems, and substations                                                         |
| <b>Measurement Basis</b>              | A-weighted sound levels (dBA), unless noted otherwise for low-frequency noise                                                                                    |
| <b>Receptor Locations</b>             | Measurements and modeling shall be conducted at the nearest property line to receptors                                                                           |
| <b>Operating Condition Assumption</b> | All compliance evaluations shall assume simultaneous operation of all generators, cooling equipment, and other noise-producing devices at maximum rated capacity |

**Table 2: Numeric Noise Limits by Zoning Use**

| Receiving Land Use     | Daytime (7:00 AM – 10:00 PM) | Nighttime (10:00 PM – 7:00 AM) |
|------------------------|------------------------------|--------------------------------|
| Residential            | 55 dBA Leq (1-hour)          | 45 dBA Leq (1-hour)            |
| Mixed-Use / Commercial | 60 dBA Leq (1-hour)          | 50 dBA Leq (1-hour)            |
| Industrial             | 65 dBA Leq (1-hour)          | 55 dBA Leq (1-hour)            |

*Short term tonal or impulsive noise exceeding the above limits by 5 dBA or more shall constitute a violation.*

**Table 3: Low Frequency Noise Criteria**

| Parameter                            | Requirement                                                                                                                                                                                                                |
|--------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Frequency Sensitivity                | C-weighted sound levels (dBC), capturing enhanced sensitivity to low-frequency noise                                                                                                                                       |
| Measurement Metric                   | Equivalent continuous sound level (Leq, 1-hour) in dBC                                                                                                                                                                     |
| Measurement Locations                | At the nearest property line                                                                                                                                                                                               |
| Daytime Limit (7:00 AM – 10:00 PM)   | 70 dBC Leq (1-hour)                                                                                                                                                                                                        |
| Nighttime Limit (10:00 PM – 7:00 AM) | 60 dBC Leq (1-hour)                                                                                                                                                                                                        |
| Tonal / Narrowband Noise             | Clearly perceptible low-frequency tonal noise shall require mitigation regardless of overall dBC compliance, as determined by the Qualified Professional or the Borough based on clearly perceptible tonal characteristics |
| Applicability                        | Limits apply under simultaneous operation of all generators,                                                                                                                                                               |

cooling systems, and mechanical equipment

**Table 4: Modeling and Study Requirements**

| Requirement                    | Standard                                                             |
|--------------------------------|----------------------------------------------------------------------|
| Pre-construction Study         | Required with conditional use application                            |
| Post-construction Verification | Required within 180 days of commencement of operations               |
| Prepared By                    | Qualified Professional with demonstrated noise expertise             |
| Modeling Methodology           | ISO 9613-2, CadnaA, SoundPLAN, or equivalent accepted industry model |
| Meteorological Assumptions     | Downwind propagation, ISO-conservative conditions                    |
| Equipment Data                 | Manufacturer sound power levels and octave-band spectra              |
| Low-Frequency Evaluation       | Required where large generators or cooling systems are used          |

**Table 5: Measurement Procedures**

| Element              | Requirement                                                                                                                                                                                                                                                                                                                                                                   |
|----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Instrumentation      | Type 1 or Type 2 ANSI-certified sound level meter                                                                                                                                                                                                                                                                                                                             |
| Calibration          | Pre- and post-measurement field calibration required                                                                                                                                                                                                                                                                                                                          |
| Measurement Duration | Minimum 15 minutes per location unless otherwise specified. Sound level limits expressed as hourly equivalent levels (Leq, 1-hour) may be evaluated using shorter-duration measurements, including the minimum durations identified in this table, where such measurements are conducted under steady-state operating conditions and are representative of normal operations. |
| Operating Conditions | Measurements shall include peak cooling load and generator operation under load                                                                                                                                                                                                                                                                                               |
| Background Noise     | Baseline ambient levels documented prior to construction                                                                                                                                                                                                                                                                                                                      |

**Table 6: Compliance**

| Item                         | Requirement                                                                                    |
|------------------------------|------------------------------------------------------------------------------------------------|
| Material Increase Definition | An increase of $\geq 3$ dBA above baseline ambient sound level                                 |
| Violation Determination      | Exceedance of numeric limits or material increase                                              |
| Retesting Authority          | Borough may require additional testing following substantiated complaints or equipment changes |

[10] Water and sewer.

[a] All data center facilities shall be served by public water systems and public sewer systems.

- [b] Applicant shall provide detailed estimates of daily and annual water usage.
  - [c] Applicant shall provide documentation from the public water provider that there is sufficient water available to serve the Data Center without impacting water pressure or availability of water to other users in Borough.
  - [d] Applicant shall be required to utilize air-cooled or closed-loop water systems or similar high-efficiency non-evaporative systems in order to protect local water resources.
  - [e] No Data Center shall be approved unless the applicant demonstrates that the anticipated water supply yield is sufficient for the Data Center and will not adversely impact water pressure or availability of water to other users in the Borough.
- [11] Power supply.
- [a] If the applicant proposes to connect the Data Center to the electric grid used by the public, the applicant shall provide documentation from the applicable electric service provider (the "Utility Provider") certifying that the necessary capacity is available and that the Utility Provider will be able to serve the Data Center. Applicant shall submit detailed plans which describe and depict the manner and design by which power will be provided (including location of substations) by the Utility Provider.
  - [b] The Applicant shall provide an analysis of potential ratepayer impacts, including projected effects on public electric rates or service reliability. Known impacts on electric rates or availability for other uses directly attributable to the data center project shall be noted.
  - [c] Applicant shall provide documentation of working with the Utility Provider to provide site design to enable future technology which aid in the Data Center being more energy self-sufficient such as incorporation of microgrid elements, advance conductors to connect the site, and the possibility of a separate, underground HVDC grid for the Data Center.
- [12] Power generation facilities.
- [a] Any energy generation system designed or used to supply power directly to a Data Center during normal operations, including solar, wind, or fossil fuel, shall not be considered part of the Data Center use but shall be subject to existing municipal or utility regulations. Such systems shall be considered a separate principal use and shall be approved according to all applicable state and federal regulations along with municipal zoning regulations applicable to such use. The

applicant shall select, design and locate the energy generation systems to limit noise, emissions, and visual impacts to adjacent and nearby uses as much as possible.

- [b] Electric Utility Substations on the same property as the Data Center they serve must be located on the side or rear of a Data Center principal building so they are screened from public view and shall not be located in a required front yard. On-site substations do not require a buffer or screening between the Data Center Principal Building and the substation.
  - [c] Data Center electric utility substations visible from an arterial roadway must include a combination of year-round opaque landscaping and screening walls to minimize visual impact.
  - [d] Burying power lines serving the property is strongly encouraged. On-site power lines of 34.5 kV and below must be buried.
  - [e] Substations abutting a district boundary other than Limited Industrial and/or a parcel containing a sensitive receptor shall be set back a minimum of 800 feet from the property line. If abutting another Limited-Industrial zoned parcel and use, substations shall meet the requirements for accessory uses in the underlying zoning district.
  - [f] The Data Center electric utility substation shall be subject to applicable zoning district setback requirements. Setbacks shall be measured from the edge of the enclosure containing the substation to the property boundary of the lot it occupies.
  - [g] No nuclear energy generating system shall be permitted as part of the Data Center use.
- [13] Backup power generators are only to be used to provide backup electrical supply during a power outage or similar emergency situations, or for testing purposes. Only Tier IV generators shall be utilized. If the Data Center operator intends to use backup power generators, the operator shall maintain a public website announcing the times when the generators will be in operation. Any operation of the backup generators, for testing purposes, shall be announced on the website at least 24 hours in advance. The operator shall also notify the Borough at least 24 hours in advance of a test. Upon request by the Borough, the Data Center operator shall provide the address of the website where the notices required by this Section are published.
- [14] Emergency management.
- [a] The applicant shall submit an Emergency Response Plan (ERP) prepared by a qualified professional. The ERP shall:

- [i] Be reviewed and accepted by the local fire department and emergency management services as part of the conditional use process;
  - [ii] Include detailed procedures for fire suppression, containment, ventilation, and evacuation;
  - [iii] Include an evaluation of the access roads and hydrant locations within the site to ensure suitable access for emergency equipment within the site;
  - [iv] Ensure that all first responders receive adequate training specific to the installed system; and
  - [v] Include provisions for annual fire safety inspections demonstrating compliance with fire safety standards to be performed by a qualified professional on behalf of the Data Center.
  - [vi] If Applicant intends to utilize a generator on-site for any purpose, Applicant shall provide for generator testing in accordance with industry standards, to be determined by the Borough Engineer. Any such testing of a generator shall occur during weekdays between 8:00 a.m. and 6:00 p.m., except in the event of an emergency.
- [b] Costs incurred, including specialized training for fire and EMS personnel, shall be reimbursed by the applicant, including future ongoing training specific to the Data Center's ERP.
  - [c] Any Data Center proposing battery storage or any other device or group of devices capable of storing energy in order to supply electrical energy at a later time, whether the energy is stored for use on-site or off-site, shall demonstrate compliance with National Fire Protection Association (NFPA) Standard 855, Installation of Stationary Energy Storage Systems, or similar standards and must include fire suppression systems designed specifically for battery storage.
  - [d] No Data Center shall be approved unless the applicant demonstrates that procedures for fire suppression, containment, ventilation, and evacuation are sufficiently protective of public health, safety and welfare.
- [15] Decommissioning. At the time of application for approval of a Data Center, the operator shall submit a Decommissioning Plan prepared by a qualified professional. The plan shall outline the procedures for safe shutdown, removal of equipment, disposal or recycling of materials, and site restoration. The Borough shall require financial security in the form of a cash deposit, letter of credit, bond, or other financial security in a form satisfactory to the Borough, to be posted to cover the full cost of decommissioning

and site restoration to be used by the Borough if the decommissioning is not timely accomplished by the operator/owner of the Data Center. The amount of the security shall be sufficient for the Borough to complete the required decommissioning process, if not completed by the operator/owner. In addition, the operator/owner shall submit a notification of closure to the Borough if operations are permanently ceased. The required decommissioning shall begin within six (6) months of cessation of Data Center operations, or upon notice of abandonment by the operator, whichever occurs first. An extension of six (6) months may be granted by the Borough if the property owner can demonstrate that they are actively marketing the site for a compatible replacement use. Decommissioning shall be completed within one (1) year thereafter, unless extended by the Borough for good cause. The standards for decommissioning are as follows:

- [a] All above ground structures, equipment, and accessory facilities shall be removed.
- [b] Hazardous materials, including batteries, fuel, or refrigerants, shall be disposed of in compliance with state and federal law.
- [c] Disturbed soil shall be stabilized and re-vegetated.
- [d] All utility connections shall be safely disconnected and capped.
- [e] The site shall be restored to a condition compatible with surrounding land uses or consistent with the most restrictive adjacent zoning district.

**SECTION 3.** The provisions of Chapter 186, Zoning, Article V, Zoning Districts, Section 186-20.L(1) shall be amended to add the following:

(c) Uses by conditional use. The following uses shall be permitted when authorized as a conditional use by Council in accordance with Article XII.

G(14) Data center

**SECTION 4.** The provisions of Chapter 186, Zoning, Article V, Zoning Districts, Section 186-20.L(3)(a) shall be amended to add the following:

[4] Data center: one off-street parking space per 8,000 s.f. of floor area designed and intended to be accessible regularly by employees.

**SECTION 5.** The provisions of Chapter 186, Zoning, Article VIII, Off-Street Parking and Loading, Section 186-61.C shall be amended to add the following:

| <b>Land Use</b> | <b>Required Off-Street Parking</b>                                                                   |
|-----------------|------------------------------------------------------------------------------------------------------|
| Data center     | One space per 8,000 s.f. of floor area designed and intended to be accessible regularly by employees |

**SECTION 6.** Attachment 2, Table of Uses by District shall be amended to read as follows:

| <b>Use</b>         | <b>R1A</b> | <b>R1B</b> | <b>R2</b> | <b>R3</b> | <b>A</b> | <b>C-1</b> | <b>C-2</b> | <b>I-1</b> | <b>I-2</b> | <b>I-3</b> | <b>TC</b> |
|--------------------|------------|------------|-----------|-----------|----------|------------|------------|------------|------------|------------|-----------|
| G. Industrial Uses |            |            |           |           |          |            |            |            |            |            |           |
| 14 Data Center     |            |            |           |           |          |            |            |            |            | C          |           |

**SECTION 7.** The failure of the Borough of Perkasio to enforce any provisions of this Ordinance shall not constitute a waiver by the Borough of its rights of future enforcement hereunder.

**SECTION 8.** This Ordinance shall be effective upon enactment.

**SECTION 9.** Under the authority conferred by the Borough Code, 8 Pa.C.S.A. §101, *et seq.*, the Municipalities Planning Code and other relevant statutory law, the Council of the Borough of Perkasio in the County of Bucks, Commonwealth of Pennsylvania does hereby enact and ordain this Ordinance for the Borough of Perkasio.

Approved by the Borough Council of the Borough of Perkasio, this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

Attest:

**BOROUGH OF PERKASIE**

\_\_\_\_\_  
**Carolyn McCreary, Secretary**

\_\_\_\_\_  
**Robin Schilling, Council President**

Examined and approved this \_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
**Jeff Hollenbach, Mayor**

**THIS ORDINANCE SHALL BECOME EFFECTIVE  
IMMEDIATELY UPON ENACTMENT AND SIGNATURE**