

ORDINANCE NO. 3 -2026

AN ORDINANCE OF GREENE TOWNSHIP, COUNTY OF BEAVER, COMMONWEALTH OF PENNSYLVANIA, AMENDING VARIOUS PROVISIONS OF ITS ZONING ORDINANCE, AS FOLLOWS: AMEND THE DEFINITIONS OF CHAPTER 153.031; AND AMEND CHAPTER 153.165 IN THE INDUSTRIAL DISTRICT TO DEFINE AND ALLOW DATA MINING OPERATIONS, DATA CENTERS, AND/OR SERVER FARMS AS A CONDITIONAL USE; AND, ESTABLISHING SPECIFIC CONDITIONAL USE STANDARDS AND CRITERIA FOR DATA MINING OPERATIONS, DATA CENTERS, AND/OR SERVER FARMS.

WHEREAS, as authorized by the Pennsylvania Municipalities Planning Code (MPC), the Board of Supervisors of the Township of Greene regulates land use and zoning within the Township through its comprehensive Zoning Ordinance;

WHEREAS, the Township Board of Supervisors seeks to amend various provisions of its Zoning Ordinance, as follows: Amend the definitions of Chapter 153.031; and amend Chapter 153.165 in the Industrial District to define and allow "Data Mining/Data Centers" as a Conditional Use; and, adding specific conditional use criteria for "Data Mining/Data Centers".

WHEREAS, the Township has, in accordance with the requirements of the MPC, submitted the proposed amendments to the Beaver County Planning Commission, which gave its recommendations regarding the proposed amendments by letter dated November 18, 2025.

WHEREAS, the Township has, in accordance with the requirements of the MPC, submitted the proposed amendments to its Planning Commission, which gave its recommendations regarding the proposed amendments by letter dated October 21, 2025.

WHEREAS, on January 5, 2026 the Township Board of Supervisors held a duly noticed, advertised, and posted public hearing to take public comment on the proposed zoning ordinance text amendments; and

WHEREAS, the Township Board of Supervisors, having received such public comment as may have been given at the Public Hearing, and having received the recommendations of the Township's Planning Commission and Beaver County Planning Commission, finds that enactment of the proposed zoning amendments will be beneficial to the health, safety, and welfare of the Township and consistent with the MPC.

NOW THEREFORE, be it Ordained and Enacted by the Greene Township Board of

Supervisors, and it is hereby Ordained and Enacted by authority of same, as follows:

Section I. Amendments Regarding Data Mining/Data Centers as a Conditional Use in the Industrial (I) District:

That the Township Zoning Ordinance, Ordinance 2-93, passed 5-4-1993, as amended, is hereby further amended as follows:

1. Add the following definitions to Chapter 153.031 (to be placed in alphabetical order):

Applicant: Any person, operator, partnership, company, corporation, and/or entity, including their subcontractors and agents, who have an interest in Data Centers and/or Data Mining in the Township.

Alternative Energy Credits (AEC): An AEC is created for each 1,000 kWh of electricity from a qualified alternative energy source. The AEC is then sold or traded separately from the power. This makes it easier for individuals and businesses to finance and invest in alternative energy.

Best and Safest Route: One or more driveways or roads leading to a proposed data center and /or data mining operation or development which are characterized by containing the fewest number of residential dwellings, having the fewest impediments to line of sight for vehicles, and the least horizontal and vertical road geometry.

Blockchain: a distributed database or ledger shared among a computer network's nodes. Best known for their crucial role in cryptocurrency systems for maintaining a secure and decentralized record of transactions, they are not limited to cryptocurrency uses. Blockchains can be used to make data in any industry immutable, the term used to describe the inability to be altered.

Cargo Container: A standardized, reusable storage and transport unit designed without an axle or wheel which was originally, specifically or formally designed for used in the packing, shipping, movement or transportation of freight, articles, goods or commodities, and which was designed for or capable of being mounted or moved on a railroad car or similar transportation device for subsequent movement by truck trailer.

Cryptocurrency: Digital or virtual currency is an electronic medium of exchange that is not a representation of U.S. or foreign currency. Units of cryptocurrency are generally referred to as coins or tokens. Cryptocurrency is a type of digital currency that utilizes cryptography to secure transactions that are digitally recorded on a distributed ledger, such as a blockchain. Distributed ledger technology uses independent digital systems to record, share, and synchronize transactions, the details of which are recorded in multiple places at the same time with no central data store or administration functionality.

Cryptocurrency mining: Cryptocurrency mining is a data centered

business utilizing the operation of specialized computer equipment for the primary purpose of mining one or more blockchain-based cryptocurrencies, such as Bitcoin, the most common example of cryptocurrency. This activity, which is also termed "proof of work," involves the solving of algorithms as part of the development and maintenance of a blockchain which is a type of distributed ledger maintained on a peer- to-peer network. Typical physical characteristics of cryptocurrency mining include, but are not limited to, specialized computer hardware or data centers for data mining operations as well as equipment to cool the hardware and operating space. For the purposes of the associated regulations, cryptocurrency mining does not include the exchange of cryptocurrency or any other type of virtual currency nor does it encompass the use, creation, or maintenance of all types of peer-to- peer distributed ledgers.

Data Center: A building or buildings which are occupied primarily by computers and/or telecommunications and related equipment where digital information is processed, transferred and/or stored, primarily to and from offsite locations. This use does not include computers or telecommunications related equipment that is secondary and customarily incidental to an otherwise permitted use on the property, such as servers associated with an office building. This use shall also include cryptocurrency mining, blockchain transaction processing, and server farms. A Data Center may include Data Center Accessory Uses.

Data Center Accessory Use: Ancillary uses or structures secondary and incidental to a Data Center use, including but not limited to: administrative, logistical, fiber optic, storage, and security buildings or structures; sources of electrical power such as generators used to provide temporary power when the main source of power is interrupted; electrical substations; utility lines; domestic and non-contact cooling water and wastewater treatment facilities; water holding facilities; pump stations; water towers; environmental controls (air conditioning or cooling towers, fire suppression, and related equipment); security features, provided such data center accessory uses/structures are located on the same tract or assemblage of adjacent parcels developed as a unified development with a Data Center. The use shall not include energy generation systems or battery energy storage systems (BESS) used or intended to be used to supply power to the Data Center during normal operations.

Data Mining: The process of using computers and automation to search large sets of data for patterns and trends, turning those findings into business insights and predictions. Data mining goes beyond the search process, as it uses data to evaluate future probabilities and develop actionable analyses. Includes the process of cryptocurrency mining.

DEP (the Department): The Department of Environmental Protection of the Commonwealth of Pennsylvania.

Drilling Production Unit: Landowners whose land falls within the designated boundaries of a drilling area and who receive a pro-rated share of the unit royalties.

Existing Protected Building: Shall be defined as an occupied structure with

walls and a roof including residential uses, schools, preschools, daycare centers, in-home daycares, long term care facilities, retirement and nursing homes, hospitals and medical centers, community centers, places of worship, within which individuals live or customarily work, and which was occupied, or for sale or lease for occupancy, at the time a Data Mining/Data Center operations application is made. Included are buildings occupied by and/or used for housing livestock such as barns, sheds, kennels, apiaries, flight pens or similar structures/shelters. Excluded are buildings used exclusively for accessory use of agricultural operation machinery, or other accessory storage buildings. For the purpose of data mining only, any structure owned by a lessor who has signed a lease with the applicant granting rights to access resources upon the subject property shall also not be considered an existing protected building. Also excluded from this definition are any structures used exclusively for data mining/data center or the conversion of resources to power the mining/data center.

Footprint: The total ground area of all buildings/structures and impervious surfaces (connected or disconnected) on a lot.

Hashrate: The total combined computational power used to mine data and/or cryptocurrency/data and to process transactions.

Nonrenewable Energy: Oil, gas or coal are non-renewable energy sources.

Producer: Per PA Act 13, A person or entity, its subsidiary, affiliate or holding company that holds a permit or other authorization to engage in the business of severing natural gas for sale, profit or commercial use from an unconventional gas well in this Commonwealth.

Server Farm: A group of servers that are housed in one facility. The terms “Server Farm” and “Data Center” are generally synonymous, however a server farm is often a dark data center devoid of people. See also Data Center definition.

Alternative-energy: Energy which is produced using methods that do not deplete the source and are naturally replenished on a human time scale. The following are methods of producing renewable energy: Solar, Wind, Geothermal, Hydroelectric; Landfill or farm-based methane gas; Gas produced from the treatment of wastewater; Low- emission, non-toxic biomass energy based on dedicated energy crops, animal wastes, or solid organic fuels from wood, forest, or field residues, except that the term does not include wood pieces that have been treated with chemical preservatives such as creosote, pentachlorophenol, or copper-chrome arsenic; and Hydrogen derived from any of the sources listed above for use in fuel cells.

Alternative Energy Portfolio Standards Act of 2004 (AEPS). The AEPS Act was established by the Pennsylvania Act 213 of 2004 and was enacted to provide economic development opportunities by increasing the mix of alternative electricity generation. The AEPS Act also required electric distribution companies (EDCs) and electric generation suppliers (EGSs) include a percentage of electricity from alternative resources.

2. Amend Chapter 153.165 to add Data Mining/Data Centers to the list of permitted conditional uses.
3. Amend Chapter 153.165 - Industrial (I) District as follows:

SECTION II:

A. Statement of purpose and use summary Chapter 153.165 shall be amended by adding the following:

B. **Use Summary:**

2. I conditional uses:

(f) Data Mining/Data Centers

SECTION III: Chapter 153.165 shall be amended by adding the following: Data Mining and Data Center facilities shall be permitted as a conditional use subject to the following conditions:

1. Data Mining/Data Center facilities, shall be required to describe the structure of their company, including identifying any joint ventures and/or any land leases held in relation to any Data Mining/Data Center facilities.
2. The owner/operator of the Data Mining/Data Center facility shall provide signed authorization from the landowner consenting to the Data Mining/Data Center facility operations, associated structures and application for conditional use.
3. Data Mining/Data Center facilities shall only be located in the (I) Industrial District.

A. Conditional Use Permit Standards.

1) **Setbacks.** Data Mining/Data Center facilities shall be setback 300 feet from parcel borders/property line. Non-participating residences and occupied community buildings on non-participating properties shall be setback 500 feet from the nearest edge of any component of the Data Mining/Data Center facilities to the nearest point of the outside wall of the structure.

A) The setback requirements for Non-Participating Properties may be waived by the written consent of the owner(s) of each affected Non-Participating Property. Any waiver of the above setback requirements shall run with the land and shall be recorded at the expense of the Data

Mining/Data Center facility Applicant in the Beaver County Recorder of Deeds Office.

2) **Height.** Data Mining/Data Center facilities shall comply with the building height limitations of forty (40) feet high for principal structures of the underlying zoning district.

3) **Fencing Requirements.** Data Mining/Data Center facilities, including all mechanical equipment, shall be enclosed by a minimum eight (8) foot high fence with a self-locking gate to prevent unauthorized access unless housed in a dedicated-use building and not interfering with ventilation or exhaust ports. All security fencing shall be placed behind the buffer and screened from view.

4) **Screening and Visibility.** Data Mining/Data Center facilities shall have views minimized from adjacent properties to the extent reasonably practicable using a landscaping buffer, architectural features, earth berms and other screening methods that will harmonize with the rural character of Greene Township.

4. Data Mining/Data Center facilities shall be required to demonstrate their anticipated broadband requirements and establish that their activity will not disrupt common use of broadband.
5. Data Mining/Data Center facilities shall be required to demonstrate their power source, Hashrate (anticipated power requirements) and establish that their activity will not disrupt common use of the power grid. A sudden power draw or sudden disconnection that impacts other electrical users will not be permitted. Electrical equipment shall be utilized to prevent disruptions or fluctuations of any kind to the surrounding power supply. Continual monitoring of the power grid and the Data Mining/Data Center facility usage shall be recorded to verify that the facility is not impacting the surrounding power supply. All associated costs will be paid for by the applicant.
6. Where the Data Mining/Data Center facility operation intends to derive their power from the power grid:
 - (a) The operator shall provide evidence that they have coordinated their Hashrate anticipated power requirements with the power provider(s) to minimize disruptions of service and avoid unplanned rate increases to Township residents and businesses. The operator shall pay for all needed power company system upgrades and construction activities to provide power to the Data Mining/Data Center facility and all preventive facilities and equipment to isolate the facility's use from the surrounding power supply.

(b) The operator shall provide a forecast of their projected carbon emissions and the operator shall provide a forecast of their projected surface water or public water usage.

7. Verification (in the form of a signed contract reviewable by the township on an annual basis) must be provided that all waste generated at the Data Mining/Data Center facility operations will be handled by a PA DEP-licensed waste recycling firm. The Applicant should maximize coordination between any county, state and federal permitted system and conditional approval requirements to the maximum extent practicable.
8. **Signage:** Warning signs shall be placed on the fencing and/or boundary surrounding the Site providing notice of potential dangers that may exist and the contact information for the operator and/or emergency contact in case of an emergency.
9. **Insurance.** The Data Mining/Data Center facility Owner shall provide the Township with evidence of public liability insurance for body injury and property damage in the amount of \$1,000,000.00 each person and \$2,000,000.00 for each occurrence. The policy shall cover any losses that might occur during the performance of the operation, maintenance, repair or decommissioning. The township and its agents shall be named as additional insured, a copy of the insurance certificate shall be attached to the agreement, and the insurance shall not be changed nor canceled without 30 days' notice and approved by the township. Changing or canceling the policy without township approval shall be justification for immediate decommissioning of the facility.
10. **Operations and Maintenance Manual/Plan.** The applicant shall describe the ongoing maintenance schedule for the Data Mining/Data Center facility, inspection schedules, monitoring systems, water supply systems, safety systems, how repairs will be conducted, process to protect/repair/upgrade system components, recycling and disposal of electronic equipment removed from service and overall facility upkeep, as well as design, construction, installation testing and commissioning information. Maintenance provisions will be driven by manufacturer requirements for the specific listed. The Plan shall include a specific list of who will complete these activities and when these activities will occur. The applicant shall submit the Plan to the Township prior to beginning operation. The Plan shall include an executed contract for the proper transportation, removal and recycling/disposal of electrical components that are to be removed from service. Yearly, the applicant shall submit a written statement noting the Township that the facility is being operated in accordance with the Plan, or that it is not being operated in accordance with the Plan.

11. **Decommissioning and Site Reclamation Plan.** The Decommissioning and Site Reclamation Plan shall address and/or ensure the following standards:
- (a) Disposal of all solid/liquid hazardous waste in accordance with local, state, and federal waste disposal regulations.
 - (b) The anticipated life of the electronic equipment.
 - (c) The estimated decommissioning costs and method of ensuring funds will be available.
 - (d) The manner in which the site will be restored, including a description of how any changes to the surrounding areas and other systems adjacent to the facility, such as, but not limited to, structural elements, building penetrations, means of egress, and required fire detection suppression systems, will be protected during decommissioning and confirmed as being acceptable after the system is removed.
 - (e) A listing of any contingencies for removing an intact equipment from service, and for removing an equipment from service that has been damaged by a fire or other event.
 - (f) The Data Mining/Data Center facility owner is required to notify the Township immediately upon cessation or abandonment of the operation. Following a continuous twelve (12) month period in which no data management activity are completed, or if substantial action on construction or repairs to the project is discontinued for a period of one-year, the Data Mining/Data Center facility owner/permit holder will have one year to complete decommissioning, dismantle and remove the electronic equipment or appurtenances related thereto, including but not limited to buildings, cabling, electrical components, roads, foundations and other associated facilities from the property. At the discretion of the Board of Supervisors, the continuous one-year period that triggers decommissioning may be extended if the applicant demonstrates ongoing commitment to the project through activities such as, but not limited to, making lease payments or documentation of ongoing maintenance or repairs.
 - (g) Decommissioning shall be completed in accordance with the approved decommissioning plan.
 - (h) The landowner or tenant shall notify the Board of Supervisors both when the project is discontinued and when decommissioning is complete.
 - (i) Decommissioning financial surety will be required by the Board of Supervisors. At the time of issuance of the permit for the construction of the Data Mining/Data Center facility, the owner shall provide financial security in the form and amount acceptable to Greene Township to secure the

expense of dismantling and removing said Data Mining/Data Center facility, regrading as necessary and revegetation/seedling of any disturbed areas to provide erosion control. Specifically, owner shall post a bond for decommissioning in an amount necessary to cover the 100 % of the expense to dismantle, and remove and recycle/dispose of the Data Mining/Data Center facility including all Data Mining/Data Center facility related equipment or appurtenances related thereto, including but not limited to buildings, cabling, computers, controls, safety equipment, electrical components, roads, foundations and other associated facilities from the property, as security if owner fails to comply with the above decommissioning requirements. In lieu of a bond, owner may deliver other security acceptable to Greene Township. The value of the bond shall be acceptable and approved by the Township. The Bond shall remain in full effect continuously until the facility is decommissioned and verified by the Township. The value of the bond shall be reevaluated and updated as determined by the township every three (3) years on the anniversary date of the Agreement. The Applicant shall submit a revised itemized bond calculation for township review and approval ninety (90) day prior to the anniversary date of the Agreement.

- (j) The decommissioning application shall comply with all applicable federal, state, and local regulations including but not limited to environmental standards.
12. **Abandonment.** The Data Mining/Data Center facility shall be considered abandoned when it ceases to operate consistently for more than one (1) year or fails to operate in accordance with the written Operations and Maintenance Manual/Plan. If the owner and/or operator fails to comply with decommissioning upon any abandonment, the Township may, after compliance with any applicable state and federal constitutional requirements, enter the property and utilize the available bond and/or security for the removal of a Data Mining/Data Center facility and restoration of the site in accordance with the decommissioning plan. Or act in any manner relating thereto.
13. **Change of Ownership.** In the event that the Data Mining/Data Center Owner wants to transfer ownership to a New Owner, the Present Data Mining/Data Center owner and the Proposed New Data Mining/Data Center owner shall submit the following:
- (a) Length of time the New Data Mining/Data Center Owner has been in business
 - (b) The Proposed New Owner's Name, address, date of incorporation, contact person's name/title and contact information (cell phone and email address)

- (c) Whether the Proposed Data Mining/Data Center Owner has any zoning ordinance violations on other Data Mining/Data Center facilities/projects and the nature of the violation
- (d) Whether the Proposed Data Mining/Data Center Owner has any type of regulatory violations (DEP, EPA, FEMA, Stormwater, Erosion and Sedimentation Control, etc.) on other Data Mining/Data Center facilities/projects and the nature of the violation
- (e) Whether the proposed Data Mining/Data Center Owner has any type of emergency incident that involved fire or emergency management type response on other Data Mining/Data Center projects and the nature of the incident.
- (f) Whether the proposed Data Mining/Data Center Owner has any type of regulatory violation involving, sound, setbacks, buffer zone, roadway maintenance, operations, other maintenance, reporting, local codes on other Data Mining/Data Center projects and the nature of the violation.
- (g) Permit fees, Application Fees, insurance certificates, proposed decommissioning bond value, decommission bond, operation/maintenance Manual/Plan, Emergency Response Plan, Emergency Contacts, and proposed entrance signs.
- (h) In the event that the owner transfer of the Data Mining/Data Center facility does occur, and it is later determined that the New Data Mining/Data Center Owner has provided some but not all of the information outlined above, or provides erroneous information, then the zoning permit shall be revoked.
- (i) Further, the Township and the Zoning Hearing Board reserve the right to enforce this provision. Additionally, the cost of review and of prosecution of this matter by legal means shall be paid by the New Data Mining/Data Center Owner or former owner. The owner of the Data Mining/Data Center facility, landowner of the subject property and/or applicant of the Data Mining/Data Center facility shall provide written notification to the Township at least thirty (30) days prior to any change in ownership of the applicant/owner/landowner. At the time of any Change of Ownership, current owner must not be in violation of this Ordinance. The phrase "change in ownership of Data Mining/Data Center facility" includes any kind of assignment, sale, lease, transfer or other conveyance of ownership or operating control of the applicant/owner/landowner, the Data Mining/Data Center facility, or any portion thereof. The successor owner/operator of the Data Mining/Data Center facility shall assume in writing all of the obligations of the Conditional Use Permit, including but not limited to, site plan approval, decommissioning plan, decommissioning

bond/surety, excess maintenance agreement and all requirements under this Ordinance. The successor owner must notify all applicable county, state and federal bodies of said change in ownership as required by law and copy the Township on said notice. If the successor owner/operator fully complies with this section, then the Conditional Use Permit shall remain in effect. If the successor owner/operator fails to comply with this section, then it may be determined by the Supervisors of the Township at a public meeting that the Conditional Use Permit is void. A conditional permit that is deemed void by the Township Supervisors OR any modification of a Data Mining/Data Center facility that alters or changes the essential character or operation of the Data Mining/Data Center facility in a way not intended at the time the Conditional Use Permit was granted, shall require a new Conditional Use Permit. The owner, applicant or authorized representative shall apply for an amended Conditional Use Permit prior to any modification of the Data Mining/Data Center facility. Finally, despite transfer of the ownership, the original owner or operator of the Data Mining/Data Center facility shall remain liable for compliance with all conditions, restrictions, and obligations contained in the Conditional Use Permit, provisions of this Ordinance and applicable county, state and federal laws. Township reserves the right to object to any Change in Ownership as described herein.

14. **Application and Review Fees** – The Applicant shall pay a Ten Thousand Dollar (\$10,000.00) non-returnable Permit Fee for each Data Mining/Data Center facility or Phase. In addition, the Applicant shall pay an Agreement Fee to reimburse the township for its direct expenses and all third-party consulting fees, for review, consultation, management, inspection observation, coordinate, and transfer the Agreement. Reimbursement shall be provided within thirty (30) days of the township’s invoice. This fee represents the upfront cost to implement and administer the Ordinance which requires extensive Township, engineering and legal involvement/expertise. This fee is not intended to be punitive or a profit center.
15. **Lighting:** Lighting at the Data Mining/Data Center facility site, either temporary or permanent shall be directed downward and inward toward the activity, to minimize the glare on public roads and adjacent property and nearby buildings and homes.
 - a. A photometric plan shall be provided showing all exterior Data Center lighting and shall be designed to not produce greater than .25 foot-candles at abutting lot lines or right of way lines.
 - b. Exterior lighting shall not be mounted higher than 38 feet on a lighting standard, freestanding support or on the exterior of building/structure

from the lowest adjacent grade. The light fixture shall be fully shielded or cutoff to direct light at a downward angle and towards the interior of the lot and not equal to or higher than the horizontal plane of the light bulb, light bulb enclosure or light shielding.

- 16. Roads:** Applicant(s) or User(s) are expected to avoid damaging public roads (owned by Greene Township or the Commonwealth of Pennsylvania) and shall be responsible for the mitigation of damages to same. At the discretion of the Greene Township Board of Supervisors, a Public Roads Damage and Mitigation Plan may be required and shall be in accordance with the following standards:
- a.** Applicant or User shall execute the Greene Township Excess Maintenance Agreement with Greene Township prior to beginning the Data Mining/Data Center facility project construction regardless of the current roadway condition or previous weight limit studies. The Township Engineer may act with or as the designated representative of Greene Township.
 - b.** Identification of Potential Roads Usage. The applicant shall identify, with the approval of the Township Engineer, all state and local public roads to be used within Greene Township, to transport equipment, parts and material for construction, operation or maintenance of Data Mining/Data Center project facilities and related components.
 - c.** Documentation of Road Conditions. Prior to construction, the Township Engineer shall document the current road conditions of the road identified for use, with all associated costs, paid for by the applicant. Interim inspections and Roadway Condition Surveys may be taken during construction per the Excess Maintenance Agreement and acted upon by Greene Township. The engineer shall document road conditions again thirty (30) days after construction is complete or as weather permits.
 - d.** Road Preparation and Damage. Any road preparation or maintenance necessitated by the proposed Data Center/data mining project or damage caused by the applicant or its contractors during construction, operations or decommissioning shall be promptly completed or repaired, as appropriate, at the applicant's expense.
 - e.** Financial Assurance. Financial security, liability, remedies and additional security shall be subject to the terms of the Greene Township Excess Maintenance Agreement.
 - f.** The Township will provide normal roadway/asphalt maintenance and winter maintenance similar to its current activities prior to the installation of the facility. If the facility, as part of an Operations Plan and or Emergency

Operations Procedures, requires increased winter maintenance or any type of preemptive upgrades/repairs relating to the facility, the applicant shall first provide a detailed scope of work/timeline for review and approval by the Township. All associated costs of review, construction, permitting, etc. shall be paid for by the applicant.

g. The primary access road/driveway/street to and from any Data Mining/Data Center site shall be improved to a dustless all-weather surface that prevents stormwater erosion or sedimentation from being carried on to a public roadway or adjoining properties. An access road/driveway/street shall be constructed to buffer adjoining properties from headlights and minimize traffic noise. Access road/driveway/street shall comply with Township Subdivision and Land Development Ordinance Chapter 152 Design and Improvement Standards 152.080 through 152.089 and Required Improvements 152.100 through 152.110.

17. Landscape Buffer: The Application for conditional use approval shall include perspective and section sketch(s) to show the potential visual impact of the site upon abutting properties/parcels and clearly illustrate the use of screening and buffering through natural forest, opaque fencing, or planted screening. At a minimum, the perspective sketch shall be made from the perspective of the road entrance and any existing residential dwellings and potential residential dwelling within the viewshed. This perspective sketch shall be from a perspective of at least six (6) feet and no greater than twenty (20) feet above existing grade.

(a) Development Standards – In development of Data Mining/Data Center sites, the natural surroundings should be considered and attempts made to preserve existing trees and other native vegetation. A landscape buffer is required between a Data Mining/Data Center facility and Data Center Accessory uses and any adjoining R1 and R2 Zoning District(s), adjoining parcels containing Existing Protected Building(s), or public roadway. The landscape buffer shall comply with the following requirements:

1. The landscape buffer shall be at least [100] feet in depth and may be part of the minimum setback distance. Data Mining/Data Center facilities that are surrounded by existing primarily native deciduous woodland to a minimum depth of one hundred fifty (150) feet on the same parcel, may be exempt per this Subsection (17)(a)(3) from further screening or buffering requirements when permitted as a conditional use. Such existing woodland shall remain in substantially its natural condition without alteration, including prohibition of commercial forestry or tree cutting not related to the maintenance of the installation, until such time as the installation is decommissioned; except in response to a natural occurrence, invasive species or disease that impacts the trees and requires cutting to preserve the health of the forest. Replacement/replenishment of existing woodland removed in response to such occurrences shall comply with subsection (17.) (a) (2.) below.

2. Buffer plantings shall consist of preferably native species planted as follows:
 - a. The landscaping buffer shall consist of rows of (70%) evergreen trees and (30%) deciduous trees on fifteen foot (15') staggered centers which provide a visual screen. Evergreens shall be a minimum of four feet (4') tall and deciduous trees shall be a minimum of five to six feet tall (5'-6') when planted and shall have a minimum mature height of forty (40) feet. Immediate replacement of dead trees and shrubs shall be required throughout the life of the Data Mining/Data Center facility.
 - b. Landscaping screening shall be evaluated under leaf-on conditions. The planting area shall be located beyond the outside of the use area, which includes the security fence, required parking areas, required stormwater infrastructure, or other structures or infrastructures required or proposed with the development.
 - c. At the discretion of the Board of Supervisors, the minimum mature height of vegetative screening may be modified where the applicant can show good cause or practical difficulty.
 - d. If the Data Mining/Data Center facility is being constructed within the landscaping buffer of a larger project, the Board of Supervisors may waive or modify the requirements in this subsection specific to Data Mining/Data Center facilities.
 - e. Trees shall be planted within six (6) months of the date that the grading is complete.
3. In the event that existing vegetation is adequate to meet the intent of the required buffer yard to screen the Data Mining/Data Center facility and Data Center Accessory Uses from adjoining R1 and R2 Zoning Districts, adjoining parcels with Existing Protected Building(s), and public roadways, the Township Board of Supervisors, upon recommendation by the Township Engineer and Planning Commission, may determine that existing topography and/or vegetation constitutes all or part of the required buffer yard.

(b) **Mitigation for Loss of Forest Habitat** – On land that is forested within 1 year immediately preceding the filing of an application to install a Data Mining/Data Center facility and Data Center Accessory uses, the plans shall designate thereon an area of land on the same lot/parcel equal to the total area of forest habitat that will be eliminated, cut, destroyed or otherwise disturbed by such installation. Such designated land shall remain in substantially its natural condition without alteration, including prohibition of commercial forestry or tree cutting not related to the maintenance of the installation, until such time as the installation is decommissioned; except in response to a natural occurrence, invasive species or disease that impacts the trees and requires cutting to preserve the health of the forest. Such designated land shall be permitted to include the land area contained in the required planting of the Landscape Buffer.

(c) **Mitigation for Disruption of Historic Resources and Properties** – Historic resources, structures and properties, such as but not limited to cellar holes, farmsteads, marked graves, water wells, memorials and monumentation shall be excluded from the areas proposed to be developed for a Data Center and Data Center Accessory uses. A written assessment of the project's effects on each identified historic resource or property and ways to avoid, minimize or mitigate any adverse effects shall be submitted as part of the application. A suitable landscape buffer area and proper access path as determined by the Greene Township Board of Supervisors shall be established on all sides of each historic resource, with all associated costs paid for by the applicant. Access easements to historic resources/properties may be required and specified by the Greene Township Board of Supervisors and/or Beaver County, Commonwealth of Pennsylvania and federal agencies.

18. **Screening and Fencing:** To provide visual screening and reduce noise levels, ground-mounted and roof-mounted equipment used for cooling, ventilating, or otherwise operating the facility, including power generation or other power supply equipment, that is located within [300] feet of a public roadway, R1 and R2 Zoning Districts, or with the shared lot line of any parcel containing an Existing Protected Building(s) must be fully enclosed, except where not mechanically feasible based on the manufacturer's specifications. If it is not mechanically feasible to fully enclose the equipment, it must be fully screened from view using one or more of the following means:

- a. The landscape buffer required by subsection (17)(a)(2) above.
- b. By existing vegetation that will remain on the property.
- c. By the principal Data Center building or an accessory building
- d. A berm averaging a minimum of five (5) feet in height above the adjacent average ground level with a maximum side slope of 3:1, provided that the berm shall be covered by a well-maintained all season natural ground cover and any required screening plantings shall be arranged on the outside and top of the berm.
- e. A visually solid fence, screen wall or panel, parapet wall, or other visually solid screen that shall be constructed of materials compatible with those used in the exterior construction of the principal building.
- f. Fencing of the property is permitted, provided that fencing along public and private roadways is not chain-link, with or without slatted inserts, and does not include barbed wire or other similarly visibly intrusive deterrence device. An applicant shall not be required to comply with this requirement if fencing is fully screened from view by one or more of the means identified in subparagraph (18)(a)(2) above.

19. **Noise and Vibration** - The applicant shall demonstrate through a sound study conducted by a professional acoustical expert that the sound generated by a Data Center and/or Data Center Accessory Uses during normal operations shall be limited to a maximum instantaneous decibel level of 50 dB(A) and 50 dB(C) as measured at the property line/perimeter of the Data Mining/Data Center host parcel or as measured within any other township parcel beyond the host parcel. Such sound study shall be conducted using Sound Level Meters described in ANSI S1.4-2104 and generally accepted methodology. A sound study, with all associated costs paid for by the applicant shall be conducted at the following phases:

- a. **Preliminary** - A preliminary study shall be conducted as part of the conditional use application and land development process. The preliminary sound study shall include recommended sound reducing materials or systems as needed to meet the aforesaid sound limits.
- b. **Interim** - An interim sound study shall be conducted during the building permit approval process based upon the proposed user or users of the Data Mining/Data Center facility and Data Center Accessory Uses depicted on the building plans. Any sound reducing materials or systems recommended by interim sound study shall be incorporated into the construction plans for the use.
- c. **As-built** - An as-built sound study shall be conducted six months after issuance of the certificate of occupancy and prior to the final escrow release for any land development phase. An as-built sound study may also be required thereafter by Greene Township. If it is determined by the as-built sound study that there is a violation of the aforesaid noise limits, it shall be considered a violation of this

Ordinance.

d. **Vibration** - The applicant shall provide a vibration study, with all associated costs paid for by the applicant, prepared by a qualified professional that demonstrates that no vibration from the Data Mining/Data Center facility, Data Mine/Data Center Accessory Uses, or associated equipment will be perceptible to the human sense of feeling beyond the property line.

e. **Emergency Operations** - Maximum decibel levels specified herein during normal operations shall not apply during times of power outage, however the sound studies shall also evaluate and report anticipated decibel levels when all emergency power generation equipment is running, including backup generators. Testing of auxiliary power systems, including generators, is restricted to a scheduled and consistent time period between the hours of 9:00am – 11:00am Monday through Friday. Such systems shall not exceed 70 dB(A) or 70 dB(C) while testing or in use during an emergency or primary power system failure.

f. **Performance Standards** - Noise emanating from a use or activity which exceeds the maximum permissible noise levels set forth in the definition section of this ordinance as amended from time to time relating to noise shall not be permitted, including noise levels and tonal noise from a Data Mining/Data Center operation. Violation of established noise levels will result in revocation of a Township business license. The Township reserves the right to require independent verification of sound or noise measurements and/or to request additional measurements at different points or locations on the owner/operator's property as well as at locations beyond the owner/operator's fence or property line.

20. **Water and Sewer** - If the use will be served by a public water supply, the applicant shall submit documentation from the public authority certifying that the public authority will supply the water needed. A sudden water draw or sudden disconnection that impacts the water supply of other users will not be permitted. Equipment and tanks shall be utilized to prevent disruptions or fluctuations of any kind to the surrounding water supply. All associated costs for additional equipment and tanks will be paid for by the applicant.

If the use will not be served by a public water supply, the use will be served by surface water withdrawn from the Ohio River and the applicant shall provide a water feasibility study, with all associated costs paid for by the applicant. The purpose of the study is to determine if there is an adequate supply of surface water for the proposed use and to estimate the impact of the use on existing wells, groundwater, and surface waters in the vicinity. No Data Mining/Data Center facility shall be approved unless the water feasibility study demonstrates that the anticipated water supply yield is adequate for the project and that the proposed water withdrawals and discharges will not endanger or adversely affect the quantity or quality of groundwater supplies or surface waters in the vicinity. The water feasibility study shall include the following information at a minimum:

- a. The projected water demands of the Data Mining/Data Center facility.
- b. The source of water to be used.
- c. A description of how water will be used, including the amount or proportion of water to be used for each purpose (e.g. cooling, humidity control, fire suppression, and domestic usage).

- d. The long-term safe yield of the water source.
 - e. A description of the amount or portion of water withdrawn that will be recycled or discharged and by what means.
 - f. A geologic map of the area with a radius of at least one mile from the site.
 - g. The location of all existing and proposed wells within 1,000 feet of the property boundary, with a notation of the capacity of all high-yield wells.
 - h. The location of all surface waters, including perennial and intermittent streams, rivers, lakes, reservoirs, ponds, wetlands, springs, natural seeps, and estuaries, within 1,000 feet of the property boundary.
 - i. A determination of the effects of the proposed water supply system on the quantity and quality of water in nearby wells, surface waters, and the groundwater table;
 - j. A statement of the qualifications and the signature(s) of the person(s) preparing the study.
 - k. The applicant shall provide proof of review and approval from the Pennsylvania Department of Environmental Protection (DEP) if required by 25 Pa. Code Chapter 110 Water Resource Planning.
 - l. The applicant shall demonstrate that adequate means of stormwater control and wastewater disposal, including domestic wastewater and wastewater used for cooling or industrial purposes, as well as runoff from fire suppression activities have been provided and approved by the Sewage Enforcement Officer and/or the Pennsylvania Department of Environmental Protection (DEP).
21. **Power Supply** – Operational power supply to the Data Center use shall be subject to the following:
- a. If the applicant proposes to connect the Data Mining/Data Center facility to the electric grid, the applicant shall provide documentation from the applicable electric service provider certifying that that the necessary capacity is available and that electric service provider will serve the Data Mining/Data Center facility. Known impacts on electric rates or availability for other uses directly attributable to the Data Mining/Data Center project shall be noted.
 - b. Any energy generation system designed or used to supply power directly to a Data Mining/Data Center facility during normal operations, including but not limited to, solar, battery energy storage systems (BESS), wind, fossil fuel, or nuclear energy generating systems, shall not be considered part of the Data Mining/Data Center facility use. Such systems shall be considered a separate use and shall be approved according to the zoning regulations applicable to such use.
22. **Construction Site Supervision and Security** - The Applicant shall agree to scheduled inspections of the site:
- a. During construction to ensure that development conforms to the approved plan or provide as-built drawing with all improvements certified as true and correct by a registered engineer or surveyor.
 - b. Yearly or at the instance of a complaint to ensure the development continues to conform to nuisance and pollution prevention measures.

- c. Twenty-four (24) hour onsite supervision and security shall be provided by the applicant during the initial development of the site until occupancy permits are issued and active operation of the site begins.
- d. Construction operations shall be restricted to the hours of 7:00am to 7:00pm. This restriction does not include routine maintenance.

23. **Design, Development and Aesthetic Standards** - To prevent land use conflict, ensure harmonious development and preserve the rural character of the Township in a mixed-use setting, the Township shall consider the following as reasonable additional conditions of approval and safeguard:

- a. Uses and buildings shall be planned and organized to achieve a unified and harmonious development of the total site area.
- b. Changes in the proposed location of best and safest routes to prevent traffic hazards, congestion, or the impact of service traffic upon residential streets.
- c. Installation of sound and vibration attenuation on and around the Data Center/Data Mining equipment on internal walls, ceilings and foundation floorings to address issues of tonal noise pollution, tonal and vibration impacts.
- d. Installation of buffer yards to muffle sound and light from Data Center/Data Mining facility sites. Buffer yards shall include a combination of landscape, berms and fences and shall be based on the applicants landscaping plan required under this ordinance.
- e. All Data Mining/Data Centers/Server Farm processed/activities shall occur in a building(s) which is/are permanent. The building(s) including all ancillary equipment/operations for purposes such as cooling, shall be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended rural character of the surrounding properties and not cause the dissemination of dust, smoke, glare, heat, vibration or noise in excess of the maximum environment noise level of 50dB(A)/50dB(C) established by Township ordinance in subsection (19) Noise and Vibration above beyond the property line or affecting adjacent Existing Protected Buildings. Data Mining/Data Center operations shall not occur in any temporary structure/cargo containers. Cargo containers shall not be stored or utilized on the land employed for Data Mining/Data Center facility operations.
- f. Permanent structures associated with Data Mining/Data Center facilities shall comply with the 40' height regulation, coverage standards, lot size, building size and total number of buildings for the zoning district in

which the operation is located.

- g. Performance standards and all Township Ordinances regarding nuisance (noise, sound, light, air) pollution shall apply.
- h. Any use or activity producing air, noise, vibrations, exhaust, heat or humidity in any form shall be carried on in such a manner that it is not perceptible at the property line of adjacent Existing Protected Buildings. When noise producing equipment is abutting a parcel with an Existing Protected Building, such equipment shall be placed so that the Data Mining/Data Center use is between the affected parcel and the equipment.
- i. Electric fields and magnetic fields shall not be created that adversely affect the public health, safety, and welfare, including but not limited to interference with the normal operation of equipment or instruments or normal radio, telephone, cellphone, Wi-Fi, television, satellite or broadband reception from off the premises where the activity is conducted.
- j. No façade shall have more than twenty percent (20%) of the area exposed with operational apparatus (e.g. vents, fans, HVAC systems, exhaust systems etc.) Any Data Center and Data Center Accessory Use Principal façade and any facades facing R1/R2 Zoning Districts and Existing Protected Buildings shall not have exposed apparatus, and must incorporate at least two of the following design elements every 150 horizontal feet:
 - i. A change in building material, pattern, texture, color or accent materials. Sheet metal siding or corrugated metal siding shall not be used.
 - ii. A change in building height.
 - iii. building step-backs or recesses having a minimum depth of five (5) feet.
- k. Fenestration must comprise 30% of the total surface coverage area of the principal façade and must be in separate, individual placements or clustered bays. Each placement or bay may count towards no more than 7.5% of such total surface coverage area and be distributed horizontally and vertically across the principal façade and must be compatible with the other design, materials, details and treatment used on the same façade.
- l. The main entrance feature shall have a clearly distinguishable, visibly framed and offset entrance court/patio and landscaping. Building siding shall be in “earth tone” colors to resemble a rural/residential non-industrial appearance.

- m. Data Mining/Data Center facilities are to be provided with at least one parking space per 8,000 square feet of floor area designed and intended to be accessible regularly by employees, or one parking space for every one employee, based on the maximum number of employees on site during the largest shift, whichever is lesser.
- n. In the case of conditional use, the Township reserves the right to impose other conditions and safeguards.

24. **Permits and Application Process:**

a. A pre-application meeting is strongly encouraged with the Greene Township Planning Commission to avoid delays in the approval process. A conceptual sketch should be brought to this pre-application meeting to show the potential visual impact of the site upon abutting properties.

b. Applications for the installation of Data Mining/Data Center facility project shall be:

1) Reviewed by the Code Enforcement/Zoning Enforcement Officer for completeness, with all associated costs, paid for by the applicant. An application shall be considered complete when it addresses all matters listed in this ordinance including, but not necessarily limited to, (i) compliance with all applicable provisions of the Uniform Construction Code (UCC), Act 45 of 1999, as amended and adopted building code of the township and (ii) matters relating to the proposed Data Mining/Data Center facility and Floodplain, Utility Lines and Electrical Circuitry, Signage, Lighting, Vegetation and Tree-cutting, Noise, Decommissioning, Site Plan and Development, Special Use and Development, Ownership Changes, Safety, and Permit Time Frame and Abandonment. Applicants shall be advised within 30 business days of the completeness of their application or any deficiencies that must be addressed/revised prior to substantive review by the Township Planning Commission and Township Engineer.

2) Subject to a public Conditional Use hearing within the timeline specified in Chapter 153.262 Conditional Use Permit after the application has been considered complete by the Code Enforcement/Zoning Enforcement Officer and forwarded to the Township Planning Commission

- c. The Applicant should maximize coordination between the state and federal permitted system and conditional approval to the maximum extent practicable.
- d. No development of a Data Mining/Data Center facility shall be undertaken in the Township unless an application shall be submitted together with a fee established by resolution.
- e. An application shall contain the following information: A narrative describing an overview of the project including the number of acres in the existing parcel, number of acres to be utilized in the Data Center/Data Mining operational footprint, setbacks, the location of the primary structure and all accessory structures (including proposed function) and a description of equipment to be used, to the extent known, the energy supply, surface water supply and hours of operation.
- f. The address of the site of operations. Contact information of the individual(s) responsible for the operation and activities at the site shall be provided to the Township and all Emergency Responders. Such information shall include a phone number where such individual(s) can be contacted twenty-four (24) hours per day, three hundred sixty-five (365) days a year. Annually, or upon any change of relevant circumstances, the Applicant shall update such information and provide it to the Township and all Emergency Responders.
- g. A copy of the applicant's Emergency Response Plan. In absence of this, an emergency management plan that includes post construction accident contact protocols that specifically address major equipment failure, vandalism or other hazards. The Applicant, upon changes occurring to the operations Emergency Response Plan will provide to the Township and all Emergency Responders the dated revised copy of the Emergency Response Plan.
- h. The Applicant shall offer an on-site orientation to the Emergency Response Plan for all Emergency Responders. The cost and expense of the orientation and training shall be the sole responsibility of the Applicant. The Applicant shall not be required to offer more than one site orientation annually under this section.
- i. Location map of the site development showing the approximate location of equipment and structures, and all permanent improvements to the site and any post construction surface disturbance in relation to natural and other surroundings. Included in this map shall be an area within the development site for the location and parking of vehicles and equipment used in the development and use of the site. Such location shall be configured

to allow the normal flow of traffic on public streets to be undisturbed.

j. A narrative and map describing the manner and routes for the transportation and delivery of equipment, machinery, and any other materials used on the site, showing the proposed best and safest routes.

k. Certification satisfactory to the Township, prior to the commencement of operations, the Applicant shall have accepted and complied with any applicable bonding and permitting requirements; when applicable, due to anticipated transport of equipment to the site, the applicant shall have entered into a Township roadway maintenance and repair agreement, in a form acceptable to the Township solicitor, regarding the maintenance and repair of affected Township roads.

l. A description of, and commitment to maintain, safeguards that shall be taken by the Applicant to ensure that Township roads utilized by the Applicant shall remain free of dirt, mud and debris resulting from site development activities; and the Applicant's assurance that such streets will be promptly swept or cleaned of dirt, mud and debris occurring as a result of Applicant's usage.

m. Copies of the documents submitted to the Department regarding environmental impacts of the project, or if no documents have been submitted to the Department, a narrative describing the environmental impacts erosion and sedimentation controls and stormwater management best management practices anticipated of the proposed project on the site and surrounding land and measures proposed to protect or mitigate such impacts, as well as copies of all permits issued by appropriate regulatory agencies or authorities relating thereto. If permits have not been issued at the time of application, the Applicant shall submit copies of the appropriate permit application(s).

n. Copies of all permits and plans from the appropriate state or federal regulatory agencies or authorities issued in accordance with applicable laws and regulations for the proposed use. If permits have not been issued at the time of application, the Applicant shall submit copies of the appropriate permit application(s), and the status of the application(s) with the approving agency.

o. Copy of erosion and sedimentation control plan and post construction stormwater management plans as required.

25. **Emergency Management** – The applicant shall submit an Emergency Response Plan (ERP) prepared by a qualified professional, with all associated

costs paid for by the applicant. The ERP shall:

- a. Be reviewed and accepted by the local fire department and emergency management services as part of the conditional use process.
- b. Include detailed procedures for fire suppression, containment, ventilation, and evacuation.
- c. Include an evaluation of the access roads, water holding facilities and hydrant locations within the site to ensure suitable access for emergency equipment within the site.
- d. Include an evaluation of the containment/secondary containment of fire suppression water and associated hazardous chemicals to prevent contamination of groundwater and surface water.
- e. Ensure that all first responders receive adequate training specific to the installed system.
- f. Include provisions for annual fire safety inspections demonstrating compliance with fire safety standards to be performed by a qualified professional on behalf of the Data Mining/Data Center facility, with all associated costs paid for by the applicant.
- g. Procedures for safe shutdown, de-energizing, or isolation of equipment and systems under emergency conditions to reduce the risk of fire, electric shock, and personal injuries, and for safe start-up following cessation of emergency conditions.
- h. Procedures for inspection and testing of associated alarms, interlocks, and controls.

26. **Other Emergency Management:**

- a. Any Data Mining/Data Center use proposing battery energy storage systems (BESS) or any other device or group of devices capable of storing energy in order to supply electrical energy at a later time, whether the energy is stored for use on-site or off-site, shall demonstrate compliance with National Fire Protection Association (NFPA) Standard 855, Installation of Stationary Energy Storage Systems, or similar standards, must include fire suppression systems designed specifically for battery storage and comply with the Greene Township BESS Ordinance.
- b. No Data Mining/Data Center facility use shall be approved unless the applicant demonstrates that procedures for fire suppression, containment, ventilation, and evacuation are sufficiently protective of public health, safety and welfare.

27. **Indemnification:**

- a. Requirement to Indemnify and Hold Harmless. Each person and/or entity that constructs, owns, operates, maintains, or removes a Data Mining/Data Center facility operation shall, at its sole cost and expense, indemnify, defend and hold harmless the Township, its elected and appointed officials, employees and agents, at all times against any and all

claims for personal injury, including, but not limited to, death, and property damage arising in whole or in part from, caused by, or connected with any act or omission of the person/entity, its officers, agents, employees or contractors arising out of, but not limited to, the construction, operation, maintenance or removal of each of its facility.

b. Requirements to Defend. Each person and/or entity that constructs, owns, operates, maintains, or removes a Data Mining/Data Center facility operation shall fully defend any actions or proceedings against the Township in which it is claimed that personal injury, including, but not limited to, death, or property damage was caused by the construction, operation, maintenance or removal of each of its facility. The obligation to indemnify, hold harmless and defend shall include, but not be limited to, the obligation to pay judgments, injuries, liabilities, damages, reasonable attorneys' fees, securing and paying the cost of an attorney, reasonable expert fees, court costs and all other costs of indemnification.

c. Indemnification and Hold Harmless Agreement Requirement. Prior to the initial commencement of any construction, operation, maintenance, or removal, each person and/or entity that construct, owns, operates, maintains, or removes a Data Mining/Data Center facility operation shall furnish an "Indemnification and Hold Harmless Agreement" to the Greene Township Board of Supervisors, once reviewed and approved by the Township Solicitor.

SECTION IV: Repealer:

That any and all previous Ordinance(s) which are inconsistent with the terms and provisions of this Ordinance are hereby repealed.

SECTION V: Severability:

That if any sentence, clause, section, or part of this Ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections or parts of this Ordinance. It is hereby declared as the intent of the Borough Council that this Ordinance would have been adopted had such unconstitutional, illegal or invalid sentence, clause, section or part thereof not been included herein.

SECTION VI: Effective Date:

That this Ordinance shall take effect immediately upon enactment as provided by law.

ORDAINED and ENACTED by the Board of Supervisors for Greene Township this 5th day of January, 2026. This Ordinance shall be effective immediately.

ATTEST:

Lamberly A. Moore
Township Secretary

TOWNSHIP OF GREENE

BY: *[Signature]*
Chairperson, Greene Township

Board of Supervisors

[Signature]
Supervisor
[Signature]
Supervisor