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**Director of Public Works**  
Jason McCann

262 Ridge Road, Spring City, PA 19475  
(610) 933-4424

October 17, 2025

Sent Via Email and First Class Mail

Derek Strine  
100 S. Rockland Falls Road  
PO Box 1396  
Rockland, DE 19732

Re: Submission for Pennhurst Data Centers (Conditional Use Application)

Dear Mr. Strine,

The Township is in receipt of plans, prepared by Langan Engineering and Environmental Services, LLC ("Langan") depicting a master conditional use plan of a proposed development on the site best known as Pennhurst ("Project Site"), and related documents ("Submission"), which I believe were submitted by Langan on behalf of the title owner(s) of the Project Site.

The following documents are considered part of the Submission:

- A cover letter from Langan, dated October 9, 2025, received October 9, 2025.
- A cover letter from Langan, dated October 14, 2025, received October 15, 2025.
- A signed Conditional Use Application submitted by Langan, dated October 9, 2025, received October 9, 2025.
- A plan titled "*Master Conditional Use Plan*" consisting of seven (7) sheets, prepared by Langan, dated October 14, 2025, received October 15, 2025. ("Conditional Use Plan").
- A check #2933 in the amount of \$2,000.00 for the Conditional Use Application Fee received on September 26, 2025.
- A check #2934 in the amount of \$3,000.00 for escrow received on September 26, 2025.
- A plan titled "*Existing Features Plan*" prepared by Langan, consisting of seventeen (17) sheets, dated October 14, 2025, received on October 15, 2025.
- A Site Analysis and Impact Narrative prepared by Langan, dated October 9, 2025, received on October 9, 2025.

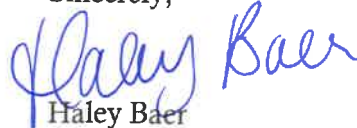
- A plan titled “*Site Analysis and Impact Plan*” prepared by Langan, consisting of seventeen (17) sheets, dated October 14, 2025, received on October 15, 2025.
- A Traffic Impact Memorandum prepared by Langan, dated October 9, 2025, received on October 9, 2025.

The Township has also received other plans and documents from Langan on your behalf in September and October. However, it is my understanding that those other plans and documents are either withdrawn or superseded by the Submission. If my understanding is not correct, please let me know, in writing, as soon as possible.

The Township has now received all items necessary to consider the Submission an administratively complete application in accordance with Township Zoning Code Section 27-1901 (“Conditional Use Application”). Accordingly, the Submission is hereby accepted as an administratively complete Conditional Use Application for substantive review and processing by the Township as of **October 15, 2025**. Accordingly, unless agreed upon otherwise, a conditional use hearing will be scheduled on or before **Friday, December 12, 2025**.

If there are any questions or additional information required during the course of the Township’s substantive review, I will contact you. In the meantime, please feel free to reach out to me at [hbaer@eastvincent.org](mailto:hbaer@eastvincent.org) or by phone at 610-933-4424.

Sincerely,



Haley Baer

Assistant Township Manager

c: M. Joseph Clement, Esquire