AGENDA
UPPER BURRELL TOWNSHIP
BOARD OF SUPERVISORS
REGULAR MEETING
October 7, 2026

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

Opening of Bids – None

The Board of Supervisors of Upper Burrell Township will hold a public hearing on October 22, 2026, at 6:00 p.m. at the Township Municipal Building. The purpose of the hearing is to inform and provide an opportunity for public comment regarding the amendment to the Township Zoning Ordinance by providing definitions and standards related to Data Centers and add regulations as to the requirements of different zoning areas. At the conclusion of the hearing a special meeting will be held to consider adoption of Ordinance No. 1 of 2026, amending Ordinance No. 1 of 2009, Zoning Ordinance.

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, September 2, 2026, are submitted for the Board's review and approval.

3. **Correspondence**

- Received email correspondence from Bankson Engineer's stating the township will be applying for the same 6 grants through the Statewide LSA Grant Program as they did with the LSA Category 4 Grant Program, although the number of application will be consolidated into three (3) total grant applications.

- Received correspondence from Westmoreland County Department of Planning & Development in regards to the proposed Data Center Ordinance – Revision on 9/9/26, stating:
The ordinance amendment appears to be consistence with the Upper Burrell Township Community Development Objectives and Westmoreland County Comprehensive Plan, Reimaging Our Westmoreland. The proposed revised ordinance appears to protect the health, safety and welfare of the community by outlining provisions for the development of data centers and data center accessory uses. Suggestions for Consideration: There are no additional comments at this time regarding this revision. Second revision which was sent over on 09/17/2026: The proposed zoning ordinance amendment aligns Upper Burrell Township's community development objectives and the goals outlined in Westmoreland County's Comprehensive Plan-Reimaging 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 of Township residents.

- Received correspondence from Westmoreland County Conservation District, stating that under the authority of the federal Clean Water Act and Pennsylvania's Clean Streams Law, the Westmoreland

Conservation District has approved your Notice of Intent for new coverage under the PAG-02 NPDES General Permit for Discharges of Stormwater Associated with Construction Activities (PAG-02 General Permit). Prior to commencing earth disturbance activities resulting in stormwater discharges you must complete all of the following: TECfusion proposed sewer line.

1. You must obtain all other state and local permits.
2. You must hold a pre-construction meeting unless waived the District, in writing.

- Received a phone call request from Milton Pitts, asking to reach out to 911 to get an address for the Lincoln Beach Park Property. As per Westmoreland County 9-1-1 Addressing Agency they recommend said address to be 281 Mosaic Blvd.

- Received correspondence from Penn State University, stating their intent to submit a National Pollutant Discharge Elimination System (NPDES) renewal application to the PA DEP for Wastewater Treatment Plant at the New Kensington Campus.

- Received correspondence from Bankson Engineers stating they reviewed all materials for conformance with the standards of the current Upper Burrell Township Codified Ordinance(s) only. TECfusion Building J- Upgrades. The review of these project materials is based upon information submitted by the Applicant and/or their Consultant(s) which is assumed to be correct and valid. Bankson reserves the right to make any additional comments upon review of project materials or plan revisions at any time. Bankson recommends that the Land Development Plan Application be approved contingent upon the successful receipts of all necessary government permits, bonds, and other requests herein.

- Received email request from Megan Kocianski, asking if she could participate in the TREX park bench program to get a new bench for the area around the memorial at the township building at no cost.

- Received an email request from Megan Kocianski asking for reimbursement for costs incurred for the Fall Holiday Party. The 2026 Allocation is in the amount of $600.00.

- Received correspondence from Upper Burrell Volunteer Fire Company, requesting a $25,000.00 donation from the township, which will be deposited to help offset the increasing operational expenses. Donation will be used as follows: FEMA Grant Match and Vehicle Maintenance.

4. **Road Report**

5. **Police Report**
   a) Emergency Management Report

6. **Engineers Report**

7. **Planning Commission -**

Shane Miller consults on Proposed Consolidation Plan

Mr. Miller presented a plan of his properties along Myers Drive in which currently there are three continuous parcels, Lot 1, Lot 1R and Lot 2. He desires to remove property lines for Lots 1 and Lot 1R so that all of the property would be part of Lot 2. After a discussion, the Commission saw no problem with his concept, and he will present formal plans in the near future.

Resnik Land Development

Matt Resnik presented a plan to construct a warehouse building on his property along Menk Road. He currently is operating a landscape business on the property. His plans were reviewed by Bankson Engineers, Westmoreland County and Scott Chermak. A number of comments were made by Bankson and Chermak regarding nonconforming use plus issues with grading, E & S Control and stormwater. Although not indicated as permitted use in the C-3 District, the Commission members felt that landscape business could be considered permitted use. With regard to the other issues, Mr. Resnik had just submitted documentation to address the others. Bankson has not had time to respond. After a discussion, Chester Lockwood moved to approve the submission contingent on these issues being resolved before the October Supervisors meeting.

Updated Proposed Data Center Ordinance

The Commission was requested to review additional modifications to the ordinance that included Item 5 Security and Item 10 - 5 – 10 year Master Development Plan. Although these sections seemed thorough, a number of local residents attended the meeting and were adamant that they didn't go far enough. Specifically, who is actually going to monitor these requirements and language should be added that all inspections should be paid by the developer and not the township. The Commission requested all residents additional ordinance modifications to be submitted to the Township office for consideration to be added to the draft ordinance. No additional Commission action was taken on this matter.

8. Zoning Hearing Board – None

9. Solicitor's Report

10 New Business

A. Motion to transfer from the General Fund into the Capital Fund $16,500 for the future purchase of a new police vehicle.

B. Motion to transfer from the General Fund into the Capital Fund $25,000 for the future use of paving roads.

C. Motion to grant the 2026 Fall Festival Allocation in the amount of $600.00 to Chairperson, Megan Kocianski.

D. Motion to advertise the budget meetings for Friday, October 23 and Friday, October 30 (if needed) beginning at 2:00 p.m.

E. Motion to approve Resolution #14-2026, to apply to Statewide LSA Grant Program in the amount of $525,380 for Slides # 2,3,4, and 5 on Lower Drennen Road.

F. Motion to approve Resolution #15-2026, to apply to Statewide LSA Grant Program in the amount of $58,100.00 for cross drain installation across Pleasant Valley Road near the Upper Drennen Road intersection.

G. Motion to approve Resolution #16-2026, to apply to Statewide LSA Grant Program in the amount of $188,900.00 to apply approximate one-mile overlay of Lower Drennen Road.

H. Motion to ratify and hire Joshua Hereda for part time help with the Road Department through the schools work release program.

I. Motion to approve the address request for the Lincoln Beach Park Property as per 911 Addressing Agency as 281 Mosaic Blvd.

J. Motion to advertise the public hearing for the purpose informing and providing an opportunity for public comment regarding the amendment to the Township Zoning Ordinance by providing definitions and standards related to Data Centers and add regulations as to the requirements of different zoning areas.

K. Motion to have Megan Kocianski to participate in the TREX park bench program.

L. Motion to grant the $25,000.00, donation request from the Upper Burrell Volunteer Fire Department.

M. Motion to pay and ratify all the bills and accept the financial report for the month of September 2026.

11. Pay all Bills & Financial Report

GENERAL FUND	
Beginning Balance	$ 1,255,094.91
Receipts	124,287.63
Expenditures	113,428.61
Closing Balance	$ 1,265,953.93

CAPITAL RESERVE FUND	
Beginning Balance	$ 715,864.87
Receipts	1,021.49
Expenditures	0
Closing Balance	$ 716,886.36

FIRE HYDRANT TAX	
Beginning Balance	$ 4,986.99
Receipts	66.60
Expenditures	0
Closing Balance	$ 5,053.59

STATE AID FUND	
Beginning Balance	$ 214,675.88
Receipts	306.33
Expenditures	0
Closing Balance	$ 214,982.21

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, November 4, 2026, beginning @ 7:00 pm

There is now a drop box location here at the township building for Tax Collection Payments.

Upper Burrell Fall Festival will be held on Sunday, October 25, 2026, from 1:00 – 4:00 pm, here at the township building. All Ages

Reminder Election Day is Tuesday, November 3, 2026.