

**Sent:** Wednesday, January 28, 2026 5:40 PM  
**To:** Dan Gordon <[dgordon@hanoverco.com](mailto:dgordon@hanoverco.com)>  
**Cc:** Courtney, Charles <[ccourtney@mcneeslaw.com](mailto:ccourtney@mcneeslaw.com)>  
**Subject:** Re: Draft Data Center Ordinance Update

Yes, advertising authorized. To keep something on schedule but still can discuss.

I'll try to connect with Charlie on Friday.



**Michael McAuliffe Miller**  
Member  
Eckert Seamans Cherin & Mellott, LLC  
213 Market Street, 8th Floor | Harrisburg, PA 17101  
717-237-7174 | 717-237-6019 | 717-350-2579  
[MMiller@eckertseamans.com](mailto:MMiller@eckertseamans.com)  
BIO: VCARD:

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**From:** Dan Gordon <[dgordon@hanoverco.com](mailto:dgordon@hanoverco.com)>  
**Sent:** Wednesday, January 28, 2026 5:35:07 PM  
**To:** Michael McAuliffe Miller <[MMiller@eckertseamans.com](mailto:MMiller@eckertseamans.com)>  
**Cc:** Courtney, Charles <[ccourtney@mcneeslaw.com](mailto:ccourtney@mcneeslaw.com)>  
**Subject:** [EXTERNAL] Re: Draft Data Center Ordinance Update

Happy for you to discuss with Charlie! Please connect when you guys are available.

Did the township authorize advertising yesterday?

Thanks,  
Dan

Dan Gordon  
Regional Development Partner – NE Industrial  
Hanover Company  
7200 Wisconsin Ave | Suite 820  
Bethesda, MD 20814  
Cell: 202.747.4583



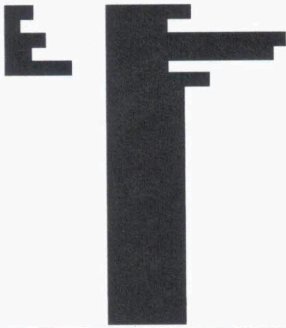
**From:** Michael McAuliffe Miller <[MMiller@eckertseamans.com](mailto:MMiller@eckertseamans.com)>  
**Sent:** Wednesday, January 28, 2026 5:33 PM  
**To:** Dan Gordon <[dgordon@hanoverco.com](mailto:dgordon@hanoverco.com)>  
**Cc:** Courtney, Charles <[ccourtney@mcneeslaw.com](mailto:ccourtney@mcneeslaw.com)>  
**Subject:** Re: Draft Data Center Ordinance Update

Dan, if Charley is okay with it (you're represented by counsel) I'd be happy to discuss with you or you and Charley together either tomorrow 8-11 or Friday. Please let me know.

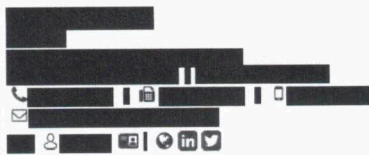


**Michael McAuliffe Miller**  
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[MMiller@eckertseamans.com](mailto:MMiller@eckertseamans.com)  
BIO: VCARD:

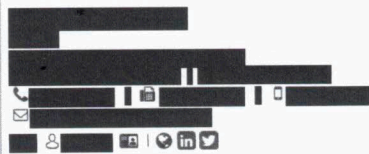
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SEAMANS  
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**From:** Dan Gordon <[dgordon@hanoverco.com](mailto:dgordon@hanoverco.com)>  
**Sent:** Wednesday, 28 January 2026 17:41:37  
**To:** Michael McAuliffe Miller <[MMiller@eckertseamans.com](mailto:MMiller@eckertseamans.com)>  
**Cc:** Courtney, Charles <[ccourtney@mcneeslaw.com](mailto:ccourtney@mcneeslaw.com)>  
**Subject:** [External] Re: Draft Data Center Ordinance Update

Thanks. Can you send us the clean Word version of what was authorized?

Best,  
Dan

Dan Gordon  
Regional Development Partner – NE Industrial  
Hanover Company  
7200 Wisconsin Ave | Suite 820  
Bethesda, MD 20814  
Cell: 202.747.4583



**From:** Michael McAuliffe Miller <[MMiller@eckertseamans.com](mailto:MMiller@eckertseamans.com)>

---

**From:** Dan Gordon <dgordon@hanoverco.com>

**Sent:** Tuesday, February 24, 2026 9:38 AM

**To:** Lynn Wuestner <lwuestner@southhanover.org>; Courtney, Charles <ccourtney@mcneeslaw.com>

**Cc:** Stephen Cordaro <scordaro@southhanover.org>; J. STUDER [REDACTED]

**Subject:** Data Center Ordinance

Lynn,

It looks like Charlie's suggestions haven't been addressed - is Mike working on that?

Separately, a bit confused - the noise limits were lowered. (Redline below.) Was that intentional? These levels are very, very low. Also surprised that daytime and nighttime standards are the same and that the dbC and dbA levels are the same. What drove the change?

Dan

| Zoning District(s)                                           | Maximum dbA             | Maximum dbA | Maximum dbC             | Maximum dbC             |
|--------------------------------------------------------------|-------------------------|-------------|-------------------------|-------------------------|
| Residential (R-A, ESC, R-S, R-U, R-M, V, R-MH, R-MT and R-C) | <del>60</del> <u>55</u> | 55          | <del>65</del> <u>55</u> | <del>60</del> <u>55</u> |

Dan Gordon  
Regional Development Partner – NE Industrial  
Hanover Company

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**From:** Lynn Wuestner <[lwuestner@southhanover.org](mailto:lwuestner@southhanover.org)>

**Sent:** Monday, February 23, 2026 6:54 PM

**To:** Dan Gordon <[dgordon@hanoverco.com](mailto:dgordon@hanoverco.com)>; Courtney, Charles <[ccourtney@mcneeslaw.com](mailto:ccourtney@mcneeslaw.com)>

**Subject:**

This is the advertisement copy

Get Outlook for iOS

**From:** Dan Gordon <[dgordon@hanoverco.com](mailto:dgordon@hanoverco.com)>

**Sent:** Thursday, March 26, 2026 10:26 PM

**To:** Stephen Cordaro <[scordaro@southhanover.org](mailto:scordaro@southhanover.org)>

**Cc:** Sam Boxley <[SBoxley@hanoverco.com](mailto:SBoxley@hanoverco.com)>; Drew Dommel <[DDommel@hanoverco.com](mailto:DDommel@hanoverco.com)>; Charlie Courtney <[ccourtney@mcneeslaw.com](mailto:ccourtney@mcneeslaw.com)>

**Subject:** Hummelstown - Data Center Overlay Parcel Acreages

Steve,

Here is a total acreage chart for the parcels in the proposed data center overlay zone based on our surveys of the Pennsy, Safford and Mumma parcels:

| Mumma Property |            |           | Safford Property |            |           | Quarry Property |            |           |
|----------------|------------|-----------|------------------|------------|-----------|-----------------|------------|-----------|
| Premises       | Tax Parcel | Area (AC) | Premises         | Tax Parcel | Area (AC) | Premises        | Tax Parcel | Area (AC) |
| Premises A     | 56-016-124 | 79.13     | Premises A       | 56-016-115 | 3.14      | Premises A      | 56-016-058 | 249.04    |
| Premises B     | 56-016-004 | 84.81     | Premises B       | 56-016-125 | 6.65      | Premises B      | 56-016-101 | 0.01      |
| Premises C     | 56-011-063 | 4.17      |                  |            |           |                 |            |           |
|                | Total AC:  | 168.11    |                  | Total AC:  | 9.79      |                 | Total AC:  | 249.05    |
|                |            |           | Total AC:        |            |           | 426.95          |            |           |

Please confirm receipt.

Best,  
Dan

Dan Gordon  
Regional Development Partner – NE Industrial  
Hanover Company  
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Bethesda, MD 20814  
Cell: 202.747.4583



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| Mumma Property |            |           | Safford Property |            |           |
|----------------|------------|-----------|------------------|------------|-----------|
| Premises       | Tax Parcel | Area (AC) | Premises         | Tax Parcel | Area (AC) |
| Premises A     | 56-016-124 | 79.13     | Premises A       | 56-016-115 | 3.14      |
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| Premises C     | 56-011-063 | 4.17      |                  |            |           |
|                | Total AC:  | 168.11    |                  | Total AC:  | 9.79      |
|                |            |           | Total AC:        | 426.95     |           |

| Quarry Property |            |           |
|-----------------|------------|-----------|
| Premises        | Tax Parcel | Area (AC) |
| Premises A      | 56-016-058 | 249.04    |
| Premises B      | 56-016-101 | 0.01      |
|                 |            |           |
|                 | Total AC:  | 249.05    |

Thanks,  
Dan

**Dan Gordon**  
**Regional Development Partner – NE Industrial**  
**Hanover Company**  
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Bethesda, MD 20814  
Cell: 202.747.4583



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---

**From:** Stephen Cordaro <[scordaro@southhanover.org](mailto:scordaro@southhanover.org)>  
**Sent:** Friday, April 3, 2026 5:47 PM  
**To:** Dan Gordon <[dgordon@hanoverco.com](mailto:dgordon@hanoverco.com)>  
**Cc:** J. STUDER [REDACTED]  
**Subject:** FW: Quarry Project

FYI

---

**From:** Stephen Cordaro <[scordaro@southhanover.org](mailto:scordaro@southhanover.org)>  
**Sent:** Friday, April 3, 2026 5:45 PM  
**To:** Stephen Cordaro <[scordaro@southhanover.org](mailto:scordaro@southhanover.org)>  
**Cc:** J. STUDER [REDACTED]  
**Subject:** RE: Quarry Project

**Dan:** Here is the language I propose for the building façade:

Building Façade Standard:

1. Facades shall be consistent in terms of design, material, detail, and treatments.
2. Facades shall be designed so as to provide the appearance of an office building or similar professional space as opposed to a structure for the storing or logistics of computer and technological equipment.
3. Facades shall avoid the use of undifferentiated surfaces that result in a monolithic

appearance by including at least two of the following design elements:

1. Fenestrations
2. Change in material, pattern, texture, color, or accents.
3. Building step-backs or recesses, projections or avant-corps.
4. Changes in building height.

This will allow a range of design freedom to enhance the building's appearance and avoid a monolithic 75 feet tall grey concrete box. Please let me know if this is acceptable so I can get into the draft ordinance for a final review before next Wednesday, when our BOS agenda items need to be provided. Thanks and have a Happy Easter, Steve Cordaro.

---

**From:** Stephen Cordaro  
**Sent:** Thursday, April 2, 2026 2:14 PM  
**To:** 'Dan Gordon' <[dgordon@hanoverco.com](mailto:dgordon@hanoverco.com)>  
**Subject:** RE: Quarry Project

Dan: I found the section. However, I need to revise some language to make it suitable for our situation. I should be able to send it to you this afternoon. Thank, Steve Cordaro.

---

**From:** Dan Gordon <[dgordon@hanoverco.com](mailto:dgordon@hanoverco.com)>  
**Sent:** Thursday, April 2, 2026 11:13 AM  
**To:** Stephen Cordaro <[scordaro@southhanover.org](mailto:scordaro@southhanover.org)>  
**Subject:** Quarry Project

Steve - did you find the facade design-related language you were thinking about?

Best,

Dan

**Dan Gordon**

**Regional Development Partner – NE Industrial**

**Hanover Company**

7200 Wisconsin Ave | Suite 820

Bethesda, MD 20814

Cell: 202.747.4583



---

**From:** Dan Gordon <[dgordon@hanoverco.com](mailto:dgordon@hanoverco.com)>  
**Sent:** Wednesday, April 8, 2026 2:34 PM  
**To:** Stephen Cordaro <[scordaro@southhanover.org](mailto:scordaro@southhanover.org)>  
**Cc:** J. STUDER [REDACTED]  
**Subject:** Re: Quarry Project

Steve,

Apologies. I missed your email below. I am pretty concerned about the language . Both the second point regarding building a data center to the standard of an office and the third point may result in a very materially more expensive data center than what is being built anywhere else. These are large buildings. They can be designed more attractively but I am not aware of any being built to look like offices. The majority of the space is taken up by equipment so you don't really want to see into it. And you really wouldn't want to change the building height.

Had you sent me a markup with the other changes you were suggesting?

---

**From:** Dan Gordon <[dgordon@hanoverco.com](mailto:dgordon@hanoverco.com)>  
**Sent:** Friday, April 10, 2026 11:28 AM  
**To:** Stephen Cordaro <[scordaro@southhanover.org](mailto:scordaro@southhanover.org)>  
**Cc:** J. STUDER [REDACTED]  
**Subject:** Re: Draft version as discussed

Thanks for sharing, Steve. No comments from me on this.

Best,  
Dan

**Dan Gordon**  
**Regional Development Partner – NE Industrial**  
**Hanover Company** •  
7200 Wisconsin Ave | Suite 820  
Bethesda, MD 20814  
Cell: 202.747.4583



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---

**From:** Stephen Cordaro <[scordaro@southhanover.org](mailto:scordaro@southhanover.org)>  
**Sent:** Thursday, April 9, 2026 8:29 PM  
**To:** Dan Gordon <[dgordon@hanoverco.com](mailto:dgordon@hanoverco.com)>  
**Cc:** J. STUDER <[REDACTED]>  
**Subject:** Draft version as discussed

FYI

**From:** Dan Gordon <[dgordon@hanoverco.com](mailto:dgordon@hanoverco.com)>  
**Sent:** Wednesday, April 15, 2026 2:32 PM  
**To:** Stephen Cordaro <[scordaro@southhanover.org](mailto:scordaro@southhanover.org)>  
**Subject:** Re: Data Center Ordinance to be advertised

Steve,

This language doesn't work:

8. Air cooling systems shall not be permitted as a substitute as a primary or secondary cooling system for a data center principal or accessory use.

There are two primary ways to cool a data center at this scale: (a) air cooled chillers [make up air off the roof] or (b) water cooled chillers [evaporative cooling towers]. A water cooled chiller based system needs millions of gallons of water to cool the chillers in this case. The system that would work here is one where you use air cooled chillers along with a closed loop (which doesn't discharge any water to the sanitary system nor need infusions of water from the public water system) piping network within the building to distribute the chilled water.

This language doesn't really make sense because it would require us to develop a system that relies on millions of gallons of outside water and then to discharge that water.

Separately, I am also concerned about the language in 2204(2)(F) & 2207(2). There may be internal lot lines that would be implicated by this language if all of the data centers are not on the same parcel. It's fine if setback applies to the outer boundaries of the data center tract but it should not apply to internal lot lines.

Call me when you are free.

Best,  
Dan

**Dan Gordon**  
**Regional Development Partner – NE Industrial**  
**Hanover Company**  
7200 Wisconsin Ave | Suite 820  
Bethesda, MD 20814  
Cell: 202.747.4583



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---

**From:** Stephen Cordaro <[scordaro@southhanover.org](mailto:scordaro@southhanover.org)>

**Sent:** Wednesday, April 15, 2026 11:13 AM

**To:** Dan Gordon <[dgordon@hanoverco.com](mailto:dgordon@hanoverco.com)>

**Subject:** Data Center Ordinance to be advertised

Ordinance approved for advertisement 4/14/2026.



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---

**From:** Stephen Cordaro <[scordaro@southhanover.org](mailto:scordaro@southhanover.org)>

**Sent:** Monday, April 20, 2026 8:35 PM

**To:** Dan Gordon <[dgordon@hanoverco.com](mailto:dgordon@hanoverco.com)>; J. STUDER [REDACTED]

**Subject:** Londonderry Township Data Center Ordinance

FYI, Here is the Data Center Ordinance that was recently passed by Londonderry Township in Dauphin County. It is located south of Derry Township (Hershey). They engaged an acoustical engineer to prepare the noise level section of their ordinance. Thanks, Steve Cordaro.

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Bethesda, MD 20814

Cell: 202.747.4583



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---

**From:** Stephen Cordaro <[scordaro@southhanover.org](mailto:scordaro@southhanover.org)>

**Sent:** Wednesday, April 22, 2026 2:18:38 PM

**To:** Dan Gordon <[dgordon@hanoverco.com](mailto:dgordon@hanoverco.com)>; J. STUDER [REDACTED]

**Subject:** RE: Londonderry Township Data Center Ordinance

Dan: I talked to Jack about changing the dbC levels and he feels we may not have support from the Board for that. Please have your acoustical engineer come to the April 28<sup>th</sup> meeting with your mechanical engineer to discuss that along with the other items of concern. Thanks, Steve Cordaro.

---

**From:** Dan Gordon <[dgordon@hanoverco.com](mailto:dgordon@hanoverco.com)>

**Sent:** Tuesday, April 21, 2026 5:27 PM

**To:** Stephen Cordaro <[scordaro@southhanover.org](mailto:scordaro@southhanover.org)>; J. STUDER [REDACTED]

**Subject:** Re: Londonderry Township Data Center Ordinance

There's a lot going on here that I don't understand but I don't see any dbC levels here. Did you and Jack have a chance to discuss moving the dbC levels to 65?

Best,

Dan

**Dan Gordon**

**Regional Development Partner – NE Industrial**

**Hanover Company**

7200 Wisconsin Ave | Suite 820

Bethesda, MD 20814

Cell: 202.747.4583



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---

**From:** Stephen Cordaro <[scordaro@southhanover.org](mailto:scordaro@southhanover.org)>

**Sent:** Monday, April 20, 2026 8:35 PM

**To:** Dan Gordon <[dgordon@hanoverco.com](mailto:dgordon@hanoverco.com)>; J. STUDER [REDACTED]

**Subject:** Londonderry Township Data Center Ordinance

FYI, Here is the Data Center Ordinance that was recently passed by Londonderry Township in Dauphin County. It is located south of Derry Township (Hershey). They engaged an acoustical engineer to prepare the noise level section of their ordinance. Thanks, Steve Cordaro.

---

**From:** Dan Gordon <dgordon@hanoverco.com>

**Sent:** Wednesday, April 22, 2026 6:08 PM

**To:** Stephen Cordaro <scordaro@southhanover.org>; J. STUDER [REDACTED]

**Subject:** Re: Londonderry Township Data Center Ordinance

I don't think I can get an acoustical engineer to the meeting on the 28th. I can speak to the issue myself and if that's insufficient I don't have a solution on Tuesday.

Can you clarify where the 55 dBC standard came from? I don't believe that is a standard even in Loudoun but, if it is, send it over. I think dBA and dBC are possibly getting confused here. I don't have another explanation for the disconnect.

Dan

**Dan Gordon**

**Regional Development Partner – NE Industrial**



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---

**From:** Stephen Cordaro <[scordaro@southhanover.org](mailto:scordaro@southhanover.org)>

**Sent:** Wednesday, April 29, 2026 3:52 PM

**To:** Dan Gordon <[dgordon@hanoverco.com](mailto:dgordon@hanoverco.com)>

**Cc:** J. STUDER [REDACTED]

**Subject:** Updated draft per meeting's decisions

FYI

**From:** Dan Gordon <[dgordon@hanoverco.com](mailto:dgordon@hanoverco.com)>  
**Sent:** Thursday, April 30, 2026 3:44 PM  
**To:** Stephen Cordaro <[scordaro@southhanover.org](mailto:scordaro@southhanover.org)>  
**Cc:** J. STUDER [REDACTED]  
**Subject:** Re: Updated draft per meeting's decisions

Thanks for forwarding. This looks consistent with the conversation and board decisions at the public meeting this week. No questions from me.

Best,  
Dan

**Dan Gordon**  
**Regional Development Partner – NE Industrial**  
**Hanover Company**  
7200 Wisconsin Ave | Suite 820  
Bethesda, MD 20814  
Cell: 202.747.4583

[REDACTED]

On May 20, 2026, at 3:05 PM, Dan Gordon <[dgordon@hanoverco.com](mailto:dgordon@hanoverco.com)> wrote:

Steve,

We have two concerns:

1. The noise limits set forth in the ordinance are materially below existing background noise levels.
2. In addition, even without the background levels, we do not believe a data center can hit the noise limits published. While they are all stringent, the nighttime dBC level isn't feasible and the nighttime dBA may also not be. I am not even sure we hit the daytime dBC now that we have the technical analysis back.

We have started to invest a lot of time in the possibility of data center instead of warehouse and we can't make progress under the ordinance as published.

On Tuesday, I was planning to bring both an acoustical expert and a mechanical expert and believe we were also going to do a sound demonstration. Is it possible to get added to the agenda for Tuesday? I would think the board would want the opportunity to question both the acoustical engineer and the mechanical engineer.

Best,  
Dan

**Dan Gordon**  
**Regional Development Partner – NE Industrial**  
**Hanover Company**  
7200 Wisconsin Ave | Suite 820  
Bethesda, MD 20814  
Cell: 202.747.4583

<Image.png>

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**From:** Stephen Cordaro <[scordaro@southhanover.org](mailto:scordaro@southhanover.org)>  
**Sent:** Wednesday, May 20, 2026 2:49:59 PM  
**To:** Dan Gordon <[dgordon@hanoverco.com](mailto:dgordon@hanoverco.com)>  
**Cc:** Michael Miller <[mmiller@eckertseamans.com](mailto:mmiller@eckertseamans.com)>; Lynn Wuestner <[lwuestner@southhanover.org](mailto:lwuestner@southhanover.org)>; Frank Tomasic <[ftomasic@southhanover.org](mailto:ftomasic@southhanover.org)>; J. STUDER [REDACTED]; Robert Cassel [REDACTED]; Kevin Busher <[kbusher@southhanover.org](mailto:kbusher@southhanover.org)>  
**Subject:** Data Center Ordinance

Dan: We do not have an item on our May 26 meeting agenda for the Data Center Ordinance, since the Board approved advertising the updated ordinance. Therefore, you would only be allowed three minutes in the Public Comment time. Rather than coming to the meeting, our Solicitor recommends that your attorney submit a written request/letter to the Board of Supervisors accompanied by a written opinion with substantiating documentation from your acoustical expert raising your concerns and comments on the advertised proposed ordinance. The Board will be able to review your information and decide on how to address them. Thanks, Steve Cordaro.

---

**From:** Dan Gordon <[dgordon@hanoverco.com](mailto:dgordon@hanoverco.com)>  
**Sent:** Thursday, May 21, 2026 7:37 AM  
**To:** Frank Tomasic <[ftomasic@southhanover.org](mailto:ftomasic@southhanover.org)>  
**Cc:** Stephen Cordaro <[scordaro@southhanover.org](mailto:scordaro@southhanover.org)>; Michael Miller <[MMiller@eckertseamans.com](mailto:MMiller@eckertseamans.com)>; Lynn Wuestner <[lwuestner@southhanover.org](mailto:lwuestner@southhanover.org)>; J. STUDER [REDACTED] Robert Cassel [REDACTED]; Kevin Busher <[kbusher@southhanover.org](mailto:kbusher@southhanover.org)>; Charlie Courtney <[ccourtney@mcneeslaw.com](mailto:ccourtney@mcneeslaw.com)>  
**Subject:** Re: Data Center Ordinance

Members of the Board,

I am aware that you have already spent an inordinate amount of time considering the best way to effectuate a data center overlay zone for the municipality and that this is a sensitive issue. I just want to clarify that we have now actually studied / tested background noise in multiple locations onsite and materially advanced an acoustical analysis for a data center use that respects the 500 foot buffer. I believe both the board and the neighbors may benefit from having the acoustical consultant who did the testing and analysis walk through and explain the results. If there is a strong preference for us to

Best,  
Dan

| Bar Index | Relative Length (approximate) |
|-----------|-------------------------------|
| 1         | 10                            |
| 2         | 100                           |
| 3         | 85                            |
| 4         | 95                            |
| 5         | 100                           |
| 6         | 110                           |
| 7         | 105                           |
| 8         | 45                            |
| 9         | 35                            |
| 10        | 10                            |
| 11        | 100                           |
| 12        | 105                           |
| 13        | 10                            |
| 14        | 30                            |

We have two concerns:

1. The noise limits set forth in the ordinance are materially below existing background noise levels.
2. In addition, even without the background levels, we do not believe a data center can hit the noise limits published. While they are all stringent, the nighttime dBC level isn't feasible and the nighttime dBA may also not be. I am not even sure we hit the daytime dBC now that we have the technical analysis back.

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On Tuesday, I was planning to bring both an acoustical expert and a mechanical expert and believe we were also going to do a sound demonstration. Is it possible to get added to the agenda for Tuesday? I would think the board would want the opportunity to question both the acoustical engineer and the mechanical engineer.

Best,  
Dan

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**Hanover Company**  
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Bethesda, MD 20814  
Cell: 202.747.4583

<Image.png>

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**From:** Stephen Cordaro <[scordaro@southhanover.org](mailto:scordaro@southhanover.org)>  
**Sent:** Wednesday, May 20, 2026 2:49:59 PM  
**To:** Dan Gordon <[dgordon@hanoverco.com](mailto:dgordon@hanoverco.com)>  
**Cc:** Michael Miller <[mmiller@eckertseamans.com](mailto:mmiller@eckertseamans.com)>; Lynn Wuestner <[lwuestner@southhanover.org](mailto:lwuestner@southhanover.org)>; Frank Tomic <[ftomic@southhanover.org](mailto:ftomic@southhanover.org)>; J. STUDER [REDACTED] Robert Cassel [REDACTED]; Kevin Busher <[kbusher@southhanover.org](mailto:kbusher@southhanover.org)>  
**Subject:** Data Center Ordinance

Dan: We do not have an item on our May 26 meeting agenda for the Data Center Ordinance, since the Board approved advertising the updated ordinance. Therefore, you would only be allowed three minutes in the Public Comment time. Rather than coming to the meeting, our Solicitor recommends that your attorney submit a written request/letter to the Board of Supervisors accompanied by a

written opinion with substantiating documentation from your acoustical expert raising your concerns and comments on the advertised proposed ordinance. The Board will be able to review your information and decide on how to address them. Thanks, Steve Cordaro.

**From:** Dan Gordon <[dgordon@hanoverco.com](mailto:dgordon@hanoverco.com)>

**Sent:** Monday, 08 June 2026 15:12:09

**To:** J. STUDER <[REDACTED]>; Kevin Busher <[kbusher@southhanover.org](mailto:kbusher@southhanover.org)>; Lynn Wuestner <[lwuestner@southhanover.org](mailto:lwuestner@southhanover.org)>; Robert Cassel <[REDACTED]>; Stephen Cordaro <[scordaro@southhanover.org](mailto:scordaro@southhanover.org)>; Frank Tomasic <[ftomasic@southhanover.org](mailto:ftomasic@southhanover.org)>; Michael McAuliffe Miller <[MMiller@eckertseamans.com](mailto:MMiller@eckertseamans.com)>

**Cc:** Charlie Courtney <[ccourtney@mcneeslaw.com](mailto:ccourtney@mcneeslaw.com)>; Gregg Adelman <[gadelman@kaplaw.com](mailto:gadelman@kaplaw.com)>; Sam Boxley <[SBoxley@hanoverco.com](mailto:SBoxley@hanoverco.com)>; Drew Dommel <[DDommel@hanoverco.com](mailto:DDommel@hanoverco.com)>

**Subject:** [EXTERNAL] Re: Data Center Ordinance

Members of the Board of Supervisors:

In response to your request for a written submission regarding the proposed noise limits in the draft data center ordinance for South Hanover Township, please find attached an acoustical analysis prepared by SLR. The Township has revised the draft ordinance to propose daytime sound limits of 55 dBA and 55 dBC and nighttime sound limits of 45 dBA and 45 dBC coming from the data center use. Those limits are arbitrarily low in that they are lower than the pre-existing background (ambient) conditions of the land that is to be included in the overlay. These arbitrarily low limits effectively are a "poison pill" and preclude the actual implementation of a data center development within the proposed overlay, which includes the Quarry land and adjoining Mumma Realty Associates and GAT Distribution Corporation.

The background (ambient) sound levels are illustrative of this fact. Measurement locations 1, 4 and 5 are closest to homes in the township.

- At location 1, daytime dBA averaged ~66 and nighttime dBA averaged ~61. Daytime dBC averaged ~71 and nighttime dBC averaged ~65.
- At location 4, daytime dBA averaged ~57 and nighttime dBA averaged ~56. Daytime dBC averaged ~65 and nighttime dBC averaged ~65.
- At location 5, daytime dBA averaged ~50 and nighttime dBA averaged ~48. Daytime dBC averaged ~62 and nighttime dBC averaged ~58.

In short, the draft ordinance sets limits at the residential property lines that are far more stringent than existing ambient noise levels. For this reason, such noise limits are arbitrary and bear no rational relationship to the actual noise conditions of the overlay lands.

Further, the draft ordinance requires that the sound study (i) estimate both current sound levels and post construction sound levels at the time of operation along all property lines and (ii) identify proposed methods and materials to mitigate excess sound levels and limit the dBA and dBC levels at the property line. To the extent that the proposed sound level limits are interpreted to apply to the total sound level as estimated at the property line (i.e. ambient sound together with the sound generated from the data center), then the proposed sound limits are entirely exclusionary as the existing (ambient) sound levels already exceed such sound limits. If the proposed sound level limits are interpreted to apply only to the sound generated by the data center (and not factor in ambient sound), then, the proposed sound levels still are exclusionary because they cannot be attained regardless of what technology is employed, as described in the attached study.

As described in the study, after evaluating the background noise levels, the consultant evaluated the sound impact of various pieces of HVAC equipment. That scope was quickly expanded to include other types of equipment following the realization that HVAC equipment most typically used on data centers, even with noise mitigation, could not comply with the ordinance. The consultant included in the analysis the berm required by the ordinance as well as the existing topography and site features in existence at the property.

The consultant started with two types of air-cooled chillers. Those chillers were evaluated first without barriers and then sound walls; the consultant then added silencers to one of the chillers. With it becoming clear that air-cooled chillers cannot feasibly meet the standard set by the Township, the consultant went on to evaluate water-cooled chillers, in this case adding noise mitigation to the cooling towers. Here are the key takeaways:

- Both the silenced air-cooled chillers and the cooling towers can meet a 45 dBA limit at all property lines, although it's tight at the west property line with the air-cooled chiller and we would probably need a slight increase in the dBA level to provide a margin for error.
- The air-cooled chillers would need a dBC limit of 65 or slightly higher.
- Water cooling towers could potentially work with a dBC limit of 55, again with no margin for error, but cannot meet a nighttime dBC limit of 45.

A reduction in the size of the project by the removal of buildings closer to the residential area, a change in the location of buildings, or the use of additional sound walls or sound-proofing technology will not achieve compliance with these arbitrarily low sound limits.

Interestingly, as reflected in the study, the change in sound levels at the property line at nighttime resulting from the addition of the data center project would have an imperceptible dBA impact regardless of whether we evaluated the air-cooled towers with mitigation (scenario 2(b) or (c)) or either type of water cooling tower. And the dBC impact would be similarly imperceptible with both types of cooling, with the exception that air-cooled systems,

even with mitigation, would create a marginally perceptible difference in sound at the western property boundary.

Accordingly, the proposed sound limits are arbitrarily low, effectively preclude data center development, and do not even have any relationship to existing ambient sound levels within and along the overlay. One change that could reconcile the exclusion of data centers within the proposed overlay and account for existing ambient sound levels is to permit dBA and dBC levels to be 10 dBA and 10 dBC, respectively, above existing ambient sound levels.

Once the Board has reviewed these materials, we would like to bring the acoustical engineers and the mechanical engineers to a Board meeting for further discussion. In the interim, we welcome questions and are happy to set up calls with any member of the Board.

Regards,

**Dan Gordon**  
**Regional Development Partner – NE Industrial**  
**Hanover Company**  
7200 Wisconsin Ave | Suite 900  
Bethesda, MD 20814  
Cell: 202.747.4583



**HANOVER**  
**COMPANY**

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**From:** Stephen Cordaro <[scordaro@southhanover.org](mailto:scordaro@southhanover.org)>  
**Sent:** Thursday, May 21, 2026 9:41 AM  
**To:** Dan Gordon <[dgordon@hanoverco.com](mailto:dgordon@hanoverco.com)>; Frank Tomasic <[ftomasic@southhanover.org](mailto:ftomasic@southhanover.org)>  
**Cc:** Michael Miller <[MMiller@eckertseamans.com](mailto:MMiller@eckertseamans.com)>; Lynn Wuestner <[lwuestner@southhanover.org](mailto:lwuestner@southhanover.org)>; J. STUDER [REDACTED]; Robert Cassel [REDACTED]; Kevin Busher <[kbusher@southhanover.org](mailto:kbusher@southhanover.org)>; Charlie Courtney <[ccourtney@mcneeslaw.com](mailto:ccourtney@mcneeslaw.com)>  
**Subject:** RE: Data Center Ordinance

Dan: There is little support from the Board members to add the data center ordinance to the meeting agenda. The preference of the Board is for Hanover to submit in writing for the Board to review and decide how to move forward. If you were to come to the meeting, you would be limited to three minutes in the Public Comment section. Thanks, Steve Cordaro.

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**From:** Dan Gordon <[dgordon@hanoverco.com](mailto:dgordon@hanoverco.com)>  
**Sent:** Thursday, May 21, 2026 7:37 AM  
**To:** Frank Tomasic <[ftomasic@southhanover.org](mailto:ftomasic@southhanover.org)>  
**Cc:** Stephen Cordaro <[scordaro@southhanover.org](mailto:scordaro@southhanover.org)>; Michael Miller <[MMiller@eckertseamans.com](mailto:MMiller@eckertseamans.com)>; Lynn Wuestner <[lwuestner@southhanover.org](mailto:lwuestner@southhanover.org)>; J. STUDER [REDACTED]; Robert Cassel <[REDACTED]>; Kevin Busher

**Subject:** Re: Data Center Ordinance

I am aware that you have already spent an inordinate amount of time considering the best way to effectuate a data center overlay zone for the municipality and that this is a sensitive issue. I just want to clarify that we have now actually studied / tested background noise in multiple locations onsite and materially advanced an acoustical analysis for a data center use that respects the 500 foot buffer. I believe both the board and the neighbors may benefit from having the acoustical consultant who did the testing and analysis walk through and explain the results. If there is a strong preference for us to instead submit that analysis in writing, we can of course do so but I think questioning the consultant in person would be helpful. Please let me know if you would like for us to bring the consultants to the meeting or if submitting in writing remains the board's preference.

**Dan Gordon**  
**Regional Development Partner – NE Industrial**  
**Hanover Company**  
 7200 Wisconsin Ave | Suite 820  
 Bethesda, MD 20814  
 Cell: 202.747.4583

[illegible]

**TOWNSHIP OF SOUTH HANOVER  
DAUPHIN COUNTY, PENNSYLVANIA**

**ORDINANCE NO. 2026 - \_\_\_\_\_**

AN ORDINANCE OF THE TOWNSHIP OF SOUTH HANOVER,  
DAUPHIN COUNTY, PENNSYLVANIA, AMENDING  
ARTICLE 2 (DEFINITIONS), ARTICLE 3 (ZONING  
DISTRICTS), ESTABLISHING ARTICLE 22 (DATA CENTER  
OVERLAY) TO CREATE A DATA CENTER OVERLAY  
DISTRICT, AND AMENDING THE ZONING MAP TO  
INCLUDE CERTAIN LANDS WITHIN THE DATA CENTER  
OVERLAY DISTRICT.

**WHEREAS**, the Board of Supervisors of the Township of South Hanover, Dauphin County, Pennsylvania, having adopted a Zoning Ordinance at Chapter 27 of the Township of South Hanover Code of Ordinances to, *inter alia*, promote coordinated and practical community development within the Township; and set forth the definitions, uses, requirements and regulations for zoning in the township; and

**WHEREAS**, the Board of Supervisors finds it necessary to amend the Zoning Ordinance to include definitions of terms and conditional uses of Data Center Facilities, and

**WHEREAS**, the Board of Supervisors finds it necessary to establish within the Zoning Ordinance an Article providing regulations pertaining to Data Center Facilities.

**NOW, THEREFORE, IT IS HEREBY ORDAINED AND ENACTED**, by the Board of Supervisors of the Township of South Hanover, Dauphin County, Pennsylvania, that the Code of Ordinances of the Township of South Hanover, Chapter 27 (Zoning) Article 2 (Definitions) and Article 11 (Industrial Park District: IP) section 27-1104 (Conditional Uses), be amended in accordance with the changes described herein; and that Article 22 (Data Centers) be established.

**SECTION 1.** The Code of Ordinances of the Township of South Hanover, Chapter 27, Zoning, Article 2, Definitions is hereby amended as follows:

**DATA CENTER:**

A facility used for the housing, operation, and/or co-location of computer and communication equipment for the purpose of storage, management, processing, and/or transmission of digital information necessary for the operation of one or more business, commercial, or governmental entities. A facility containing one or more large-scale computer systems used for data storage and processing for off-site users. Typical supporting equipment includes back-up batteries and power generators, cooling units, fire suppression systems, water storage and enhanced security features.

**DATA CENTER ACCESSORY USE:**

Those uses and structures customarily incidental to a Data Center, including administrative buildings and offices, utilities, utility lines, electrical substations, pump stations, water towers, mechanical equipment and environmental controls (air conditioning or cooling towers, fire suppression, etc.), redundant/backup power supplies (gensets and associated fuel storage tanks), redundant communications connections, antenna (microwave tower or commercial), and high security (including guardhouses, crash-rated fencing, and controlled access equipment and structures) when located on the same tract or assemblage of adjacent parcels developed as a unified development for a Data Center.

**SECTION 2:** The Code of Ordinances of the Township of South Hanover, Chapter 27, Zoning, Article 3, Designation of Districts, Section 27-301, Zoning Districts, is hereby amended to include the following new overlay zoning district:

DCO                      Data Center Overlay District

**SECTION 3:** The Code of Ordinances of the Township of South Hanover, Chapter 27, Zoning, Article 3, Designation of Districts, Section 27-302, Zoning Map, Subsection 1, is hereby amended to include the following changes:

The boundaries of the R-A, ESC, R-S, R-U, R-M, R-MH, V, IP, OP, CH, **and DCO** Districts shall be as shown upon the map attached to and made a part of this chapter, which shall be designated "Zoning Map." The said map and all the notations, references and other data shown thereon are hereby incorporated by reference into this chapter as if all were fully described herein.

**SECTION 4:** The Code of Ordinances of the Township of South Hanover, Chapter 27, Zoning, Article 3, Designation of Districts, Section 27-303, Boundaries between the R-A, ESC, R-S, R-U, R-M, R-MH, V, IP, OP, and CH Districts, is hereby amended to be entitled:

Boundaries between the R-A, ESC, R-S, R-U, R-M, R-MH, V, IP, OP, CH, **and DCO** Districts

**SECTION 5:** The Code of Ordinances of the Township of South Hanover, Chapter 27, Zoning, is hereby amended to Establish in its entirety Article XXII, Data Center Overlay, as follows:

**§ 2201. Establishment of Data Center Overlay District.**

1. **Purpose.** The purpose of the Data Center Overlay District (DCO District) is to accommodate data centers and Data Center Accessory Uses, subject to the requirements of this Article XXII.

2. Boundaries of District. The boundaries of the DCO District shall be as delineated on the Zoning Map specified in Section 27-302 of this Chapter.
3. Applicability. The DCO District shall be an optional overlay district for certain land as depicted on the Zoning Map. With the exception of the standards of Article XIV (Floodplain District: FP), which shall prevail and apply over the standards of Article XXII, the standards of Article XXII shall supersede all general use and bulk and area standards set forth in the underlying zoning district. In the event of a conflict between the provisions and standards of Article XXII and any other provision or standard of this Chapter, the standards of Article XXII shall prevail and apply.

**§ 2202. Principal Uses.** The following principal uses may be established individually on separate lots or cumulatively on one parcel:

1. Data Center
2. Electric and water utility transmission and distribution facilities including substations, water pumping stations, reservoirs and the like.

**§2203. Accessory Uses.**

1. Data Center Accessory Use

**§2204. Lot Area, Width and Yard Regulations.**

1. Lot Area and Width Regulations
  - A. The minimum lot area shall not be less than 30 contiguous acres.
  - B. The width of any lot shall not be less than 200 feet at the right of way line or the building setback line.
  - C. The minimum overall tract area for development of data centers is 410 acres. Upon development of any data center building within the overall tract area, the entirety of such overall tract area depicted on a land development plan shall be reserved for data center principal uses until all such data center principal uses on the overall tract area are abandoned or otherwise cease.
2. Yard Regulations
  - A Front Yard: 100 feet

- B. Side Yard: 75 feet
- C. Rear Yard: 75 feet
- D. Corner lots shall be provided two (2) front yards, one (1) side yard, and one (1) rear yard.
- E. Data Center accessory uses, except stormwater management facilities, shall not be placed in the required yard setbacks.

**§2205. Coverage Regulations.**

- 1. Coverage shall not be more than 75% of the total lot area, including parking areas.
- 2. No less than 20% of the lot shall remain green or open space, not including stormwater management facilities.

**§2206. Height Regulations.**

- 1. No principal building or structure shall exceed 75 feet in height. Building height shall be calculated from ground to the top edge of the main roofline and exclude any mechanical or accessory equipment, screen walls and/or parapets.
  - A. No accessory structure or uses, except public utility structures or facilities, shall exceed 50 feet in height.
  - B. No mechanical or accessory equipment mounted on the roof shall exceed 20 feet in height from the top edge of the roof.

**§2207. Buffer and Screening Regulations.**

- 1. Buffer yards shall be required to meet the requirements of Section 27-1508, Subsection 1.F, except as otherwise provided in this Section 27-2207.
- 2. Along property lines that are shared with an adjoining, existing residential use, the depth of the buffer yard shall be increased to a minimum of 300 feet and shall include an earthen berm having a maximum slope of three feet of run to one foot of rise and a minimum height of 25 feet above grade. The top of the berm shall consist of a flat area having a minimum depth of 15 feet and shall be planted with evergreen trees in two staggered rows at intervals of 15 feet on center. Such evergreen trees shall have a minimum planting height of 10 feet. Notwithstanding the foregoing:
  - A. Where existing trees and/or an existing berm are located within an area

where such a buffer yard is required, then in connection with the review of a land development plan the Board of Supervisors may (i) require that such existing trees and/or existing berm may be maintained in lieu of the requirements of this Subsection 2, provided that the Board of Supervisors determines that such existing trees and/or berm provides screening that is equally or more effective than the requirements of this Subsection 2 or (ii) require that such additional berm and/or trees be installed as may be accommodated outside of existing trees and/or existing berm but still within the required 300-foot buffer yard depth.

- B. Where wetlands, ponds, streams or other waterways or natural features interfere with the installation of the required berm between the property line and proposed buildings or structures, a soundwall may be substituted for the berm or may be used supplement a berm that is less than 25 feet in height, provided that (i) such soundwall is limited to the areas where the required berm at the required height is not installed, (ii) the minimum depth of the buffer yard remains at 300 feet, and (iii) the soundwall has a minimum height of either (a) 25 feet if the soundwall not located on a berm or (b) a lesser height such that the sum of the height of the soundwall plus the height of any berm upon which the soundwall is to be located is a minimum of 25 feet.

#### **§2208. Noise Regulations.**

1. As part of any land development plan submission, the applicant shall submit a report providing the details of a sound study that estimates current sound levels and establishes post construction sound levels at the time of operation along all property lines, in compliance with the applicable provisions of this Section 27-2208. The report shall include proposed methods and materials to mitigate excess noise levels and limit the dbA and dbC levels at the property line to the levels stated in the table in paragraph 2 below. The study shall also estimate the dbA and dbC noise levels that adjacent existing dwellings would experience under the existing and/ or proposed conditions and mitigation measures.
2. Sound levels shall not exceed the following dBA and dBC levels for the zoning district contiguous to the property line of the subject property measured at the property line:

| <b>Maximum Sound Levels for Data Centers at Property Line</b> |                            |                              |                            |                              |
|---------------------------------------------------------------|----------------------------|------------------------------|----------------------------|------------------------------|
| <b>Affected Zoning District(s)</b>                            | <b>Daytime Maximum dbA</b> | <b>Nighttime Maximum dbA</b> | <b>Daytime Maximum dbC</b> | <b>Nighttime Maximum dbC</b> |
| Residential                                                   | 60                         | 55                           | 65                         | 60                           |

|                                                               |  |  |  |  |
|---------------------------------------------------------------|--|--|--|--|
| (R-A, ESC,<br>R-S, R-U,<br>R-M, V, R-<br>MH, R-MT<br>and R-C) |  |  |  |  |
|---------------------------------------------------------------|--|--|--|--|

\* Such sound level limits shall not apply to any property line of a lot that is located within the Data Center Overlay District and incorporated as part of a principal use permitted in the Data Center Overlay District.

3. For the purposes of this section: "Daytime" means 7 a.m. to 7 p.m. and "Nighttime" means 7 p.m. to 7 a.m. for the 24-hour period in question.
4. The sound levels set forth above may be exceeded for:
  - A. Testing of auxiliary power generating systems, including generators, between the hours of 7:00 AM and 7:00 PM EST, provided that such testing shall (i) occur only on weekdays between the hours of 7:00 AM and 7:00 PM EST, (ii) not produce sound levels that exceeds a maximum of 75 dbA and 85 dbC as measured at the property line, (iii) be limited to a maximum period of three hours per day, and (iv) be performed a maximum of one time per week.
  - B. Auxiliary power generating systems in use when the primary power generating system fails. Auxiliary power generating systems exceeding the sound levels set forth in Subsection 2 above shall not be used to augment the primary power generating system for purposes of increased data processing capacity.
5. Within two years after issuance of a certificate(s) of occupancy for all Data Center buildings that have been constructed pursuant to an approved land development plan, the Township reserves the right, in its sole discretion, to engage a third-party sound expert of its choosing to perform a post-occupancy noise study at the Data Center facilities at the Owner's expense to confirm compliance with the sound level standards set forth in this section 272208. If the study shows that the noise standards are not met, the Owner shall undertake any modifications needed to bring the facilities into compliance with the noise standards.

#### **§2209. Lighting and Glare Regulations.**

1. Lighting shall be designed so as to not produce objectionable or nuisance glare onto neighboring properties and conform to § 27-1512 Performance Standards.

2. A photometric plan shall be provided showing all exterior lighting shall be designed so as to not produce more than .25 foot-candles at any abutting lot line or right of way line. In addition, a report or plan shall be provided that includes details on the type of lighting fixtures, poles, and other pertinent materials and equipment upon which the photometric plan is based.
3. Exterior lighting shall not be mounted higher than 38 feet on a standard or other freestanding support or the exterior of a structure from the lowest adjacent grade. The fixture shall be fully shielded or cutoff so as to direct light at a downward angle and towards the interior of the lot and not equal to or higher than the horizontal plane of the bulb, bulb enclosure, or light shielding.

#### **§2210. Signs.**

1. Signs shall be provided in accordance with Article XVII, "signs," of this chapter.

#### **§ 2211. Environmental Requirements.**

1. Water use
  - A. Water Source and Use Assessment: A report shall be provided for any proposed Data Center facilities stating what source(s) of water is proposed for the data processing equipment and heat mitigation needs along with a water needs and usage analysis for the project. If a public water system is not proposed as a selected water source for the project equipment and heat mitigation needs, water from a public water system providing the supply for the sanitary facilities shall not be used to augment the primary water source for the purpose of increasing the data processing capacity.
  - B. Raw Water: To the extent required by state or federal law, Applicant shall provide proof of review and approval from the Susquehanna River Basin Commission (SRBC) for all projects that have ground or surface water consumption of 20,000 gpd or more and supply a raw water needs analysis showing required quantities from any private or public source. Any proposed usage of groundwater for heat mitigation cooling (excluding quarry water) shall require submission of a report with the land development plan which includes a hydrogeological study documenting the effect on the area groundwater aquifer and no adverse effects on existing residential water wells in adjacent areas.
  - C. Public Water: Applicant shall provide a will serve letter from the public

utility confirming that the required quantities will be supplied and shall supply a water needs analysis confirming required quantities.

- D. Any water-cooling system use where water is taken directly from a riverine water source shall be designed and installed in accordance with all Federal and State regulatory and permitting requirements and the area and components be secured from access by fencing of at least 6 feet in height.
- 2. Public water and sewer shall be provided for all sanitary facilities.
- 3. Any emissions of exhaust, gases, noxious odor or similar shall adhere to applicable State and Federal emission standards.
- 4. . A decommissioning plan shall be submitted as part of any Land Development submission showing the handling of any hazardous material and protection of any water sources upon closure of the facility and shall show how the site will be returned to a neutral state, being a condition that is easily adapted to similar uses, and the handling and removal of any Electronic Waste (also known as “E-Waste”) and/or any other hazardous material that may be present on the site. Such decommissioning plan shall include the requirement as set forth in Section 2213 (Bond Required for Data Centers)
- 5. Energy Use: A report shall be submitted showing the estimated electrical energy needs and use and the proposed sources. The report shall also include an analysis of any renewable energy source(s) proposed with design details, a decommissioning plan and cost estimate for decommissioning any onsite solar and wind energy sources proposed along with the proposed bonding source to cover the estimated decommissioning cost.
- 6. Utilities – Applicant shall provide proof that the amount of anticipated utility use is feasible with the source from which the utilities are derived.
- 7. Emergency Management: A report shall be submitted with an analysis of emergency situations and occurrences which could be expected in a data center operation along with response plans and procedures for handling each situation. This report shall be excluded from the public record and not subject to right-to-know law due to security risks.

#### **§ 2212. Off-Street Parking and Loading.**

- 1. Except as provided herein below, off-street parking and loading shall be provided in accordance with the following and meet all other applicable

requirements of Chapter 27, Article XVIII, Off- Street Parking.

2. For each Data Center principal building, 1.5 off-street parking spaces per on-site employee on the largest shift shall be provided.
3. For each Data Center principal building, the greater of (i) 1 off-street loading space per 125,000 square feet of gross floor area or (ii) 2 off-street loading spaces shall be provided.

### **§ 2213. Bond Required for Data Centers.**

1. The Data Center facility owner must post a bond when the application for such a system is filed with the Township in an amount determined by the Township's Engineer, to ensure the proper decommissioning of the handling and removal of any Electronic Waste (also known as "E-Waste") and/or any other hazardous material that may be present on the site of Data Center. The applicant for a zoning permit for a Data Center shall execute an agreement with the Township providing financial security in an amount equal to one hundred twenty-five percent (125%) of the estimated cost to decommission the handling and removal of any Electronic Waste (also known as "E-Waste") and/or any other hazardous material that may be present on the site of the Data Center. The estimated cost shall be prepared by the Applicant and shall be in writing itemizing the costs. The estimated costs shall be subject to the approval of the Township. The financial security shall be in the form of one of the following:
  - A. funds deposited with the Township;
  - B. a bond from an entity acceptable to the Township; or
  - C. an irrevocable letter of credit from an entity acceptable to the Township.
2. The agreement and financial security shall remain in effect until the decommissioning process has concluded and any Electronic Waste (also known as "E-Waste") and/or any other hazardous material that may be present on the site have been removed or remediated at the discretion of the Township. The financial security may be utilized by the Township to pay the costs of repair, replacement, dismantling, removal and/or restoration of the Data Center or the land as provided herein. Every five (5) years, a new estimate of the said costs shall be submitted to the Township in writing by the owner of the Data Center. The said estimate shall be subject to the approval of the Township. The said financial security shall be adjusted to remain equal to one hundred twenty-five percent (125%) of the said estimated costs. In the event the Township utilizes the said financial security as herein provided, the owner of the Date Center shall, immediately, replace the funds so utilized to the extent necessary to provide financial security in the amount of the said one hundred twenty-five percent (125%). The Township shall

be entitled to an administrative fee of ten percent (10%) of the cost of any work done by it pursuant hereto. The same may be deducted from the financial security. Should the financial security not be sufficient to pay the costs and fees, the owner of the Data Center and landowner shall be held jointly and severally liable for the costs and fees not paid from the financial security. The agreement referred to herein shall be prepared by the Applicant. All costs, expenses and fees incurred by the Township in reviewing the estimates or enforcing the said agreement shall be paid by the Applicant within ten (10) days of receiving a bill for the same.

**SECTION 6.** The Zoning Map of the Code of Ordinances of the Township of South Hanover, Chapter 27, Zoning, is hereby amended by adding and applying the limits of the Data Center Overlay District to include certain lands that are known and identified as Dauphin County Parcel Id. Nos. 56-016-058-000-0000, 56-016-124-000-0000, 56-016-125-000-0000, 56-016-115-000-0000, 56-016-004-000-0000, , 56-016-101-000-000 and 56-011-063-000-0000 and shown as the area outlined in red on Exhibit A.

**SECTION 7.** Except only as amended, modified and changed herein, Chapter 27 of the Township of South Hanover Code of Ordinances as originally enacted and as previously amended shall remain in all other respects in full force and effect.

**SECTION 8.** If any section, sub-section, provision, regulation, limitation, restriction, sentence, clause, phrase or word in this Ordinance is declared by any reason to be illegal, unconstitutional, or invalid by any court of competent jurisdiction, such decision shall not affect or impair the validity of this Ordinance or Chapter 27 of the Code as a whole, or any other section, sub-section, provision, regulation, limitation, restriction, sentence, clause, phrase, word or remaining portion of this Ordinance or Chapter 27 of the Code. The Township Board of Supervisors hereby declares that it would have adopted this Ordinance and each section, sub-section, phrase and word thereof, irrespective of the fact that any one or more of the sections, sub-sections, provisions, regulations, limitations, restrictions, sentences, clauses, phrases or words may be declared illegal, unconstitutional or invalid.

**SECTION 9.** This Ordinance shall become effective in accordance with applicable law.

DULY ORDAINED this \_\_\_\_ day of \_\_\_\_\_, 2026, by the Board of Supervisors of South Hanover Township, Dauphin County, Pennsylvania, in lawful session duly assembled.

ATTEST:

SOUTH HANOVER TOWNSHIP  
BOARD OF SUPERVISORS

\_\_\_\_\_  
Secretary

By: \_\_\_\_\_