

**SALEM TOWNSHIP ORDINANCE NO. \_\_\_\_ OF 2026**

**AN ORDINANCE OF SALEM TOWNSHIP, LUZERNE COUNTY, COMMONWEALTH OF PENNSYLVANIA, AMENDING THE SALEM TOWNSHIP OFFICAL ZONING MAP TO REZONE APPROXIMATELY 185.080 ACRES OF LAND CURRENTLY ZONED A-1 AND C-1 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 for the purpose of promoting reasonable economic growth;

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

**WHEREAS**, Salem Township may amend the Salem Township Zoning Ordinance through the procedures of Article 14, "Amendments", of the Zoning Ordinance including the Official Zoning Map; 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 Official Zoning Map to rezone parcel identification numbers 55-N3-00A-017-000, 55-N3-00A-018-000, 55-N3-00A-019-000, 55-O3-00A-050-000 (the "Properties"), consisting of approximately 185.080 acres, to be included within the "SDC-O" - Special Data Center Overlay District to better reflect the surrounding uses and to promote future economic growth; 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 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 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of the Salem Township Zoning Ordinance and Salem Township Zoning Map which are contrary to this Ordinance are expressly repealed.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. Effective Date.** This Ordinance shall take effect within five (5) days of enactment.

**SO ENACTED AND ORDAINED** this \_\_\_\_ day of \_\_\_\_\_, 2026. This Ordinance shall become effective within five (5) days after enactment.

ATTEST:

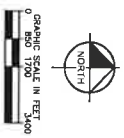
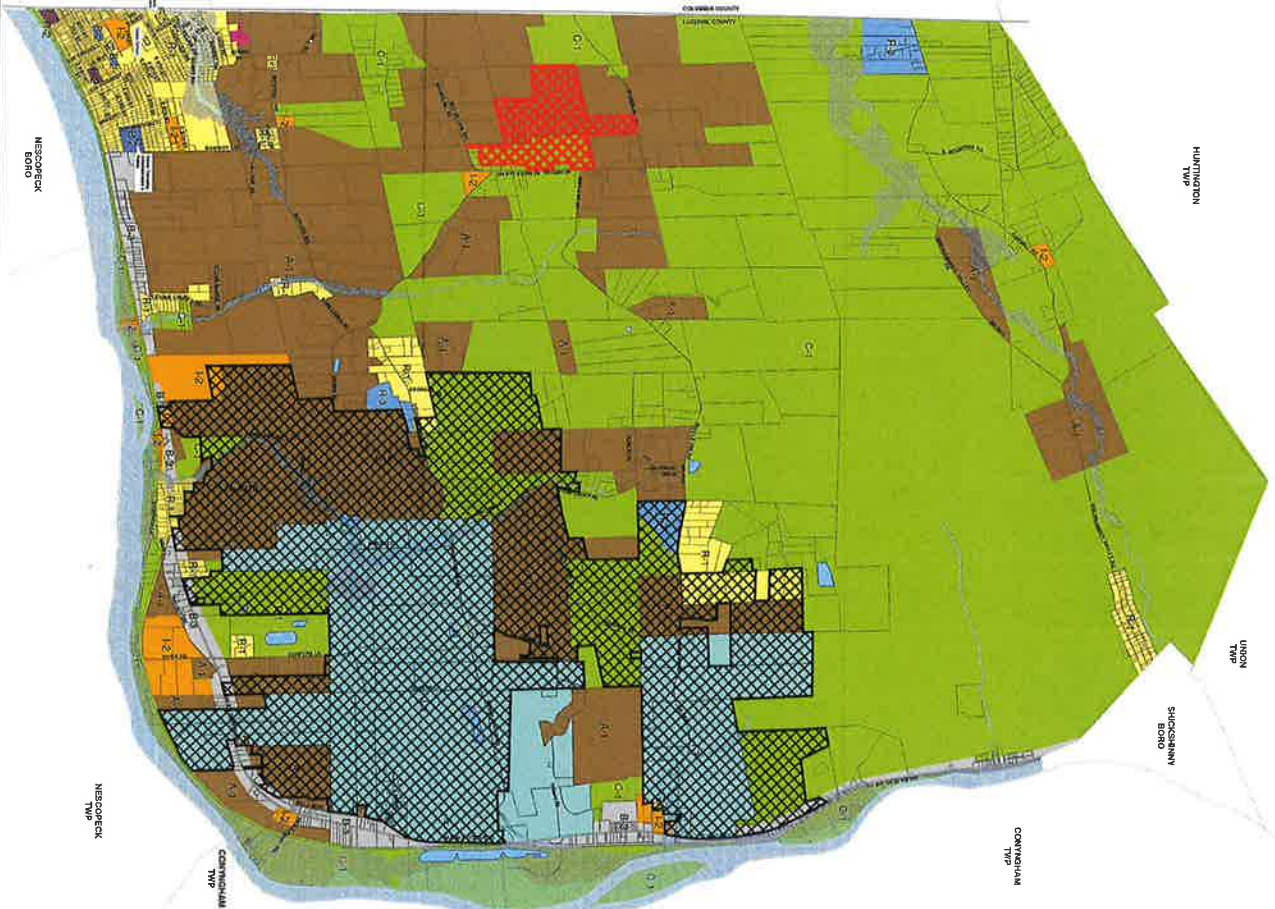
SALEM TOWNSHIP  
BOARD OF SUPERVISORS:

\_\_\_\_\_  
Amy Evans, Township Manager

\_\_\_\_\_  
Richard Talanca, Chairman

\_\_\_\_\_  
Steven Fraind, Vice Chairman

\_\_\_\_\_  
John Fogg, Jr., Road Master.



| LEGEND |                                |
|--------|--------------------------------|
|        | SHADE PROPERTY                 |
|        | SEWER DATA COVER GASKAY        |
|        | WATER MAINS TRENCH TO SANITARY |

| PROJECT PARCELS |                             |          |            |
|-----------------|-----------------------------|----------|------------|
| Project Number  | Project Owner               | Parcel   | Class      |
| 15-00000001     | WOLF CREEK DEVELOPMENT, LLC | 47.50 AC | Industrial |
| 15-00000002     | WOLF CREEK DEVELOPMENT, LLC | 47.50 AC | Industrial |
| 15-00000003     | WOLF CREEK DEVELOPMENT, LLC | 15.00 AC | Industrial |
| 15-00000004     | WOLF CREEK DEVELOPMENT, LLC | 15.00 AC | Industrial |
| 15-00000005     | WOLF CREEK DEVELOPMENT, LLC | 15.00 AC | Industrial |
| 15-00000006     | WOLF CREEK DEVELOPMENT, LLC | 15.00 AC | Industrial |
| 15-00000007     | WOLF CREEK DEVELOPMENT, LLC | 15.00 AC | Industrial |
| 15-00000008     | WOLF CREEK DEVELOPMENT, LLC | 15.00 AC | Industrial |
| 15-00000009     | WOLF CREEK DEVELOPMENT, LLC | 15.00 AC | Industrial |
| 15-00000010     | WOLF CREEK DEVELOPMENT, LLC | 15.00 AC | Industrial |

| Legend   |                                        |
|----------|----------------------------------------|
| PROJECTS | Zoning Districts 2015                  |
|          | AD Agricultural                        |
|          | B-1 General Business                   |
|          | B-2 Highway Business                   |
|          | C-1 Community                          |
|          | AE FLOODWAY                            |
|          | I-1 Light Industrial                   |
|          | I-2 Heavy Industrial                   |
|          | I-3 Special Industrial                 |
|          | P-1 Single Family Detached Residential |
|          | P-2 Two Family Detached Residential    |
|          | P-3 Medium Density Residential         |

**Kimley Horn**

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 PHILADELPHIA, PA 19102  
 PHONE: 267-667-6100  
 WWW.KIMLEY-HORN.COM

NOT FOR CONSTRUCTION

|             |             |
|-------------|-------------|
| PROJECT     | 15-00000001 |
| DATE        | 06/18/2025  |
| SCALE       | AS SHOWN    |
| DESIGNED BY | WZ          |
| DRAWN BY    | WZ          |
| CHECKED BY  | WZ          |

ZONING EXHIBIT

EXHIBIT A

