



Management Council Meeting UNAPPROVED Minutes

Thursday, September 25, 2025 10:00 AM– 11:30 PM via Zoom

(Visit www.lowerdelawarewildandscenic.org for the Zoom and for additional reference information.)

Call to order 10:02 AM

Jeff Ackerman-Upper Mt. Bethel, Driftstone
Campground
Jay Arancio-Mayor, Alexandria Township
Gail Ashley-Kingwood Twp. EC and Rockfall
(Geologist and Hydrologist)
Adam DePaul-Lenape Nation of PA
Richard Dodds-Chair
Emily Dunn-HLT
JR Fisher-DRGP
Stephen Freeman -DTTA, Del. Canal Advisory
Committee
Kelsey Hansen-PA DCNR
Megan Hart-Lower Mt. Bethel Twp. Treasurer
Judith Henckel-Martin Jacoby Watershed

Amanda Khalil-DRBC
Kurt Leasure-Paunacussing AW
Melissa Mastrogiovanni LMBT Secretary
Dylan Medici-NJHC
Tara Mezzanotte-Warren Cty., Paulinskill
Lois Oleksa-Durham EAC, Durham Historical
Society
Shannon Pendleton-AWA, Solebury EAC
Emily Reed-PA DCNR
Tony Rizzello-Holland Twp. EAC
Lauren Seip-NJ DEP
Michelle St. Andre-Paulinskill Wild and Scenic,
Knowlton Township

NPS: Sarah Bursky and Nathalie Negrete
Staff: Cindy Kunnas and Alison Sommers-Sayre

1. (5 min) Welcome - Richard Dodds, Chairman – Introductions and Land Acknowledgement

- We would like to acknowledge that our work as a Council is on the traditional lands and home of the Lenape People, Lēnapehòkink, and we pay our respects to those who have stewarded this land from time immemorial and are still doing so today. We commit to improving this relationship, supporting Lenape recognition in Pennsylvania and New Jersey, and working together on programs and projects to benefit the Delaware River.
- Approval of June 2025 Minutes (attached)
 - Stephen Freeman made a motion, Judy second. Unanimously approved.
- Record Sept. meeting
- Reschedule December 25 meeting
 - Send Doodlepoll
- In memoriam of [CC Hopf](#)
- Please introduce yourself in chat, name and organization/role

2. (10 min) Expansion Study

- Community Update - Alison
 - Shared short slide [presentation](#) on the study
 - A NPS consultant and Nathalie have been assisting.
- Shannon asked about the Paunacussing. Alison-it was already designated along with the Tohickon and Tinicum
- Adam reaffirmed Lenape Nation of PA support and will get the signed support document back to us.
- Column in River Towns [Magazine](#)
- Jeff- UMBT will meet to discuss and ask about a deadline for resolution of support. Alison-fall but flexible since UMBT is close.
- Lois-if Durham misses the fall deadline, what happens? Alison-we have to move forward without that community and circle back in a few years. Need a package ready to get on the bill as soon as there is interest, it can take 6 months or two years. Lois-if Durham missed this round, would need to go in front of congress again? Alison-if it is not in the package, then it would be a few years before bringing it in front of congress again. An undesignated community is still invited to MC and be part of the process.
- Shannon-Solebury township is going through planning including parks, waterways, and energy. Can you recommend placeholders in the budget or other suggestions?
 - Alison-Go on the assumption that Aquetong, Primrose, Pidcock, and Cuttalossa will be designated.

3. (5 min) New mini-grant - Cindy

- Application will be available on the website October 11.
- Applications due November 17.
- Awardees to be notified beginning of January.
- Grants are typically \$5,000 or less

4. (15 min) Awareness and Outreach - Alison

- Outreach events
 - Tony represented LDWS at Holland Community Day in September
 - Dylan-North Jersey Rivers [Conference](#) and invited DRGP as a table or sponsor. Previously funded by William Penn Fdn. Includes all watersheds of North Jersey. October 17
- Jr. Ranger Booklet
 - Nathalie has been assisting. We have been making progress in activities and educational pages.
- Updated LDWS Website - high res pictures needed!

5. (20 min) River Use - Alison

- Summer experience Discussion
 - Trends
 1. Alison heard a report-After the increases seen since COVID, seeing a decline.
 2. Angie emailed-no noticeable change.
 3. Big downturn in picnicking along river sites.
 4. Higher than normal river drownings in spring.
 - Steph email: Picnic areas never had to be shut down but tubing access areas were full on nice weekend days. Scudders Falls closed on weekends.
 - PADCNr attendance

1. Kesley-more limited but some busy weekends with capacity issues at small parking lots. Some large families picnicking not really causing major issues. Lots of towpath use. Not allowed to park at Giving Pond to get to the river. FIFA soccer tournaments might have deterred some people from visiting. Visits low during soccer tournaments in Philadelphia. Less intense than previous summers.
 - o Stephen-observed lighter river traffic than last year.
 - o Richard-Big Bear parking lot was not full.
 - o Dylan-parking lots on weekends are full but empty during the week. There were a lot of hot and humid days, rain, or smoke from wildfires.
 - o Alison-river had a lot of high to low changes.
 - o Jeff-COVID years 2020 and 2021 campground and river access was crazy, back to normal now. Busy on weekends, and dead during weekdays.
 - o Overall, regressing back to the mean.

6. (10 min) Data Centers - Tony

- Holland wants to get ahead on the issue, and might be a prime area for a data center. Gilbert powerplant and industrial zoning around the river.
- Asked township committee attorney to view ordinances and zoning that would allow for data center development.
- Post Tony's letter in minutes. Michelle and Judy requested a copy (copy sent).
- Dylan-they can have various footprints. Don't fit into traditional development due to generating less traffic. Requires a lot of energy. No data centers have come up yet. Impact much larger than local.
- Amanda-annual water quality including temperature standardized. Data centers existed since 1946 in the area, exploding due to A1. Started studying in 2024. Presented to commissioners and NJDEP. No applications to withdraw water from mainstem. Working on a regulation to add to docket. Lower Delaware is the second most dense energy use in the nation. Data centers have been getting water from the public water supply and trying to get data on how much is being used. Install pipe or well, would need a permit.
- Holland EAC is not against data centers, making sure they are developed appropriately and not affect residents.
- Tony-HVAC system can be used to cool, loud fans and backup generators. Amanda-PA municipalities are looking into noise ordinances.
- Richard in NJ- can withdraw 100K gal per day without a special permit. SE is lowered to 10k.
- Dylan-Highlands Council mostly concerned with water supplies. Looking at if data centers compatible with municipal centers.
- Water Center at Penn announcement with Amazon to study A1 and water.

7. (5 min) Emerging Topic: Resources on Trenton Waterfront Initiative - Alison

- Reconnecting Trenton's [Riverfront](#), Rt.29 Community Engagement Meeting on October 1, 2025, 5:00–7:30 pm (presentation at 5:30 pm) at Mercer County Community College James Kerney Campus Gallery. Move 29 back from the river and add park space.
- September 24: Join us at 7 p.m. for a conversation highlighting the Reconnecting Trenton's Riverfront campaign on the Sierra Club's free Smart Growth Webinar Series. Learn how this project exemplifies smart growth in action. Likely [recorded](#).

8. (5 min) Available Resources - Alison

- NJ & PA Grant 2026 Strava Metro for Academic Researchers program. The application window runs from September 8 to October 17, 2025. Visit metro.strava.com/academics to learn more.

- NJ Grant NJ Resilient Funding for Regional Planning. The application window runs from September 8 to October 17, 2025. [Learn more](#)
- PA Grants
 - PECPA Grants
 1. Mini Grants Up to \$15,000 for Cycling Activation. [More info.](#)
 2. Mini Grants for Water Trail Applicants can request up to \$7,000. Virtual pre-application meeting on September 15, at 11 AM. Applications are due by 5:00 PM on October 31, 2025 [More info.](#)
 3. List of additional PECPA [grants.](#)
 - Environmental Education Grants Program. The application deadline is November 14. [More info.](#)
 - Trees for Watersheds Grant Program. [More info.](#)
 - Bucks County Conservation District Water Quality Fund (WQF) Proposal for Collaborative Project Funding. A reimbursement mini grant, valued at up to \$10,000. [More info.](#)
 - Watershed Restoration and Protection Program. There is a maximum of \$300,000 for any project. A 15% match of the total project cost is required. [More info.](#)
 - Greenways, Trails, and Recreation Program (GTRP). Grants shall not exceed \$250,000 for any project. A 15% match of the total project cost is required. [More info.](#)

9. (15 min) Ongoing Matters - Richard and all

- Development plans for [Finkles](#), Lambertville pulled. Owners want to renovate the theater, leaving Finkles as retail space.
- Sandcastle [Winery](#) - Cindy - Concern over permit status of work to expand facility, stormwater runoff into canal. Zoning appeals [proceed.](#)
- Sunoco Energy Transfer leak in Washington Crossing, Upper Makefield, read the latest [here](#). Sunoco submitted an [Interim Site Characterization report](#) to DEP on September 2, 2025, that includes the results of SPLP's soil, groundwater, soil vapor, indoor air, and surface water sampling conducted to date. The report also contains the geophysical studies, risk analysis, and other information used as a basis for the forthcoming remedial action evaluation. In-person public meeting to be held on September 15.
- The Land project, Dubliner on the Delaware sold to Landmark [Hospitality](#)
- What issues are emerging?
 - Tohickon Watershed Association is officially forming. Currently working on through the nonprofit creation process but you may start to see things popping up soon ask we try to gain momentum. - Dana
 - High Rocks Trail Day Sept 27 from 9-1 -Dana
 - [Bucks County Parks Volunteer Alliance](#) is recruiting volunteers and has many tree planting going on this fall. - Dana
 - Rising Nation River Journey-Adam is coordinating. Adamwaterbear@gmail.com. Lenape-nation.org. Rising Nation River Journey 2026. Conference 10/7&8 2025

Michelle made a motion to adjourn. Dylan second. Adjourn 11:36 AM

2025 Dates:

- Thursdays 10 A.M.: December 25 (need reschedule)

Attachments/Handouts

- June Minutes

- September Agenda

Environmental Commission

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TO: The Holland Township Committee

FROM: The Holland Township Environmental Commission

DATE: August 25, 2025

RE: Data Mining Facilities

EC recommendation for the TC to explore ordinance review

New Jersey Legislation:

The rise of Artificial Intelligence (AI) is fueling an unprecedented demand for data facilities and data infrastructure nationwide. The State of New Jersey sees planning for digital infrastructure and its land use impacts paramount. This presents NJ with both opportunities and challenges for municipal land use regulations. The NJ Legislature is fully aware of Data Mining, Data Centers, or Data Facilities. They have proposed legislation (S4143) to require data facilities to use renewable energy sources, (SR125) to require data facilities to obtain zero to low emission energy sources, (A5462) to shield customers from subsidizing data facility energy costs, and (A4558/S3432 called Next New Jersey Program) to attract significant investment from AI and related AI infrastructure. However, these Bills have not been signed into law as yet. Even when they are signed into law, they will still leave it up to the towns, boroughs, or municipalities to have good plans and ordinances in place to prevent or reduce the negative impacts on their residents.

What do Data Facilities need:

All data facilities need a building, preferably windowless, to house multiple banks of servers. Some of these facilities can house thousands of servers. A small facility is around 1 to 2 megawatts (MW) and can be housed in a building ranging from 5K to 10K square feet and it needs as little as 10 acres of land. Of course, larger data facilities can be on 800+ acres of land, can be four stories high, and can require as much as 8 to 10 giga watt (GW) of electrical power. Usually, a data facility developer will decide on the size of the facility based on the amount of land available. Other factors affecting the size of a data facility are access to a robust power grid (to handle high demands for power from the servers, other hardware such as cables, modems, nodes, PCs, auxiliary CPUs, monitors, etc., and large cooling fans), a cooling system (such as a commercial HVAC system or a close proximity to cool water from a river or aquifer to reduce the heat generated by the servers and other hardware), and the ability to expand in the future.

What concerns have been raised about Data Facilities:

1. Environmental Impacts:

- Water usage in that area can be adversely affected because water cooling systems consume millions of gallons of water daily which impact local water supply. Also, the cool water that is extracted from the water source is returned but at a higher temperature level that can affect the local aquatic life in that water source.
- Noise pollution is a common complaint about data facilities because of the levels of noise generated by the servers, the cooling systems both water and fan, and the backup generator systems operated during drops in electrical power. This noise affects nearby communities especially if they are currently quiet communities. The data facilities run 24/7 all year long and do not have down times.

2. Community Impacts:

- Strain on resources such as the electrical grid, water, and natural gas due to high demand for electrical power and water consumption.

- Noise from cooling fans, cooling pumps, and especially backup generators can be disruptive to surrounding residents.
- Because these facilities are large windowless buildings there is an impact to the visual landscape, and potentially change the rural nature of the community.
- Needed security to protect data facilities from those who may want to trespass on the property. This may impact local police resources.
- Tax incentives from the State and tax revenue to the municipalities can increase for having data facilities.

3. Operational Issues:

- Data facilities require huge amounts of electricity to power the servers, other hardware (such as modems, auxiliary CPUs, PCs, monitors, etc.), water cooling pumps, and cooling fans. This puts a high demand on the power grid that can ultimately stress the local utility and raise electricity bills for the surrounding area.
- Power disruptions are common issues with data facilities as they make the local power grid sensitive to high demands for electricity.
- Network connectivity issues are common with data centers as they can congestion the bandwidth with the high volume of data transfer over the local network.
- Micro-nuclear reactors, which fit on a flatbed truck, that power the facility are new technology being developed for data facilities. Their long-term use and safety issues are still

unknown. While they provide a clean energy source there is a concern about an operational accident involving the micro-reactor.

- Security from cyber-attacks and physical attacks including ransomware attacks and data breaches.

Request for Ordinance Review

For these reasons, the Environmental Commission is requesting a review of our Holland Township Zoning Ordinances that address the above stated impacts and issues. And where there is a lack or an insufficient ordinance to protect the community from these impacts and issues that an ordinance be created to do so.