

NOTICE OF PUBLIC HEARING AND PROPOSED ENACTMENT OF ORDINANCE

NOTICE IS HEREBY GIVEN that the Board of Supervisors of Ransom Township, Lackawanna County, Pennsylvania, will hold a public hearing on the proposed "Data Center Land Use Ordinance" on September 8, 2026, at 6:00 p.m., at the Ransom Township Municipal Building, 2435 Hickory Lane, Ransom Township, Pennsylvania. Immediately following the public hearing, or at such other time as may be announced at the hearing, the Board of Supervisors may consider adoption of the proposed Ordinance at a public meeting.

The proposed Ordinance amends the Ransom Township Zoning Ordinance by establishing comprehensive regulations governing the location, development, operation, expansion, and decommissioning of Data Centers and Data Center Accessory Uses within the Township. Among other provisions, the Ordinance:

Establishes definitions applicable to Data Centers and related uses; Permits Data Centers as a Conditional Use within the M-1 General Commercial/Manufacturing and M-2 Heavy Manufacturing Zoning Districts, subject to specific standards and approval criteria; Establishes requirements governing site design, setbacks, building height, landscaping, buffering, screening, lighting, fencing, parking, loading, and access; Establishes standards regulating noise, vibration, air quality, lighting, water supply, wastewater disposal, stormwater management, energy usage, emergency generators, electrical substations, battery energy storage systems, fuel storage, environmental protection, and public safety; Establishes application requirements, technical studies, environmental assessments, review standards, continuing compliance requirements, operational standards, and standards governing future expansion or modification of Data Centers; Requires decommissioning of Data Centers upon cessation of operations and establishes financial security requirements to ensure removal of facilities and restoration of the site; and Provides for enforcement, severability, repealer, and an effective date.

A copy of the full text of the proposed Ordinance is available for public inspection during regular business hours at the Ransom Township Municipal Building, 2435 Hickory Lane, Ransom Township, PA 18411, Pennsylvania, and also be obtained from the Ransom Township website: <https://ransomtownship.pa.gov>.

All interested persons are invited to attend the public hearing and will be afforded an opportunity to be heard.

BY ORDER OF THE BOARD OF SUPERVISORS OF RANSOM TOWNSHIP

Julie Kelly
Township Secretary