SALEM TOWNSHIP,
LUZERNE COUNTY, PENNSYLVANIA
ORDINANCE NO. 3 of 2026

AN ORDINANCE OF SALEM TOWNSHIP, LUZERNE COUNTY, COMMONWEALTH OF PENNSYLVANIA, AMENDING THE SALEM ZONING ORDINANCE, AS AMENDED, TO AMEND THE OFFICIAL ZONING MAP TO APPLY THE BOUNDARIES OF THE SPECIAL DATA CENTER OVERLAY DISTRICT TO INCLUDE CERTAIN LAND AS DESCRIBED AND DEPICTED IN THE EXHIBITS ATTACHED TO THIS ORDINANCE.

WHEREAS, pursuant to its powers under the laws of the Commonwealth of Pennsylvania, the general supervision of the affairs of Salem Township, Luzerne County, Commonwealth of Pennsylvania is in the hands of the Board of Supervisors of Salem Township; and

WHEREAS, Article VI of the Pennsylvania Municipalities Planning Code (Zoning), 53 P.S §10601 et seq., authorizes the Board of Supervisors of Salem Township to enact, amend, and repeal zoning ordinances within Salem Township.

NOW THEREFORE, BE IT HEREBY ENACTED AND ORDAINED by the Board of Supervisors of Salem Township, Luzerne County, Commonwealth of Pennsylvania, as follows:

Section 1. The Salem Township Zoning Ordinance, as amended, Article 4 Zoning Map and Zoning Districts, Section 401 Official Zoning Map is hereby amended to include the parcels listed in **Exhibit "A"** and depicted in red on **Exhibit "B",** attached to and made a part of this Ordinance in the SDC-O Special Data Center Overlay District. The base or underlying zoning districts of the area proposed to be included in the SDC-O Special Data Center Overlay District are not changed by including the parcels in the SDC-O Special Data Center Overlay District.

Section 2. The Secretary of the Board of Supervisors of Salem Township, or assigned designee is directed to revise the Official Zoning Map to delineate the area that is or parcels to be included in the SDC-O Special Data Center Overlay District as adopted by this Ordinance.

Section 3. All other sections, parts and provisions of the Salem Township Zoning Ordinance, as amended, and Official Zoning Map shall remain in full force and effect as previously enacted and amended.

Section 4. In the event any provision, section, sentence, clause or part of this Ordinance shall be held to be invalid, illegal or unconstitutional by a court of competent jurisdiction, such invalidity, illegality or unconstitutionality shall not affect or impair the remaining provisions, sections, sentences, clauses or parts of this Ordinance, it being the intent of the Board of Supervisors that the remainder of the Ordinance shall remain in full force and effect.

Section 5. This Ordinance shall become effective five (5) calendar days from the date of its enactment herein.

DULY ENACTED AND ORDAINED this 27th day of October, 2026, by the Board of Supervisors of Salem Township, Luzerne County, Pennsylvania, in lawful session duly assembled.

ATTEST:

Township Manager Amy Evans

BOARD OF SUPERVISORS
SALEM TOWNSHIP

By: _____
Chairman Richard Talanca

By: _____
Vice Chairman Steven Fraind

By: _____
Supervisor John Fogg Jr.

EXHIBIT "A"

List of Parcels by Property Identification Number to be Included in the SDC-O Special Data Center Overlay District

Name	Pin #1	Pin #2	Pin #3	Pin #4	Pin #5
Adams, Michael D.	55-N3 -00A-08B-000				
Adams, Michael D. / Wanda L.	55-N3 -00A-08C-000				
Allegrati, Stephen R. / Maria	55-N4 -00A-04K-000				
Allegrati, Tony P.	55-N3 -00A-12D-000				
Barker, Michelle / Kemper, David F.	55-N4 -00A-04U-000				
Benedict, Brent L. (Barb Sabol)	55-N4 -00A-03K-000				
Bingle Corey (Dalberto prop.)	55-N3 -00A-38A-000				
Bingle, Corey	55-N4 -00A-038-000	55-N4 -00A-38C-000			
Birt, William / Shirley	55-N4 -00A-01M-000				
Bleiler, Kimberly	55-O3S2 -001-012-000				
Blewitt, Jon C. / Terry L.	55-N3 -00A-10L-000				
BML Property Holdings LLC	55-N3 -00A-10J-000				
Bodnar, rebbeca	55-O3 -00A-055-000				
Bogart, David/ Martha	55-O3 -00A-08F-000				
Bogart, Jason/Jennifer	55-O3 -00A-008-000				
Bogart, Sue Ellen	55-O3 -00A-08C-000				
Bower, John F. Jr.	55-O3 -00A-40B-000	55-O3 -00A-59B-000			
Bower, Stephen G.	55-N4 -00A-01D-000	55-N4 -00A-01K-000			
Brieker, Charles	55-N4 -00A-01Z-000				
Broyan Associates LMTD Partnership	55-N3 -00A-016-000				
Burk, Robert E. / Tiffany A	55-O3 -00A-47D-000				
Campbell, Chas / Jennifer	55-O3 -00A-58C-000				
Canouse, Anita	55-O3 -00A-05A-000				
Canouse, Lewis D. / Kathleen D.	55-N3 -00A-002-000	55-N3 -00A-21B-000	55-N3 -00A-021-000	55-O3 -00A-49A-000	
Canouse, Mary Jane	55-N3 -00A-028-000	55-N3 -00A-28D-000	55-N3 -00A-06A-000	55-N3 -00A-025-000	
Capece, Jason Michael / Renee Marie	55-O3 -00A-47A-000				
Capozzelli, John A. / Deborah A.	55-N4 -00A-01X-000				
Mcswain)	55-N4 -00A-04C-000				
Carpenter, Ryan	55-N3 -00A-023-000				
Clay, Kenneth / Sharon	55-O3S2 -002-002-000	55-O3S2 -002-003-000			
Cleaver, Brian J.	55-N4 -00A-35E-000				
Collucci, Kimberly R.	55-O3 -00A-61B-000				
Crane, Darrell N.	55-N4 -00A-29F-000				
Creveling, Victor C.	55-N3 -00A-10C-000	55-N3 -00A-10D-000			
Crisman, Brent C. / Craig Arnold	55-O3 -00A-009-000	55-N3 -00A-015-000	55-N3 -00A-07A-000		
Crispell, Derick A. / Jeremy R.	55-N4 -00A-05D-000				
Crisswell, Jon K. / Stacey	55-O3 -00A-47B-000				
Decker, Stephanie A.	55-O3S2 -001-011-000				
Dennis, Curtiss L. / Rebecca A.	55-O3 -00A-029-000	55-O3 -00A-029-000			
Dipippa, Paul A. / Gina M.	55-O3 -00A-048-000				
Drumheller, Kevin F. / Sallie J.	55-N3 -00A-12H-000	55-N3 -00A-12C-000	55-N3 -00A-12A-000	55-N3 -00A-12G-000	
Eckroth, Patricia	55-N4 -00A-35K-000	55-N4 -00A-35K-000			
Edwards, Allen C. / Elizabeth J.	55-O3S2 -001-003-000	55-O3 -00A-027-000			
Eisenhauer, Blake / Wynnings, Emily	55-O3 -00A-50G-000				
Eisenhauer, Crystal J. / John A. III	55-N4 -00A-01N-000	55-N4 -00A-01R-000	55-N4 -00A-01V-000		
Engle, Jerry	55-N4 -00A-04J-000				
Estes, Michaela A. (Gaffin, Christopher)	55-O3S2 -006-001-000				
Evina, John D. Jr.	55-N3 -00A-12B-000	55-N3 -00A-012-000			
Fairchild, William A. / Connie	55-N4 -00A-001-000				
Farrell, Timothy / Mindy Jo	55-O3S2 -003-001-000	55-O3S2 -003-002-000			
Fausey, Eugene R. / Mary	55-N3 -00A-001-000				
Jr.	55-N4 -00A-35G-000				
Donald R. Jr.	55-N4 -00A-035-000				
Fink, Paul R. / Amanda R.	55-O3 -00A-51C-000				

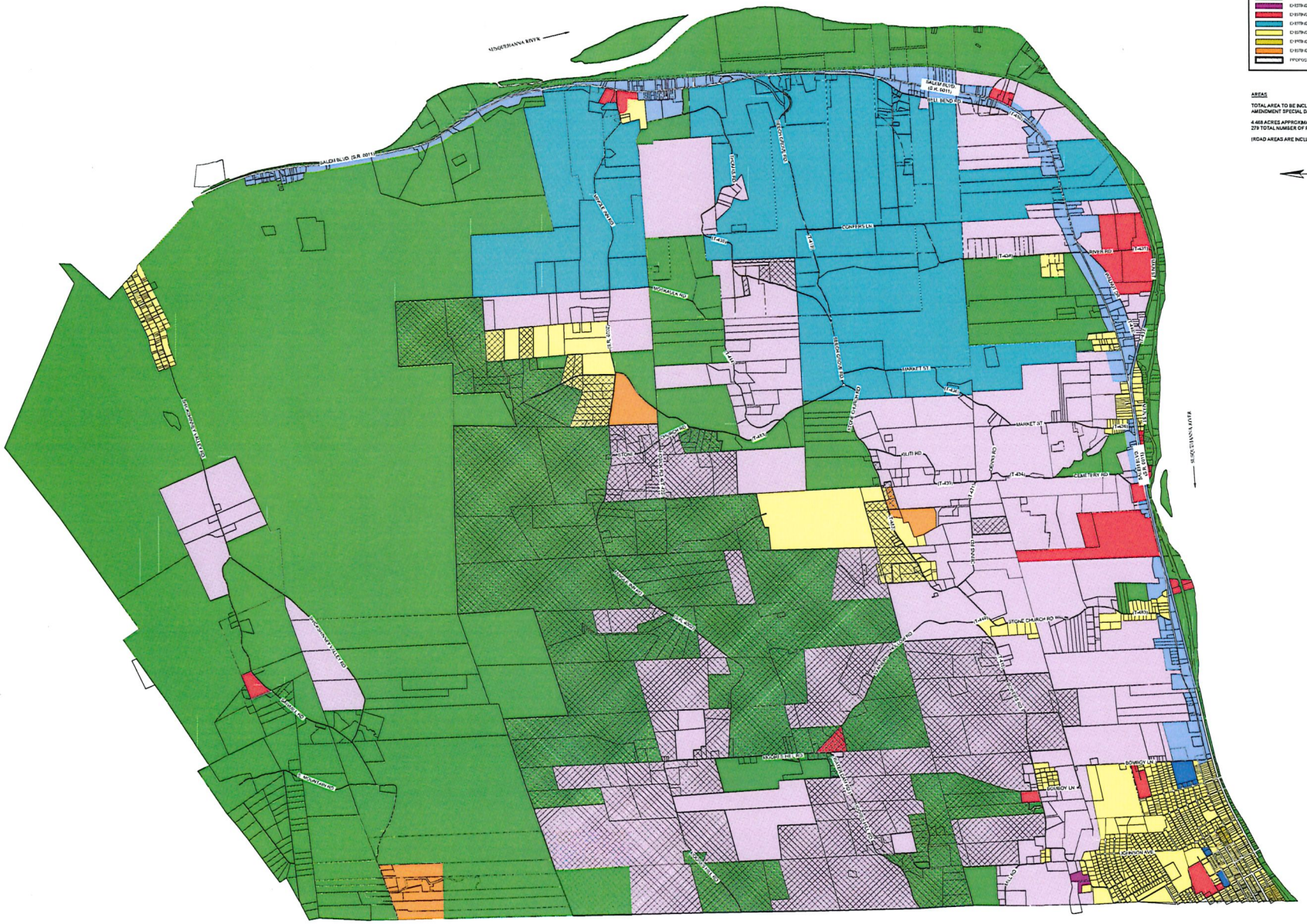
Flick, Tyler J. / Barbara Louise	55-O4 -00A-49A-000				
and The Estate of Nicole Yohey	55-O3 -00A-50C-000				
Frantz, Richard Lewis	55-N4 -00A-01U-000				
Frederick, Shane / Nicole	55-N4 -00A-01B-000				
Micheal)	55-N3 -00A-007-000				
Gaizick, Edward Ronda	55-N4 -00A-01Y-000				
Gaizick, James Edward	55-N4 -00A-01F-000				
Galutia, Richard/Josephine	55-O3 -00A-29A-000				
Garrison, Dale L.	55-O3 -00A-50J-000				
Gearinger, Barbara K. / Geary M.	55-N4 -00A-01G-000	55-N4 -00A-01T-000			
Gegwich, Frank / Phyllis	55-N3 -00A-07M-000	55-N3 -00A-07L-000			
Gibbons, John W. / Sharon E.	55-N4 -00A-04A-000				
Gomber, David Jerome	55-N4 -00A-35B-000	55-N4 -00A-35D-000			
Groshek, Edward H.	55-O3S2 -001-007-000				
Groshek, Edward H. / Kim A.	55-O3S2 -001-005-000	55-O3S2 -001-006-000			
Groshek, Justin E.	55-O3S2 -VAR-VAR-000				
Guerriero, John A. III	55-O3 -00A-058-000	55-O3 -00A-58A-000	55-O3 -00A-58D-000		
Gunther, Bart E. / Nancy R.	55-N3 -00A-32A-000				
Hack, Paul C. / Auchter, Jason	55-O3 -00A-55A-000				
Halye, Alyssa M. / Larry Jr.	55-O3 -00A-50B-000	55-O3 -00A-50E-000			
Hamilton, Melissa M. / Phillip E.	55-O3 -00A-003-000	55-O3 -00A-003-000			
Harmon, Michael A. / Vicki J.	55-N3 -00A-04B-000	55-N3 -00A-04E-000			
Hashagen, Clinton / Caroline	55-M4 -00A-03X-000				
Hazur, Michael Justin / Jessica M.	55-N4 -00A-01H-000				
Hess, Bradley D.	55-N3 -00A-014-000	55-N3 -00A-014-000			
Hess, Jonathan W.	55-M3 -00A-12A-000				
Himes, Matthew / Ashley	55-N4 -00A-01A-000				
Honse, Joseph	55-N4 -00A-35H-000	55-N4 -00A-35J-000	55-N4 -00A-35L-000		
Hook, Charles / Brenda	55-M4 -00A-01A-000	55-M4 -00A-03Y-000	55-N4 -00A-03U-000		
Hosler, Donald J. / Deborah L.	55-O3 -00A-08A-000				
Howell, Amanda M. / Del A. jr.	55-N3 -00A-026-000				
Hunsinger, Chris G. / Rose Mary	55-N4 -00A-01W-000				
Hunsinger, David M.	55-O3S2 -001-001-000				
Hunsinger, David M. (dads house)	55-O3S2 -001-009-000				
Huss, Angela C	55-N3 -00A-07G-000				
Jacobs, Michael A. / Jill A.	55-N4 -00A-35C-000				
Johnson, Karl Jan	55-N4 -00A-04G-000				
Johnson, Mark	55-N3 -00A-020-000	55-N3 -00A-020-000			
Jones, Seth G. / Emma A.	55-N3 -00A-008-000	55-N3 -00A-08A-000			
Kaiser, Naomi M.	55-N4 -00A-04E-000				
Kaminski, Paul K. / Amy	55-N3 -00A-07N-000				
Karchner, James Phillip	55-O3 -00A-30B-000	55-O3 -00A-30F-000			
Karchner, Jan / Melissa	55-N4 -00A-04H-000				
Keck, Brandon L.	55-O3 -00A-005-000				
Keck, Rodney L.	55-O3 -00A-50H-000				
Keller , Arletta M.	55-N3 -00A-28C-000				
Kessler, Michael H./Brianna C.	55-O3 -00A-28A-000				
General Partnership	55-O3 -00A-028-000	55-O3 -00A-001-000	55-O3 -00A-001-000	55-O3 -00A-025-000	
Killoran, John T. Jr	55-O3 -00A-08B-000				
Kishbaugh, Brent / Laurie Lynn	55-O3 -00A-051-000				
Kishbaugh, Clifford M. Jr. / Cheryl	55-N3 -00A-033-000				
Kishbaugh, Roger E. / Kathy A.	55-N4 -00A-01J-000	55-N4 -00A-01P-000			
Knorr	55-N4 -00A-03R-000	55-N4 -00A-03B-000			
Knorr, Michael	55-O3 -00A-023-000				
Knowles, John Thomas / Romayne Ann	55-N4 -00A-04-M000				

Knowles, Jonathan W.	55-N4 -00A-04B-000				
Kowalewski, Joseph P.	55-N4 -00A-04F-000				
Krause, R. Dean	55-O3 -00A-049-000	55-O3 -00A-48A-000			
Krumenaker (f/k/a Sarah A. Reineking)	55-O3 -00A-08D-000				
Kyttle, Jeffrey	55-N3 -00A-09A-000				
Lamon, Michael / Stephanine	55-O3 -00A-07A-000				
Lane, George W. / Deborah L.	55-N3 -00A-28A-000	55-N3 -00A-28F-000			
Lanzi, Anthony Michael	55-O3 -00A-54C-000				
Lanzi, Sheri	55-O3 -00A-54E-000				
Laubach, Debra S. / David M.	55-N3 -00A-04A-000				
Laubach, Vance C. / Tammy	55-N3 -00A-024-000				
Laubach, Wayne B.	55-O3 -00A-08E-000				
Lawson, Joseph M.	55-N3 -00A-005-000				
Leonard, Robert S.	55-N4 -00A-05B-000				
Lipsi, Ronald	55-N4 -00A-04S-000	55-N4 -00A-04T-000	55-N4 -00A-04N-000		
Luciw, Nickolas Keith / Shari Lee	55-N3 -00A-11A-000				
Luciw, Theodore J. / Nickolas K.	55-N3 -00A-011-000	55-N3 -00A-011-000	55-N3 -00A-11B-000		
Lynn, Tyrone J. / Susan J.	55-O3 -00A-50L-000	55-O3 -00A-50K-000			
Manetta, John Paul II	55-N3 -00A-12F-000				
Martz, Gregory R. / Jessica R.	55-N3 -00A-24A-000	55-N3 -00A-16A-000	55-N3 -00A-006-000		
Martz, Lee G. / Karen	55-N3 -00A-07K-000	55-N3 -00A-07J-000	55-N3 -00A-07B-000		
Mccann, David / Tracy	55-N3 -00A-12E-000				
McCracken, Michael P.	55-N4 -00A-01E-000				
McCracken, Roger / Emily	55-N4 -00A-01S-000				
Mcgraw, Charles Jr.	55-N4 -00A-29H-000				
Michael, Wayne / Dawn	55-N3 -00A-07H-000	55-N3 -00A-07F-000			
Michelini, David Peter	55-O3 -00A-020-000	55-O3 -00A-20A-000	55-O3 -00A-20B-000		
Morris, Meave	55-O3 -00A-052-000				
Mundy, Gary R,	55-O3S2 -002-001-000				
Nagel, Brian W. / Barbara E.	55-N3 -00A-16B-000	55-O3 -00A-007-000			
Nicolais, David C. / Darla J.	55-N3 -00A-16C-000	55-N3 -00A-16D-000			
Onisick, Peter / Steigerwalt, Emily Lyn	55-N3 -00A-10G-000				
Orlando, Robert	55-N4 -00A-29L-000				
Paskel, Wayne Alan / Amy D.	55-M3 -00A-11A-000	55-N4 -00A-099-000			
Perez, Michael A.	55-O3 -00A-49B-000				
Peters, Franklin E. Jr.	55-N4 -00A-38B-000				
Peters, John R. / Lynette A.	55-N3 -00A-027-000	55-N3 -00A-027-000			
Peters, Lori /Franklin E. / Gladys V.	55-N4 -00A-38A-000				
Peters, Lori E.	55-N4 -00A-34A-000				
Petty, Vernon V. / Jamie L.	55-N3 -00A-17A-000				
Raber, Curtis C. / Georgine	55-N4 -00A-01L-000				
Raber, Matthew / Shelia	55-O4 -00A-49B-000				
(Krumenaker)	55-O3 -00A-51A-000				
Richard, Margie M.	55-N3 -00A-10H-000				
Rinehimer, Carl E	55-N3 -00A-032-000	55-N3 -00A-32B-000			
Rinehimer, Wanda	55-N3 -00A-32C-000				
Ringer, Christopher	55-N3 -00A-10K-000				
Ritter, Douglas B.	55-N3 -00A-022-000	55-N3 -00A-22B-000	55-N3 -00A-003-000	55-N3 -00A-004-000	
Ruhmel, Don A.	55-O3 -00A-54A-000	55-O3 -00A-053-000			
Ruhmel, Don A. II	55-O3 -00A-054-000				
Samuels, Ronald / Elizabeth	55-N4 -00A-29E-000				
Scopelliti, Joseph J. / Karen T.	55-N4 -00A-01Q-000				
Scott, Barbara O.	55-N4 -00A-03A-000				
Scura, Christa J.	55-N4 -00A-04R-000				
Seely, Gordon W	55-N4 -00A-04L-000				

Shadle, Gary/Debra	55-O3 -00A-47C-000				
Shelhamer, Michael R. Sr. / Alison J.	55-O3S2 -002-01A-000				
Shoemaker, Stephen L.	55-N4 -00A-04D-000				
Shultz, Jon N. / Leeanne J.	55-O3 -00A-38B-000	55-O3 -00A-038-000	55-O3 -00A-38A-000		
Shultz, Robert / Kelly	55-O3 -00A-38C-000				
Sink, Adam / April	55-O3 -00A-33A-000				
Sink, Richard / Cheryl	55-O3 -00A-30A-000				
Spaide, Jared L. / Melissa M.	55-O3 -00A-41C-000				
Stahl, Kevin / Donna	55-N3 -00A-030-000	55-N3 -00A-30A-000			
Stancavage, Brian A. / Mary Lou	55-N3 -00A-010-000				
Staples, Ryan R. / Catherine R.	55-N3 -00A-04D-000				
Stone, Donald J. / Deborah L.	55-O3S2 -001-008-000				
Switzer, James F. / Karen Ann	55-N3 -00A-28B-000				
Switzer, Jason	55-N3 -00A-06D-000	55-O3 -00A-006-000			
The Estate of Tammy L. Karns	55-O3 -00A-004-000				
Moser)	55-N3 -00A-10N-000				
Timms, Shawn	55-O3 -00A-31A-000				
Turnbach, Timothy / Sandra	55-O3S2 -002-01B-000	55-O3 -00A-23F-000			
Vandermark, Jay / Maxine	55-O3 -00A-30K-000	55-O3 -00A-30M-000	55-O3 -00A-30C-000		
Vandermark, Terry	55-O3 -00A-30H-000				
Vencak, John J.	55-O3S2 -001-010-000				
White, Robert / Claudia	55-O3 -00A-002-000	55-O3 -00A-031-000			
Whitmire, Curtis W. / Stacy L.	55-N3 -00A-07D-000				
J.)	55-N4 -00A-034-000	55-N4 -00A-35A-000			
Whitmire, Timothy S.	55-N3 -00A-009-000				
Wolanin, Janusz / Maria	55-N4 -00A-003-000	55-N4 -00A-03V-000	55-N4 -00A-03S-000		
Wolanin, Januz	55-M4 -00A-03W-000	55-N4 -00A-03N-000	55-N4 -00A-03M-000		
Zanoline Tyler J.	55-O3 -00A-58B-000				
Zehner, Doug B.	55-O3 -00A-03A-000				
Zeitler, David A. Jr. / Gena M.	55-O3 -00A-30E-000	55-O3 -00A-010-000	55-O3 -00A-57B-000	55-O3 -00A-030-000	55-O3 -00A-30L-000

EXHIBIT "B"

Depiction of Parcels to be Included in the SDC-O Special Data Center Overlay District



LEGEND

- EXISTING AGRICULTURAL DISTRICT (A-1)
- EXISTING GENERAL BUSINESS DISTRICT (B-2)
- EXISTING HIGHWAY BUSINESS DISTRICT (B-3)
- EXISTING CONSERVATION DISTRICT (C-3)
- EXISTING LIGHT INDUSTRIAL DISTRICT (I-1)
- EXISTING HEAVY INDUSTRIAL DISTRICT (I-2)
- EXISTING SPECIAL INDUSTRIAL DISTRICT (I-3)
- EXISTING SINGLE FAMILY DWELLING RESIDENTIAL DISTRICT (R-1)
- EXISTING TWO FAMILY DWELLING RESIDENTIAL DISTRICT (R-2)
- EXISTING MULTI-FAMILY DWELLING RESIDENTIAL DISTRICT (R-3)
- PROPOSED PERMITTED AMENDMENT SPECIAL DATA OVERLAY DISTRICT

AREAS

TOTAL AREA TO BE INCLUDED IN PERMITTED AMENDMENT SPECIAL DATA OVERLAY DISTRICT:

4,468 ACRES APPROXIMATELY.
279 TOTAL NUMBER OF PARCELS TO BE INCLUDED.

(ROAD AREAS ARE INCLUDED IN THIS CALCULATION)

1000 500 0 1000 2000 3000

1 INCH = 1000 FEET

DATE	REVISIONS	BY

PETERS CONSULTANTS, INC.
CONSULTING ENGINEERS/LAND SURVEYORS
info@petersconsultants.com • www.petersconsultants.com
2791 Columbia Blvd., Bloomsburg, PA. 17815
Phone Number: 570.752.5611

Scale: 1" = 1000'	Dsn By: MDC	File No.: 3612
Date: 7/23/26	Ck. By: DRP	Sheet 1 of 1

EXHIBIT "B"
GCD-D ZONING MAP AMENDMENT
SALEM 3 DATA CENTER CAMPUS 4-3 GLENNBROOK GROUP LLC
ZONING MAP AMENDMENT APPLICATION
LOCATED IN
SALEM TOWNSHIP
SALEM TOWNSHIP - LUZERNE COUNTY - PENNSYLVANIA