

PULASKI TOWNSHIP BOARD OF SUPERVISORS

LAWRENCE COUNTY
1172 STATE ROUTE 208
PULASKI, PENNSYLVANIA 16143
PHONE: 724-964-8891 FAX: 724-964-1028

July 1, 2026

The meeting was opened with the Pledge of Allegiance to the Flag and called to order by Virginia Zinza.

This meeting is being recorded for the purpose of transcribing minutes at a later date.

As advertised in the legal section of the New Castle News on June 10th and June 22, 2026 the Pulaski Township Board of Supervisors held a special meeting for the purpose of conducting a public hearing to consider Ordinance No. 2-2026 which would amend the current Zoning Ordinance to provide definitions and regulations for Data Centers and Data Center Accessory Uses and contains provisions for definitions, zoning district, data center regulations, severability, repealer, effective date and other provisions.

The meeting and hearing was held at 6:00 p.m. on June 29, 2026 in the Township Municipal Building, 1172 S.R. 208, Pulaski, PA 16143.

Members present were Virginia Zinza, Kelly Smith and Robert K. Stowe. Also present were Solicitor Lou Perrotta and Court Reporter Kelly Shaffer.

Chairman Zinza turned the meeting over to Solicitor Perrotta to conduct the public hearing.

Solicitor Perrotta stated tonight is the public hearing for a proposed ordinance. Just to let everyone know there is not a proposed data center for Pulaski Township we have not been in contact with any companies nor are there any proposed sites. We are adopting this Ordinance for a conditional use in the Industrial Zoning District and doing so since the Commonwealth of Pennsylvania has not banned data centers the only way we can control it locally is through Zoning. As part of the hearing there are a number of exhibits that will be marked to the record.

- Exhibit 1** Correspondence to Allen Miller at Lawrence County Planning Department with copy of the Ordinance
- Exhibit 2** Correspondence to the Township Planning Commission with a copy of the Ordinance
- Exhibit 3** May 5, 2026 review Letter from the Lawrence County Planning Department providing comments on the proposed Ordinance
- Exhibit 4** Comments from Mourice Waltz, Zoning Officer dated May 28, 2026
- Exhibit 5** Comments from Barbara Taylor, Township Planning Commission member
- Exhibit 6** Legal Notice advertising this hearing in the New Castle News
- Exhibit 7** Correspondence to New Castle News with copy of proposed Ordinance dated June 5, 2026
- Exhibit 8** Correspondence to Law.County Law Library w/ a copy of proposed Ordinance dated June 5, 2026
- Exhibit 9** Advertisement from New Castle News dated June 10, 2026
- Exhibit 10** Advertisement from New Castle News dated June 22, 2026
- Exhibit 11** Timeline from November, 2025 to current
- Exhibit 12** Copy of proposed Ordinance outlines definitions, blockchain, cooling tower, cryptocurrency mining, data center, data center accessory use, data center electrical substations; Zoning District this is important this is a conditional use in the I-Industrial Zoning District which means if someone wants to propose a data center in the Industrial Zoning District there would be a hearing before this board. It also deals with dimensional standards, power lines and data center electric utility substations, landscape buffer, screening and fencing, noise and vibration - 59 decibels during daytime hours and 50 decibels during nighttime hours in addition to measuring of vibrations, lighting, water and sewer, power supply, thermal impact, emergency management, aesthetics, parking and infrastructure, security

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and access, environmental impact assessment, decommissioning, indemnification, severability and repealer.

At this time if there is any comment from the public each individual will have an opportunity to speak for up to three (3) minutes concerning the Data Center Ordinance.

The Solicitor explained if the Township doesn't adopt an Ordinance we don't have any regulation in the Township and a data center could be placed in industrial zoning district and/or agricultural so this is a proactive measure to get these regulations in place in anticipation of any development.

There are a number of people who signed in, Chairperson Zinza will go through the list to see if any of the individuals who signed in wish to make a comment. The Solicitor asked individuals who wish to speak to state their name and address for the record.

Jen Bennett - She resides at 1449 Pulaski-Mercer Road. How are the decibel levels measured? It's measured from the property line.

Andrew Salzano - He lives in Volant his mother lives on Cherriwood Road. His concern is water usage. Solicitor Perrotta explained water is addressed in the Ordinance they would need to get water from a public utility in addition to studies. Mr. Salzano continued it seems like these sites are ever expanding so the decibel levels will that still apply if they expand in size?

William Heasley - He lives on State Route 208 in Pulaski. He has well water and it seems like anything they do it will impact well water and concern over waste. He's very concerned about his well water being affected. How strictly are decibel levels going to be enforced will they be shut down if they exceed them? Solicitor Perrotta read section from the Ordinance regarding public water and sewer. Mr. Heasley stated he also has concerns over new construction runoff. Solicitor Perrotta stated those questions can be brought up during a conditional use hearing and there are also violations that can be filed for breach of this Agreement. Solicitor Perrotta explained the Commonwealth of Pennsylvania could have resolved this by banning these things so we have to put something in place to protect our community. We've looked at Ordinances all over the country and state of Pennsylvania. If and when someone comes before the Township then those are questions that can be posed for each particular project. Chairperson Zinza stated that from research she's done they are looking for hundreds of acres of land and we don't have hundreds of acres of Industrial Zoned land. Mr. Heasley asked what happens if someone doesn't want their land to be farm land anymore and they want it to be zoned commercial? Solicitor Perrotta explained if it's not industrial there are certain requirements that you can initiate a zoning change of any property in the Township. The Township has the ability to change zoning or a petition could be filed by a property owner which would require review by county and township planning and advertisement of an ordinance and hearing like we're having now it's not automatic.

Bob Exley - How can you guarantee they don't override the Ordinance? Solicitor Perrotta stated \$200 and a complaint anyone can sue. There are mechanics to challenge any ordinance that's why there is a clause in the Ordinance stating that if any section of the Ordinance is ruled invalid the other sections would stand. Solicitor Perrotta advised he's never seen any Ordinance invalidated in his career.

Jason Perna - He resides on Topper Hill Road. The power supply for these sites are they required to construct their own natural gas plant or are they going to be able to pull from the grid? Solicitor Perrotta explained if they want to

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connect to the electric grid they must provide documentation from the electric service provider that the necessary capacity is available and will serve the data center. Known impacts on electric rates or availability for other uses directly attributable to the data center project shall be noted.

Ruth Fletcher - She lives on Hillsville Road in the Township. She watched Solicitor Perrotta and the Mahoning Township Supervisors and community come together and if the Ordinance is similar to theirs she is pretty satisfied. She is concerned about water usage, decibel level, air quality, etc. Who is going to police violations? These big businesses don't care they will pay the fine and continue destroying the environment. She thanked Mr. Perrotta for helping us get this in place and the community for coming out. Solicitor Perrotta thanked her for the comments but this is what he does for a living and without the public officials empowering him to do these things.

Solicitor Perrotta explained industrial uses don't typically produce decibel levels that violate levels. There are also vibration studies and there is a baseline for the vibration study. If this gets adopted, the Township is going to get additional equipment to measure these things if it would come to fruition.

Andrew Salzano stated he read an article somewhere in Ohio they had a bunch of land that was zoned as mixed use. Solicitor Perrotta explained Mixed Use Highway is typically a little bit commercial in some areas and some residential. If there are properties near certain zoning sometimes they try to annex them in to give them a bigger area. All that procedure and process would come before the Board.

William Heasley - What areas around the Township is zoned Industrial? The Board explained the area where R.G. Steel, Young Galvanizing is, an area near 551 and 208 and the old slag dump off 551.

Public comment was concluded.

A motion was made by Virginia Zinza and second by Keith Stowe to adopt Ordinance No. 2-2026. The Board voted all in favor; motion carried.

A motion was made by Virginia Zinza and second by Kelly Smith to adjourn the special meeting at 6:29 p.m. All voted in favor; motion carried.



Megan Allison, Secretary