

ORDINANCE NO.3 of 2025

AN ORDINANCE OF SALEM TOWNSHIP, LUZERNE COUNTY, COMMONWEALTH OF PENNSYLVANIA, AMENDING THE SALEM TOWNSHIP OFFICIAL ZONING MAP TO REZONE APPROXIMATELY 118.05 ACRES OF LAND CURRENTLY ZONED C-1 AND B3 TO BE INCLUDED WITHIN THE “SDC-O” – SPECIAL DATA CENTER OVERLAY DISTRICT.

WHEREAS, the Pennsylvania Municipalities Planning Code, act of July 31, 1968, 53 P.S. § 10101, et seq., enables a municipality through its zoning ordinance to regulate the use of property and promote industrial uses; and

WHEREAS, Salem Township has adopted the Salem Township Zoning Ordinance as its official Zoning Ordinance; and

WHEREAS, Salem Township may amend the Salem Township Zoning Ordinance through the procedures of Article 14, “Amendments”, of the Zoning Ordinance; and

WHEREAS, Salem Township seeks to promote the general health, safety, and welfare of the community by adopting and implementing an amendment to the Salem Township Zoning Map to rezone parcel identification numbers 55-P4-00A-06A-000 ; 55-P4-00A-06B-000; 55-P4NW2-001-007-000; 55-P4NW2-001-05A-000; 55-P4NW2-001-005; & 55-P4-00A-005-000 (the “Properties”), consisting of approximately 118.05 acres, to be included within the “SDC-O” – Special Data Center Overlay District to better reflect the industrial nature of surrounding uses and provide for future commerce; and

WHEREAS, the purpose of this Ordinance is to amend the Salem Township Official Zoning Map.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED, by the Board of Supervisors of Salem Township, Luzerne County, Pennsylvania, and it is enacted and ordained as follows:

SECTION 1. Amendment. The Salem Township Zoning Map shall be amended to rezone the Properties to be included within the “SDC-O” – Special Data Center Overlay District consistent with the Zoning Map attached hereto as Exhibit “A” and the Plan attached as Exhibit “B”.

SECTION 2. Repealer. All provisions of the Salem Township Zoning Ordinance and Salem Township Zoning Map which are contrary to this Ordinance are expressly repealed.

SECTION 3. Savings Clause. In all other respects, the Salem Township Zoning Ordinance and the Salem Township Zoning Map shall remain as previously enacted and ordained.

SECTION 4. Severability. The provisions of this Ordinance are declared to be severable, and if any section, subsection, sentence clause or part thereof is, for any reason, held to be invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of any remaining sections, subsections, sentences, clauses, or parts of this Ordinance.

SECTION 5. Effective Date. This Ordinance shall take effect within five (5) days of enactment.

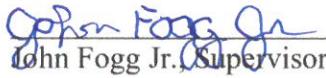
ENACTED AND ORDAINED this 16th day of December, 2025. This Ordinance shall become effective five (5) days after enactment.

ATTEST:


Amy Evans, Township Manager

SALEM TOWNSHIP
BOARD OF SUPERVISORS:


Richard Talanca, Vice-Chairman


John Fogg Jr. Supervisor


Steven L. Fraind, Supervisor

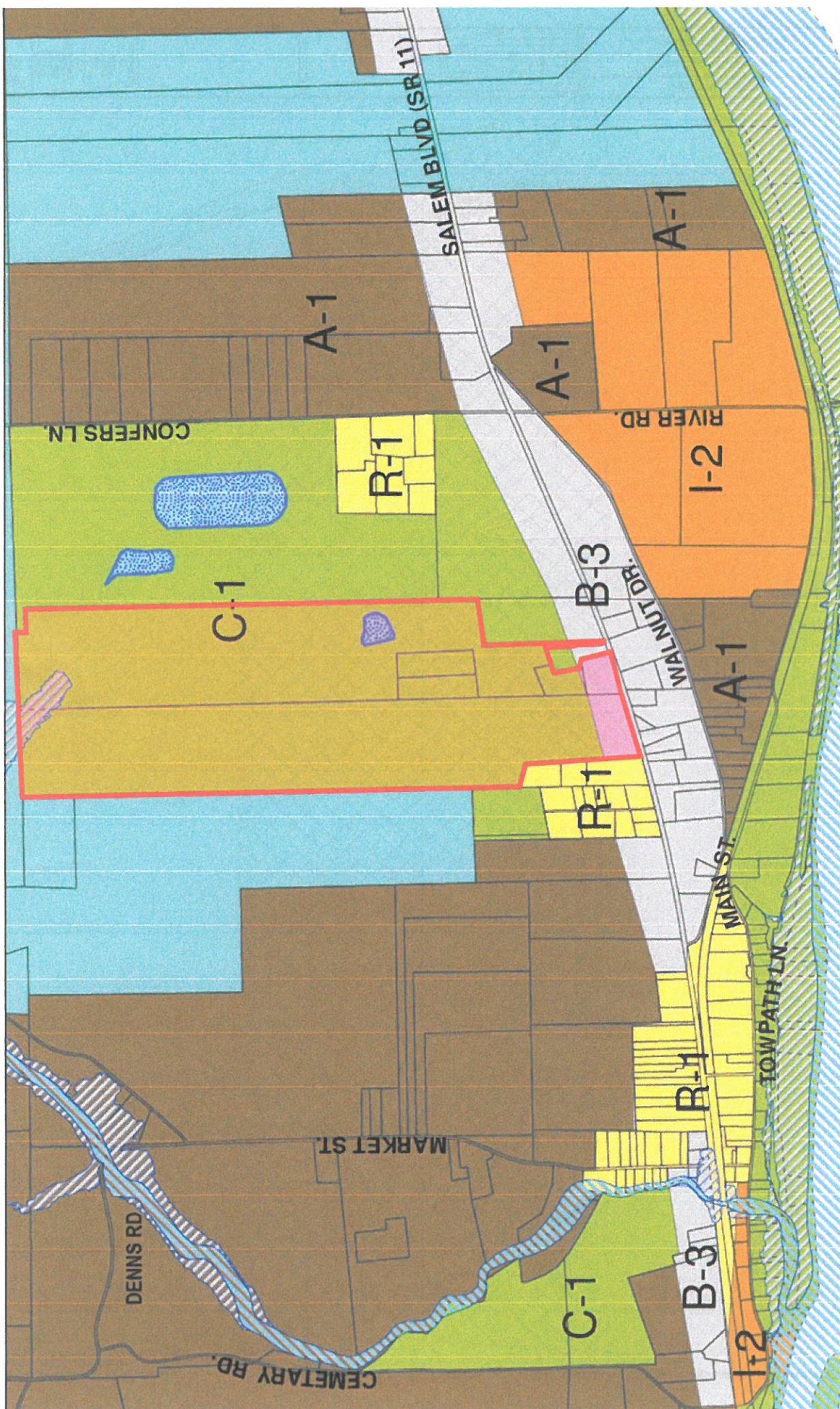


EXHIBIT "A"