PUBLIC NOTICE -
PUBLIC HEARING CONCERNING NEW ZONING ORDINANCE AND MEETING TO CONSIDER ADOPTION OF NEW ZONING ORDINANCE

NOTICE IS GIVEN that the Board of Supervisors of the Township of Lewis, County of Northumberland, Commonwealth of Pennsylvania (the "Board"), will hold a public hearing on Wednesday, April 1, 2026, at 3:00 o'clock p.m. at the Township Building at 1428 Rovendale Drive, Watsontown, Pennsylvania.

The purpose of the public hearing is to receive public comment on a proposed new zoning ordinance and proposed new zoning map for the Township of Lewis. After receiving such public comment, the Board intends to consider enactment during its regularly scheduled meeting on Wednesday, April 1st at 4 o'clock p.m. at the Township Building at 1428 Rovendale Drive, Watsontown, Pennsylvania.

The proposed new Zoning Ordinance if enacted would supersede and repeal all prior zoning ordinance. As compared to the current Zoning Ordinance of the Township, the proposed Zoning Ordinance includes use defined as "data center" and "data center accessory use," along with the inclusion of conditional use requirements for either such use within the Industrial zoning district (Section 482). Additionally, the Zoning Ordinance will include hearing procedures for the Zoning Hearing Board (Section 906), will change the zoning districts of seven (7) properties along Comly Road not directly adjoining State Route 54 from Commercial Zoning to Agricultural Zoning, and changing the definitional purpose of the Village Center Zoning District.

The proposed new Zoning Ordinance represents a comprehensive ordinance affecting all property within the boundaries of Lewis Township. The purpose of the proposed new Zoning Ordinance is to promote, protect and facilitate the public health, safety morals, and general welfare, coordinate practical community development and proper population density, provide emergency preparedness and operations, make provision for adequate access to light and air, make provision for adequate provision of police protection, fire protection, vehicle parking and loading space, transportation, water, sewerage, schools, recreational facilities, public grounds, the provision of a safe, reliable and adequate water supply for domestic, commercial, agricultural or industrial use, and other public requirements, manage solar energy systems, preserve the natural, scenic and historic value of the Township, prevent or minimize overcrowding, blight, traffic congestion, loss of health, life or property and provide for basic forms of housing and reasonable accommodations for residents.

The proposed new Zoning Ordinance is designed to provide the legal basis and framework for future development and redevelopment of the Township.

The proposed new Zoning Map includes six (6) categories of zoning district being Agricultural (A), Commercial (C), Industrial (I), Residential (R), Rural Residential (RR), and Village Center (VC).

The title of the proposed new Zoning Ordinance, is as follows:

ORDINANCE NO. 2026-1

AN ORDINANCE ENACTING NEW ZONING REGULATIONS AND A NEW ZONING MAP EFFECTING ALL PROPERTY WITHIN THE TOWNSHIP AND REPEALING ANY PREVIOUS ZONING ORDINANCES AND/OR ZONING MAPS.

A summary of the contents of all of the provisions of the proposed new Zoning Ordinance is as follows:

Section 1 adopts as the official zoning ordinance the regulations set forth in Appendix A, including the zoning map incorporated therein. The table of contents of the regulations setting forth all of the provisions thereof is as follows:

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Section 2 repeals all prior zoning ordinances or parts thereof.

Section 3 provides that the provisions of the ordinance are severable and shall continue in force should any portion be found unconstitutional.

Section 4 provides that the ordinance shall take effect immediately upon enactment.

The full text of the Ordinance is available for public inspection at the Township Building at 1428 Rovendale Drive, Watsontown, Pennsylvania, Monday through Friday between 8:00 o'clock A.M. and 3:00 o'clock P.M.

It is also available for public inspection at the Township's website: http://www.lewistownship.com/Pages/default.aspx.

Persons with disabilities may request auxiliary aids and services by calling Lucinda Bomberger, Township Secretary, at (570) 649-5371.

BY ORDER OF THE BOARD OF SUPERVISORS OF LEWIS TOWNSHIP, NORTHUMBERLAND COUNTY, PENNSYLVANIA.