

AGENDA  
UPPER BURRELL TOWNSHIP  
BOARD OF SUPERVISORS  
REGULAR MEETING  
July 1, 2026

**1. Call to Order – Chairman Walker**

**Opening of Bids** – Sealed bids were received thru June 26, 2026, until 11:00 a.m. and were opened and read aloud on Friday, June 26, 2026, bids for the sale of:

“1997 Case 580 Super L Series Loader Backhoe”, at a minimum price of \$20,000.00.

No bids were received.

Scott Chermak, Building Official, to discuss TECfusion Building J project only.

**Open to the Floor-Item on the Agenda**

*The Board will now hear public comments from residents and taxpayers of Upper Burrell Township on any agenda item at this time. Please state your name and address for the official meeting minutes.*

**2. Minutes**

Minutes from the Regular Meeting held on Wednesday, June 3, 2026, are submitted for the Board’s review and approval.

**3. Correspondence**

- Received notice from Tetra Tech, stating that EQT Production Company intent to submit a PA DEP Water Management Plan renewal application for the withdrawal of water for use in oil and gas exploration activities. The withdrawal point is from the Municipal Authority of the City of New Kensington Selene Meter Vault.
- Received correspondence from Westmoreland Conservation District stating that NOI Completeness Notification Letter for TECfusions Proposed Sewer Line is complete.
- Received a request from GFNY Pittsburgh-Monroeville, asking for a letter of authorization as part of the permit process for PennDot to use roadways for the 2026 bike race to be held on September 20, 2026. They will be using Woodland Road, Oak Lake, White Cloud, Myers and Route 780.
- Received notice from USW Local Union 1324-37, requesting to discuss arrangements for negotiations.

**4. Road Report**

**5. Police Report**

- a) Emergency Management Report

## **6. Engineers Report**

## **7. Planning Commission -**

### **TECFusion Land Development**

Jeremy Alcorn of PJ Dick Corporation presented a plan for upgrades to TECfusion Building J. The Commission and Bankson Engineers only received the plans for the building the day before the meeting. Over 25 local residents attended the meeting. Mr. Alcorn discussed proposed improvements to the J building and indicated he had no information on any other plans for the data center site. Residents had questions about the work at J building, including adding 8 emergency generators outside the building. They would only be used if power in the building is out. The residents had many general questions about construction of a Data Center, but Mr. Alcorn only had information on J building. Questions ranged from noise, building emissions, water usage, and proximity to houses along Route 780. The Supervisors helped answer those questions. Since the Commission had no time to review the plan, Chester Lockwood moved to table the review, seconded by Dennis Matto and all were in favor. The Commission did indicate that this building review should be handled by the township building inspector, Scott Chermak. The residents were told to get more info from next month's Supervisors meeting and Scott Chermak should attend.

Received comment letter from Westmoreland County Department of Planning & Development in regard to Upper Burrell Township Ordinance: Data Centers

Comments: The proposed zoning ordinance amendment aligns with Upper Burrell Township's community development objectives and the goals outlined in Westmoreland County's Comprehensive Plan-Reimagining Our Westmoreland. Overall, the ordinance amendment supports safe and structured development of data centers and data center accessory uses while protecting the health, safety, and welfare on Township residents.

General Comments: Data Centers as a conditional use in the Industrial District is generally consistent with best practices. Consider improving the organization of the contents of the ordinance for easier administration and use by incorporating section headings and keeping similar topics together under one section such as Safety, Dimensional Standards, Decommissioning, etc. Consider summarizing and condensing subsections, checklist, consider including summarized list of all required studies and permitting required of applicants referenced in the remainder of the Data Center Requirements section and a chart or visual to help distinguish the checklist and increase readability of the ordinance. Consider adding subheadings to increase readability and accessibility of the ordinance.

## **8. Zoning Hearing Board – Skyview Radio Request – 6/10/2026**

Applicant sought to permit and expansion of 494 square feet to an existing structure located at 2335 Turkey Ridge Road in the RA zoning district. Conclusion: The applicant's appeal is granted, and the requested expansion of a lawful preexisting nonconforming use is approved subject to Applicant's compliance with the following conditions: (i) Applicant shall construct 5 additional off-street parking spaces for the proposed addition; and (ii) Applicant shall comply with all other applicable laws, ordinances, and codes.

## **9. Solicitor's Report**

## **10 New Business**

- A. Motion to ratify and hire Joshua Hereda for part-time/seasonal/summer help with the Road Department at the rate of \$15.00/hourly.

- B. Motion to have the engineer prepare and advertise for bids paving of 1 mile on Lower Drennen Road.
- C. Motion to send authorization letter to GFNY Pittsburgh-Monroeville for PennDot permitting process for use of roads in the township for the bike race to be held on September 20, 2026.
- D. Motion to advertise the sale of the 1997 Case 580 Super L Series Backhoe at a minimum bid price of \$20,000 with Municibid.
- E. Motion to pay and ratify all the bills and accept the financial report for the month of June 2026.

**11. Pay all Bills & Financial Report**

GENERAL FUND

Beginning Balance	\$ 1,312,523.09
Receipts	212,235.28
Expenditures	225,088.96
Closing Balance	\$ 1,299,669.41

CAPITAL RESERVE FUND

Beginning Balance	\$ 605,040.35
Receipts	960.00
Expenditures	0
Closing Balance	\$ 606,000.35

FIRE HYDRANT TAX

Beginning Balance	\$ 6,021.58
Receipts	115.05
Expenditures	0
Closing Balance	\$ 6,136.63

STATE AID FUND

Beginning Balance	\$ 347,789.36
Receipts	460.00
Expenditures	127,551.90
Closing Balance	\$ 220,697.46

**12. Open to the Floor**

*The Board will now hear public comments from residents and taxpayers of Upper Burrell Township on any non-agenda item at this time. Please state your name and address for the official meeting minutes.*

**13. Adjournment**

Motion to adjourn \_\_\_\_\_ Second \_\_\_\_\_ at \_\_\_\_\_ p.m.

Next meeting of the Township Supervisors will be held on Wednesday, August 5, 2026, beginning @ 7:00 pm

