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March 20, 2025

VIA - EMAIL

Beaver County Times
400 Corporation Drive
Suite 2
Aliquippa, PA 15001
publicnotices@timesonline.com

**RE: Advertisements for Ellwood City Ledger/Beaver County Times
Dates of Publication: March 25, 2025 and April 1, 2025**

Dear Lee:

Enclosed please find the Notice of Public Hearing of North Sewickley Township Amending its Zoning Ordinance. Please advertise this notice twice in the Ellwood City Ledger/Beaver County Times on Tuesday, March 25, 2025 and Tuesday, April 1, 2025, and mail the billing and proof of publication for same to North Sewickley Township for payment.

Should you have any questions regarding the enclosed, please feel free to contact me. Thank you for your assistance in this matter.

Sincerely,

LEYMARIE CLARK LONG, P.C.


Ryan C. Long

RCL/bch
Enclosures
cc: Lisa Crespo, North Sewickley Twp.

**NORTH SEWICKLEY TOWNSHIP
NOTICE OF PUBLIC HEARING AND CONSIDERATION
TO AMEND ZONING ORDINANCE**

NOTICE is hereby given that the North Sewickley Township Board of Supervisors will conduct a public hearing on April 9, 2025 at 5:30 p.m. at the North Sewickley Township Municipal Building, 893 Mercer Road, Beaver Falls, Pennsylvania, 15010, for the purposes of taking public comment and deliberation on a proposed amendment to the Township Zoning Ordinance. Notice is further given that the Board of Supervisors shall thereafter consider for adoption said Zoning Ordinance at its monthly meeting to be held on April 9, 2025 at 6:00 p.m. at the North Sewickley Township Municipal Building, 893 Mercer Road, Beaver Falls, Pennsylvania, 15010.

A summary of Ordinance No. 1 of 2025 is, as follows:

An Ordinance of North Sewickley Township, Beaver County, Pennsylvania, for the purpose of making various changes, clarifications, and amendments to the North Sewickley Township Zoning Ordinance, Chapter 27, by providing for purposes of findings related to the adoption of said amendments.

Section 1. Part 4 – AR Agricultural Residential District

Section 27-404; Uses by Special Exception:

- A. Delete Subsection G: Commercial Solar Facility.
- B. Reserve Subsection G for future use

Section 2. Part 8- CC Corridor Commercial District

Section 27-804; Uses by Special Exception:

- A. Add Subsection A: Commercial Solar Facility

Section 3. Part 9 – Industrial District

Section 27-904; Uses by Special Exception:

- A. Add Subsection A: Commercial Solar Facility

Section 4. Modify Section 27-1207 Specific Criteria for Uses by Special Exception:

- M. Commercial Solar Facility: Uses by special exception in CC and I districts.

Section 5. Relates to Severability.

Section 6. Relates to Repealer.

Section 7. Relates to Effective Date.

A copy of the full text of the Proposed Ordinance may be examined at the Municipal Building at the address stated above, Monday through Friday during the hours of 7:00 a.m. and 3:00 p.m. or at the Township website at: northsewickleytownship.com.

Ryan C. Long
Township Solicitor