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June 29, 2026

Mr. David Sander, Solicitor
Plymouth Township Zoning Hearing Board
700 Belvoir Road
Plymouth Meeting, PA 19462

Re: Request for Review of the Pennsylvania Municipalities Planning Code and Concerns Regarding the June 25, 2026, Zoning Hearing

Dear Mr. Sander:

I am writing to express my disappointment with the manner in which the June 25, 2026, Zoning Hearing regarding the proposed data center at 900 Conshohocken Road was conducted and to respectfully request that the Board review the authority granted to it under the Pennsylvania Municipalities Planning Code (MPC).

The meeting announcement distributed by the Township stated that the June 25 hearing was expected to focus on “procedural matters including party status, and the beginning of the applicant’s testimony.” It further advised the public that the meeting was expected to continue until approximately 9:30 p.m. These representations led residents to reasonably expect that they would hear at least the beginning of the applicant’s case that evening.

Instead, the meeting concluded approximately ninety minutes earlier than the published end time without any testimony from the applicant being presented. Many residents rearranged work schedules, childcare, and other obligations to attend based on the published notice. Ending the meeting early without hearing any substantive testimony was frustrating and undermined public confidence in the process.

I am supportive of the comments made by a resident that was granted “party status”, Nick Liermann, regarding the need for parties of record to receive adequate advance notice of witnesses, so they have a meaningful opportunity to prepare their cases. That concern goes directly to the fairness of these proceedings.

The Pennsylvania Municipalities Planning Code already provides the Zoning Hearing Board with significant authority to ensure fairness. Specifically, Section 908(4) authorizes the Board to “compel the attendance of witnesses and the production of relevant documents and papers, including witnesses and documents requested by the parties.”

The greatest concern is not that the Board lacks the authority to create a fair process, but that this authority does not appear to have been exercised. While many zoning applications may not require advance disclosure of witnesses or experts, this is not an ordinary zoning matter. This

application involves a massive, unprecedented hyperscale data center proposed within approximately 200 feet of existing homes and families. Treating a project of this magnitude as though it were “just another zoning application” fails to recognize the extraordinary public interest and complexity involved.

I urge the Board to carefully review the authority it already possesses under the Municipalities Planning Code and to fully utilize those powers to promote a transparent and equitable process for all parties.

I would also like to raise a practical concern regarding the hearing venue. Cellular service inside Colonial Middle School was extremely limited or unavailable for many attendees. In today’s world, residents often rely on their mobile devices to access Township documents, review applicable ordinances, research provisions of the Municipalities Planning Code, communicate with counsel or family members, and verify information presented during a hearing. The inability to obtain reliable cellular service placed residents who have been granted party status, at a significant disadvantage and limited their ability to participate meaningfully in the proceedings. I encourage the Township to consider future venues or technological accommodations that allow attendees to access information during lengthy public hearings.

This hearing has generated unprecedented public interest because of the potential long-term impacts on surrounding neighborhoods. Residents deserve a process that is not only legally compliant but also transparent, predictable, and demonstrably fair. Exercising the authority already granted to the Board under the Municipalities Planning Code would go a long way toward restoring public confidence.

Thank you for your time and consideration. I respectfully ask that the Board carefully consider these concerns before the next hearing.

Respectfully,

A handwritten signature in black ink that reads "Greg Scott". The signature is written in a cursive, flowing style.

Gregory Scott
State Representative
54th Legislative District