EAST FALLOWFIELD TOWNSHIP

Planning Commission Approved Minutes
October 19, 2026

Attendees: Guido Giuntini (Chair)
Charles Reed (Vice Chair)
Sue Monaghan (Member)
Deloin Scotton (Member)
Deb Stoff (Member, from 7:10pm)
Nick Vendetta (Keystone Services, on behalf of East Fallowfield Twp.)
Michael Miranda (Reger Rizzo & Darnall, on behalf of Cellco)
Christopher Schubert (Reger Rizzo & Darnall, on behalf of Cellco)
Claire DiNardo (Arionda LLC, on behalf of Cellco)
Andrew Petersohn (DMB Engineering, on behalf of Cellco)

Absent: TJ Berlin (Member)
Jerry Dickinson (Member)

Chair Giuntini called the meeting to order at 6:30 pm.

1. Discussion of Conditional Use Application by Cellco Partnership, d/b/a Verizon Wireless

Cellco Attorney Miranda provided a project overview. The conditional use application is for a 145-foot wireless telecommunications tower at 6 Ims Drive. The applicant explained that the tower would address a wireless capacity gap, feature 12 panel-style antennas, and include a 50-by-50-foot compound with a concrete slab and backup batteries, but no diesel generator. The commission discussed the tower's impact on the existing recycling facility, its distance from residential properties, and the electromagnetic exposure levels, which were confirmed to be well below FCC limits.

MOTION by Chair Giuntini to recommend approval of the conditional use application by Cellco Partnership, with conditions requiring the submission of a NEPA Report, SHPO Concurrence, and FAA Approval. SECOND by Member Monaghan. VOTING: 4-0

2. Final Revision of Data Centers Ordinance

Member Stoff joined the meeting.

The Commission discussed the final revision of the data center ordinance, focusing on Section D regarding post-construction sound and vibration studies. Discussion focused on requiring the study to be conducted by an independent third-party professional engineer rather than an engineer employed by the data center operator.

MOTION by Chair Giuntini to send the ordinance to the Board of Supervisors, with the requirement for a third-party engineer to be added. SECOND by Member Reed. VOTING: 5-0

3. Interview with Karen Beasley for Alternate PC Member

The Commission interviewed Karen Beasley for the vacant alternate member position.

MOTION by Chair Giuntini to recommend Karen Beasley to be appointed as alternate member of the Planning Commission, and to forward the recommendation to the Board of Supervisors. SECOND by Member Reed. VOTING: 5-0

4. Approval of Minutes

October 5, 2026
August 10, 2026
December 15, 2025
October 6, 2025

MOTION by Chair Giuntini to approve the minutes. SECOND by Member Reed. VOTING: 5-0

5. Old Business

The Commission briefly discussed a previously drafted solar ordinance, with members expressing interest in reviewing the draft.

6. New Business

There was no new business.

7. Adjournment

MOTION by Chair Giuntini to adjourn the meeting at 7:30 pm. SECOND by Member Stoff. VOTING: 5-0