NEW BEAVER BOROUGH
NOTICE OF PUBLIC HEARING AND CONSIDERATION
TO ADOPT AMENDMENTS TO ZONING ORDINANCE

Notice is hereby given that the Council of New Beaver Borough, Lawrence County, Pennsylvania, will hold a public hearing on November 18, 2026 at 6:00 p.m. at the New Beaver Borough Volunteer Fire Department, 898 Wampum-New Galilee Road, Wampum, Pennsylvania, on a proposed ordinance amending Ordinance No. 2 of 2011 (the "New Beaver Borough Zoning Ordinance"), to provide definitions and regulations for data centers and data center accessory uses.

The proposed ordinance amends the Zoning Ordinance as follows: Section 1 – Definitions, including: Battery Energy Storage Systems (BESS); Cooling Tower; Cryptocurrency; Cryptocurrency Mining; Data Center; Data Center Accessory Use; Data Center Electrical Substations; dBA (A-Weighted Sound Level; dBC (C-Weighted Sound Level); Electronic Wast (E-Waste); energy Generation System; Footcandle; Low-Frequency Noise; Octave Band; Power Usage Effectiveness (PUE): Qualified Acoustical Professional; Sensitive Receptor; VdB (Vibration Velocity Level); Section 2 – Zoning District, which provides that Data Center and Data Center Accessory Use and Energy Generation System are added to the list of conditional uses in the Industrial Park Overlay District; Section 3 – Supplementary Regulations, including: Conditional Use; Dimensional Standards; Power Lines, Data Center Electrical Substations, and Energy Generation Systems; Landscape Buffer; Screening and Fencing; Noise, Vibration and Sound; General Standard; Preconstruction Study; Updated Study; Postconstruction Studies; Additional Studies; Emergency and Backup Power Equipment; Vibration; Enforcement, Mitigation and Monitoring; Lighting; Water, Sewer and Electricity; Emergency Management; Aesthetics; Parking and Infrastructure; Security and Access; Environmental Impact Assessment; Miscellaneous; Compliance with applicable Law; Decommissioning of Data Centers; Violation; Indemnification; Section 4 – Severability; Section 5 – Repealer; and Section 6 – Effective Date.

A copy of the full text of the proposed ordinance may be examined without charge, or obtained for a charge not greater than the cost thereof, during normal business hours at the office of the Borough Secretary, New Beaver Borough Municipal Building, 778 Wampum-New Galilee Road, New Galilee, Pennsylvania. A copy has been supplied to be Lawrence County Planning Department.

Ryan C. Long
Borough Solicitor