



- - ANNOUNCEMENT - -

5/28/2026

Zoning Hearing Board Meeting Scheduled for Special Exception for Proposed Data Center

A Special Meeting of the Plymouth Township Zoning Hearing Board will be held on **Thursday, June 25, 2026, at 7:00 PM** at the **Colonial Middle School, 716 Belvoir Road, Plymouth Meeting, PA**, to begin hearings on the application. Please note the change in meeting location. The meeting is expected to continue until approximately 9:30 PM, with additional hearings expected to be scheduled as needed.

The hearing will be open to the public and live-streamed for residents and interested parties who wish to observe remotely. Additional meeting details, including livestream information and agendas, will be posted on the Township website prior to the hearing.

Important Information

- The June 25 hearing is expected to focus on procedural matters including party status, and the beginning of the applicant’s testimony.
- Public comment will not be taken at the first hearing.
- Due to the anticipated scope of testimony and evidence, the matter is expected to continue over multiple hearings.
- Public comment is expected to occur only after the applicant and all parties of record have completed their presentations.
- The Township will announce in advance the hearing date at which public comment is expected.

Party Status and Public Participation

At the start of the hearing, the Zoning Hearing Board Solicitor will ask whether anyone wishes to request “party status.” Party status is not automatically granted. The Board will determine whether a person has sufficient interest or standing under applicable law to participate as a formal party.

Generally, nearby property owners or individuals directly affected by the application may request party status.

Party status allows a participant to:

- Present witnesses and evidence;
- Cross-examine witnesses;
- Be represented by legal counsel; and
- Preserve appeal rights to the Court of Common Pleas.

- Residents do not need party status to address the Board -

After testimony and evidence have concluded, the Board will open the floor for public comment during a future hearing date that will be announced in advance. Public comment should relate to the application and avoid repetitive statements so all interested individuals have an opportunity to speak.

Why the Application Is Not Going to the Planning Agency

Residents may notice that this application is proceeding directly to the Zoning Hearing Board and is not scheduled for review by the Township Planning Agency.

The Township recently clarified its procedures for Zoning Hearing Board applications, including Special Exceptions, Variances, and Appeals. Under Article XXI of the Township Zoning Ordinance, these matters are filed directly with and heard directly by the Zoning Hearing Board. Neither the Township Code nor the Pennsylvania Municipalities Planning Code requires Planning Agency review for Special Exception applications, except for certain floodplain variance matters specifically identified in the ordinance.

Although some Zoning Hearing Board applications were historically referred to the Planning Agency for advisory review, that practice was not required by ordinance and at times created confusion regarding the separate roles of the Planning Agency, Zoning Hearing Board, Township Council, and the public.

To reduce confusion and better focus resident participation on the venue where testimony, evidence, and public comment are formally considered, these matters will now proceed directly to the Zoning Hearing Board unless Planning Agency review is specifically required by ordinance.

Next Steps

As noted in the Township's prior announcement, the Zoning Hearing Board proceeding is only the first step in the overall review process. If approved, the applicant would still be required to proceed through the Township's land development process, which includes additional technical review, public meetings, and approvals.

Township officials recognize the significant public interest in this proposal and remain committed to a transparent, fair, and legally compliant process.

A copy of the application can be viewed by following the link below:
[Zoning Hearing Board Application – 900 Conshohocken Road](#)
