

NOTICE

NOTICE is hereby given by the Board of Supervisors of Lower Mount Bethel Township, Northampton County, Pennsylvania, that it is their intention to consider and act upon proposed Ordinance No. 2026-01 entitled "AN ORDINANCE OF THE TOWNSHIP OF LOWER MOUNT BETHEL, NORTHAMPTON COUNTY, PENNSYLVANIA AMENDING CHAPTER 27 (ZONING) OF THE CODE OF LOWER MOUNT BETHEL PROVIDING FOR THE REGULATION OF DIGITAL INFRASTRUCTURE FACILITIES, HYPER DIGITAL INFRASTRUCTURE FACILITIES, AND DIGITAL INFRASTRUCTURE ACCESSORY USES; PROVIDING DEFINITIONS, CONDITIONAL USE REQUIREMENTS, AND PERFORMANCE STANDARDS AND RELATED REGULATIONS" at a public meeting to be held on September 14, 2026 at 7:000 p.m. in the Chelsea Sun Inn located at 487 Stone Church Drive, Mt. Bethel, Northampton County, Pennsylvania 18343.

Briefly summarized, the proposed Ordinance would amend Chapter 27 (Zoning) of the Code of Lower Mount Bethel to permit Digital Infrastructure Facilities only within the Lower Mount Bethel Industrial District as a conditional use; to add definitions for the terms "Digital Infrastructure Facility", "Hyper Digital Infrastructure Facility" and "Digital Infrastructure Facility Accessory Use"; to establish that all applicable requirements of the underlying Industrial District apply unless modified by this Ordinance; to require an applicant for such uses to meet the general conditional use requirements already set forth in Chapter 27 (Zoning) and the Pennsylvania Municipalities Planning Code; to require the applicant to meet the development and performance standards set forth in the Ordinance relating to electrical demand, infrastructure, and impact standards, utility infrastructure improvements standards, dimensional standards, parking and loading standards, water and sewer service standards, noise standards, vibration standards, electromagnetic field and electromagnetic interference standards, lighting standards, air quality standards, building design standards, and landscaping, buffering and screening standards; to require the applicant to submit assessments for traffic and construction impacts, emergency services coordination, environmental impacts, utility infrastructure coordination, electrical utility impacts, fiber and telecommunications interference, back up power generation, on-site energy generation and storage, cooling system, stormwater system resiliency and cooling return, traffic management and electronic waste management; to establish ongoing operational requirements; and to set forth requirements for the decommissioning and site restoration for any of the proposed uses.