

NOTICE

Notice is hereby given to the citizens and residents of East Buffalo Township, Union County, Pennsylvania, that the Supervisors of East Buffalo Township, Union County, Pennsylvania will hold a public hearing on Monday, November 24, 2025, at 5:30 o'clock P.M. at the East Buffalo Township Municipal Building, 589 Fairground Road, Lewisburg, Pennsylvania 17837, to consider the adoption of an ordinance to amend Chapter 27 of the Code of Ordinances of East Buffalo Township to provide zoning regulations regarding cryptocurrency and data mining operations within East Buffalo Township, Union County, Pennsylvania. Copies of the proposed ordinance are available during normal business hours at the East Buffalo Township Municipal Building, 589 Fairground Road, Lewisburg, Pennsylvania, 17837 and at the office of Peter L. Matson, Esquire, Solicitor for East Buffalo Township, 222 Market Street, Lewisburg, Pennsylvania.

EAST BUFFALO TOWNSHIP

Jolene Helwig
Secretary

Peter L. Matson
Township Solicitor

PETER L. MATSON, P.C.
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EAST BUFFALO TOWNSHIP

ORDINANCE NO. _____

AN ORDINANCE OF EAST BUFFALO TOWNSHIP, UNION COUNTY, PENNSYLVANIA, AMENDING CHAPTER 27 OF THE CODE OF ORDINANCES OF EAST BUFFALO TOWNSHIP TO PROVIDE ZONING REGULATIONS REGARDING CRYPTOCURRENCY AND DATA MINING OPERATIONS WITHIN EAST BUFFALO TOWNSHIP, UNION COUNTY, PENNSYLVANIA.

BE IT ENACTED AND ORDAINED BY THE BOARD OF SUPERVISORS OF EAST BUFFALO TOWNSHIP, UNION COUNTY, PENNSYLVANIA AND IT IS HEREBY ENACTED AND ORDAINED BY AUTHORITY OF THE SAME AS FOLLOWS:

SECTION 1: Chapter 27, Part 2, Section 201 of the Code of Ordinances of East Buffalo Township, Union County, Pennsylvania, is hereby amended to add as follows:

§201. Definitions.

CRYPTOCURRENCY – A digital currency in which encryption techniques are used to regulate the generation of units of currency and verify the transfer of funds, operating independently of a central bank. “Bitcoin” is the most common example of CRYPTOCURRENCY.

CRYPTOCURRENCY MINING – The operation of specialized computer equipment for the primary purpose of mining one or more blockchain based cryptocurrencies. This activity typically 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 with a non-

diverse electrical use for mining operations, as well as equipment to cool the hardware and operating space.

CRYPTOCURRENCY MINING OPERATION – A location, unit, device, container, building or other facility, temporary or permanent, located indoors or outdoors where CRYPTOCURRENCY MINING takes place.

DATA CENTER – The building which houses and operates networked computer systems and associated components that include, but may not be limited to, power supply, data communications connections, environmental controls, and security devices.

DATA MINING OPERATION/SERVER FARM – Three (3) or more interconnected computers housed together in a single facility whose primary function is to perform cryptocurrency mining, data mining, or associated data processing.

HIGH-DENSITY LOAD SERVICE – The provision of electrical service where the requested load density has, for any monthly billing period, either: 1) an average power demand in excess of 300 kilowatts, or 2) an average power density in excess of 250 kilowatt-hours per year per data center square foot, equivalent to 35.064 square feet per kilowatt, at 100% load factor.

SECTION 2: Chapter 27, Part 4, Section 410 of the Code of Ordinances of East Buffalo Township, Union County, Pennsylvania, is hereby amended to provide as follows:

§410. Industrial (I).

§410.1 Permitted Uses. All uses shall comply with the provisions of this Chapter.

(r) Cryptocurrency and Data Mining Operations (see §533).

§410.4 Minimum Lot Size (All uses must have Central Sewage and Water).

(a) Minimum Lot Area – 44,000 square feet.

(b) Minimum Lot Width at the front setback line – 150 feet.

§410.5 Minimum Setbacks. All setbacks shall be measured from the edge of the public right-of-way of the affected parcel; if there is no public right-of-way, setbacks shall be measured from the property line.

(a) Front Yard – 60 feet.

(b) Side Yard – 40 feet.

(c) Rear Yard – 40 feet.

(d) Side and Rear Yards adjoining residential uses shall be fifty (50) feet. The twenty (20) feet of the said side and rear yards immediately adjoining residential uses shall be landscaped to visually screen the use from adjoining residential uses in conformance with the provisions of this Chapter relative to visual screening.

§410.7 Maximum Building Height and Impervious Coverage.

(a) Maximum Building Height – 60 feet above the average natural grade.

(b) Maximum Building Coverage – 60 percent

(c) Maximum Impervious Coverage – 80 percent

SECTION 3: Chapter 27, Part 5, Section 513 of the Code of Ordinances of East Buffalo Township, Union County, Pennsylvania, is hereby added to provide as follows:

§533. Cryptocurrency Mining Operations and Data Mining Operations. It is the intent of this Section to enable the development of Cryptocurrency Mining Operations and/or Data Mining Operations, to the extent possible, in areas where any potential adverse effects in the community will be minimized and to ensure that adequate capacity is available on the applicable electrical power supply lines and substations to serve both the Cryptocurrency Mining Operation and/or Data Mining Operation and to serve the other needs of the service area consistent with the normal projected local growth envisioned by the local energy provider(s).

(1) Applicability.

(a) This Section shall apply to all Cryptocurrency Mining Operations and/or Data Mining Operations installed, constructed, or modified after the effective date of this ordinance.

(b) Cryptocurrency Mining Operations and/or Data Mining Operations in place before the effective date of this ordinance shall not be required to meet the requirements of this ordinance unless replacement, alteration, or expansion of the existing operation is requested.

(c) All Cryptocurrency Mining Operations and/or Data Mining Operations shall be designed, erected, and installed following all applicable local, state, and federal codes, regulations, and standards.

(2) Standards for Cryptocurrency Mining Operations and Data Mining Operations.

(a) All principal and accessory structures used for Cryptocurrency Mining Operations, Data Mining Operations, Server Farms, and/or Data Centers, shall be arranged, designed, and constructed to be harmonious and compatible with the site and with the surrounding properties. If prefabricated, pre-engineered or modular structures are installed, the following standards are required:

(1) All structures shall have concrete foundations.

(2) All exterior facades shall have muted earth tone colors, and shall not be defective, decayed or corroded.

(3) If intermodal shipping containers are utilized, such installation shall comply with the requirements of the most recent addition of Industrialized Building Rules and Bulletins.

(b) The operations shall not cause the dissemination of vibration or noise in excess of the maximum environmental noise level as hereinafter established.

(c) The operators shall not cause, allow, or permit the operation of any source of sound which creates at an occupied residential building or defined sensitive receiver (an instrument used to quantify sensitivity at the lowest signal power level from which

completion or occupancy, a sound level that exceeds a daytime continuous sound level of 50 dBA or a nighttime continuous sound level of 45 dBA, for any 15-minute measurement interval unless otherwise permitted.

(d) For permitting and compliance purposes, measurements shall be performed using a calibrated Type I Sound Level Meter, configured to log and record 1/3 octave flat-weighted equivalent sound pressure levels, and A-weighted equivalent level (L_{eq}), slow time weighting, with a 15-minute averaging interval. Measurements shall be made proximate to, but no closer than, 100 feet from an occupied residential structure or other designated sensitive receiver. Transient background sounds must be excluded from the measurement period by post-processing or other means. Compliance is indicated if the noise solely generated by the operator cannot be distinguished from the equivalent-continuous background sound pressure level, or if the noise levels solely generated by the operator otherwise conform to the requirements of subsection (c) above.

(e) Prior to the issuance of certificate of completion or occupancy, a report with the noise level test results shall be submitted for approval by the applicant from a qualified acoustical professional for the purpose of demonstrating compliance.

(f) A noise reduction barrier or device may be required at the discretion of the zoning officer when it is inconclusive that noise level tests do not conform to subsection (c) above.

(g) Terminology as used herein related to acoustic levels and measurements follow American National Standard ANSI S12.9: "Quantities and Procedures for Description and Measurement of Environmental Sound – Part I: Basic Quantities and Definitions," and ANSI S12.9: "Quantities and Procedures for Description and Measurement of Environmental Sound – Part 3: Short-term measurements with an observer present".

(h) The limitations of subsection (c) above shall not apply to any residential or sensitive receiver that is established after the date of issuance of a certificate of completion or occupancy for the applicant's operation.

(i) The equipment used in any Cryptocurrency Mining Operation and/or Data Mining Operation shall be housed in a metered, electrically grounded, and pre-engineered metal-encased structure with a fire rating designed to resist an internal electrical fire for at least thirty (30) minutes. The containment space shall contain baffles that will automatically close in the event of fire independent of a possible electric system failure.

(j) Any use or activity producing air, dust, smoke, glare, exhaust, heat, or humidity in any form shall be carried on in such a manner that it is not perceptible at or beyond the property line.

(k) Any use of International Organization for Standardization (ISO) shipping containers or similar structures used as housing, whether horizontally combined or independent of other structures for the Cryptocurrency Mining Operation and/or Data Mining Operation, shall not be vertically combined to exceed a height greater than nine (9) feet.

(l) Each Cryptocurrency Mining Operation and/or Data Mining Operation shall provide a 24-hour emergency contact signage visible at the access entrance. Signs shall include company name, if applicable, owner/representative name and telephone number and corresponding local power company and telephone number.

(m) All Cryptocurrency Mining Operations shall meet the applicable requirements of Chapter 22 (SALDO) and Chapter 27 (Zoning) of the Code of Ordinances with regard to buffers, screening and fencing, which shall be applicable to the perimeters of the building or construction footprints, except for areas of ingress and egress into the site.

(n) Prior to approval of the certificate of completion or occupancy, the applicant shall provide written verification from the electrical service provider stating the following:

(1) Adequate capacity is available on the applicable service lines and substation to ensure that the capacity available to serve the other needs of the service area is consistent with the normal projected load growth envisioned by the provider;

(2) Utility supply equipment and related electrical infrastructure are sufficiently sized and safely accommodate the proposed use;

(3) The use will not cause electrical interference or fluctuations in line voltage on and off the operating premises; and,

(4) Prior to approval of the certification of completion or occupancy, the applicant shall provide the zoning officer with written verification that the electrical work has passed a third-party inspection.

(o) Prior to approval of the certificate of completion or occupancy, the applicant shall provide written verification from the public water service provider and from the public sewer service provider, if applicable, stating that adequate capacity is available on the respective applicable service lines to ensure that the capacity available to serve the other needs of the service area is sufficient.

(p) Any Cryptocurrency Mining Operation and/or Data Mining Operation that is not operated for a continuous period of 12 months and for which there are no applications pending for permitted use of the structure at the end of such 12-month period, shall be considered abandoned, whether the owner or operator intends to make use of the device(s) utilized by such abandoned operation. The owner of an abandoned server farm or data center and the owner of the property where the abandoned server farm and data center are located shall have the duty to remove such facilities.

If such facilities are not removed within a reasonable time, not to exceed three (3) months, after receipt of notice from the Township notifying owner(s) of such abandonment, the Township may remove such facilities and place a lien upon the property for costs of removal. The Township may pursue all legal remedies available to it to ensure that abandoned device(s) utilized by such abandoned operation are removed. Delay by the Township in taking action shall not in any way waive the Township's right to take action.

(3) Application and Approval. No Cryptocurrency Mining Operation and/or Data Mining Operation may be developed without site plan review and verification by the Township Planning Commission and Township zoning officer that all requirements of Chapter 22 and

Chapter 27 of the Township Code of Ordinances have been met. Cryptocurrency Mining Operations and/or Data Mining Operations are only permitted in the Industrial (I) Zoning District.

**SECTION 4: ALL ORDINANCES OR PART OF ORDINANCES
INCONSISTENT HERewith ARE HEREBY REPEALED.**

**ENACTED THIS _____ DAY OF _____, 2025, BY THE BOARD
OF SUPERVISORS OF EAST BUFFALO TOWNSHIP, UNION COUNTY,
PENNSYLVANIA.**

ATTEST:

**BOARD OF SUPERVISORS OF
EAST BUFFALO TOWNSHIP**

Secretary

Chairman

ATTESTATION

COMMONWEALTH OF PENNSYLVANIA

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SS.

COUNTY OF UNION

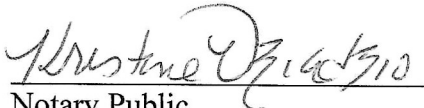
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PETER L. MATSON, Solicitor of East Buffalo Township, Union County, PA,
personally appearing before the undersigned officer, and after being duly sworn according to
law, doth depose and say that he is the Solicitor of East Buffalo Township, Union County, PA,
and that the attached is a true and correct copy of the original proposed ordinance that is in his
possession.



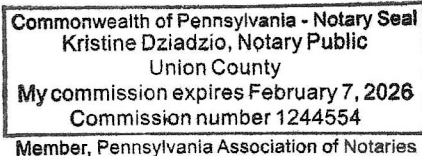
Peter L. Matson
Solicitor
East Buffalo Township

Sworn to and subscribed
before me this 27th day
of October, 2025.



Notary Public

My Commission Expires: 2/7/2026



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