

**TOWNSHIP OF UPPER BURRELL
NOTICE OF PUBLIC HEARING**

The Board of Supervisors of the Township of Upper Burrell will hold a public hearing on October 22nd at 6:00 p.m. at the Township municipal building, 3735 Seventh Street, New Kensington, Pennsylvania, 15068. The purpose of the hearing is to inform and provide an opportunity for public comment regarding the amendment to the Township Zoning Ordinance by providing definitions and standards related to Data Centers, and add regulations as to the requirements of different zoning areas.

At the conclusion of the hearing a special meeting will be held to consider adoption of Ordinance No. 1 Of 2026, amending Ordinance No. 1 of 2009, Zoning Ordinance.

Melissa Cortileso
Township Secretary

The proposed Ordinance No. 1 of 2026 is available for inspection at the Upper Burrell Municipal Building located at the above address during regular business hours. Copies may be obtained at cost.

TITLE and SUMMARY

AN ORDINANCE OF UPPER BURRELL TOWNSHIP, WESTMORELAND COUNTY, COMMONWEALTH OF PENNSYLVANIA, AMENDING THE UPPER BURRELL TOWNSHIP ZONING ORDINANCE, TO PROVIDE DEFINITIONS AND STANDARDS RELATED TO DATA CENTERS, AND ADD REGULATIONS AS TO THE REQUIREMENTS OF DIFFERENT ZONING AREAS.

Summary: The Ordinance provides for the Title, Definitions, Data Centers as Conditional Uses in the Industrial Zoning District as well Data Center Accessory Uses, Location Restrictions, Power and Water Supplies, Waste Water, Safety, Security, Dimensional Standards, Roadways/Traffic, Noise/Visual Buffers, Lighting, 5 to 10 year Master Development Plan, Enforcement, Complaints, Miscellaneous, Permitting, Decommissioning, Construction and Severability, Priority, Ratification