SALEM TOWNSHIP ORDINANCE NO. 4 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 Offical 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of the Salem Township Zoning Ordinance and Salem Township Zoning Map which are contrary to this Ordinance are expressly repealed.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 27th day of October, 2026. This Ordinance shall become effective within five (5) days after enactment.

ATTEST:

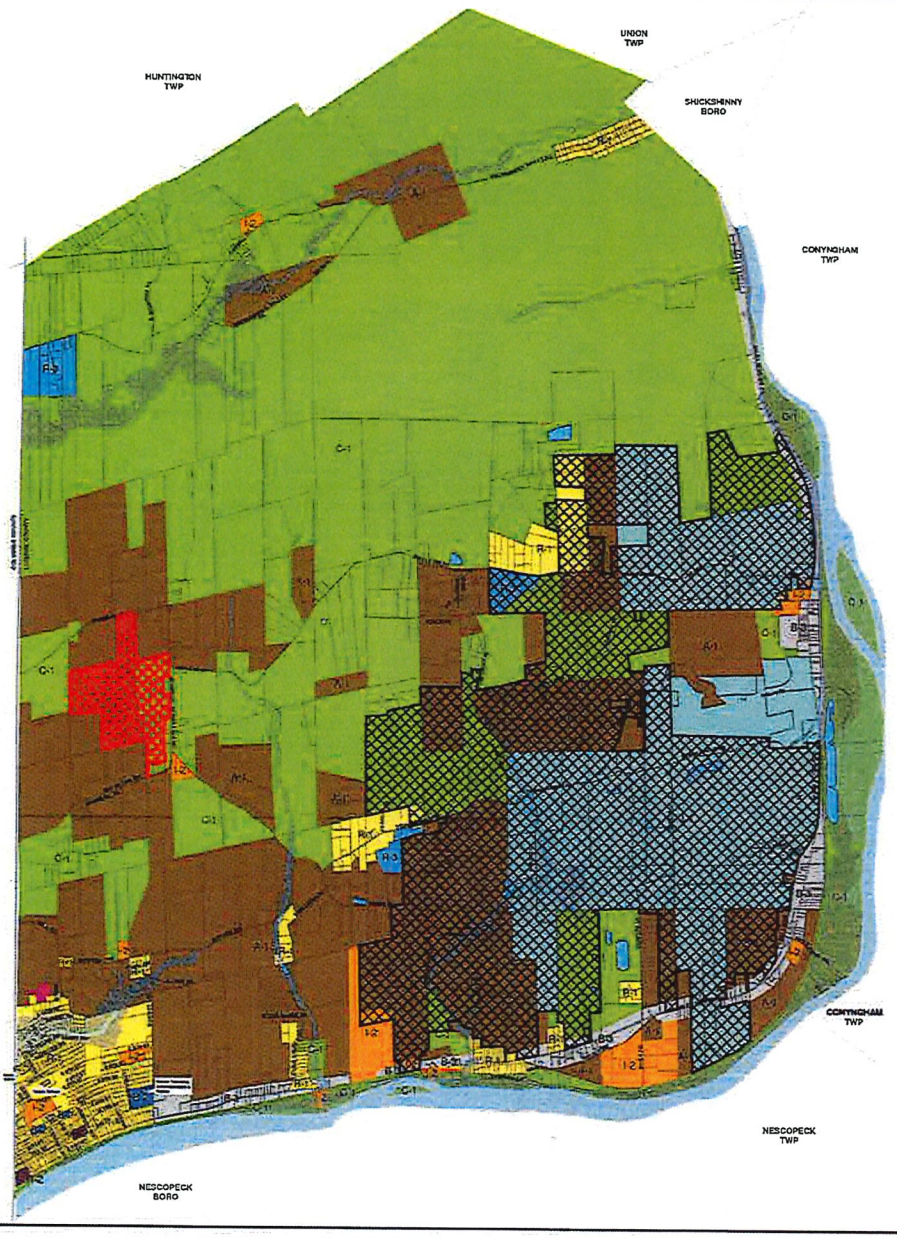
Amy Evans, Township Manager

SALEM TOWNSHIP
BOARD OF SUPERVISORS:

Richard Talanca, Chairman

Steven Fraind, Vice Chairman

John Fogg, Jr., Road Master.



NORTH

GRAPHIC SCALE IN FEET
0 850 1700 3400

LEGEND

- SUBJECT PROPERTY
- EXISTING DATA CENTER OVERLAY DISTRICT
- PROPOSED ADDITION TO DATA CENTER OVERLAY DISTRICT

PROJECT PARCELS

Parcel Number	Property Owner	Parcel Acreage	Deed Information
59-A3-00A-017-000	NF LANDS OF SPENCE, DANIEL T KIMBERLY D	87.826 AC	D.B. 3832 PG. 2103
59-A3-00A-014-001	NF LANDS OF SPENCE DANIEL T KIMBERLY D	55.050 AC	D.B. 3577 PG. 01488
59-A3-00A-017-000	NF LANDS OF SPENCE DANIEL T KIMBERLY D	87.318 AC	D.B. 3577 PG. 329935
59-03-00A-010-000	NF LANDS OF SPENCE, KIMBERLY DANIEL T	16.661 AC	D.B. 3577 PG. 2107

Legend

PARCELS
TOWNSHIPS
Flood Zone
A
AE
AE, FLOODWAY
Buildings
Ponds
County Boundary

Zoning Districts 2015

A-1 Agriculture
B-2 General Business
B-3 Highway Business
C-1 Conservation
I-1 Light Industrial
I-2 Heavy Industrial
I-3 Special Industrial
R-1 Single Family Dwelling Residential
R-2 Two Family Dwelling Residential
R-3 MultiFamily Residential

Exhibit A

Kimley»Horn
© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
50 SOUTH 16TH STREET, SUITE 2000
PHILADELPHIA, PA 19102
PHONE: 267-436-6000
WWW.KIMLEY-HORN.COM

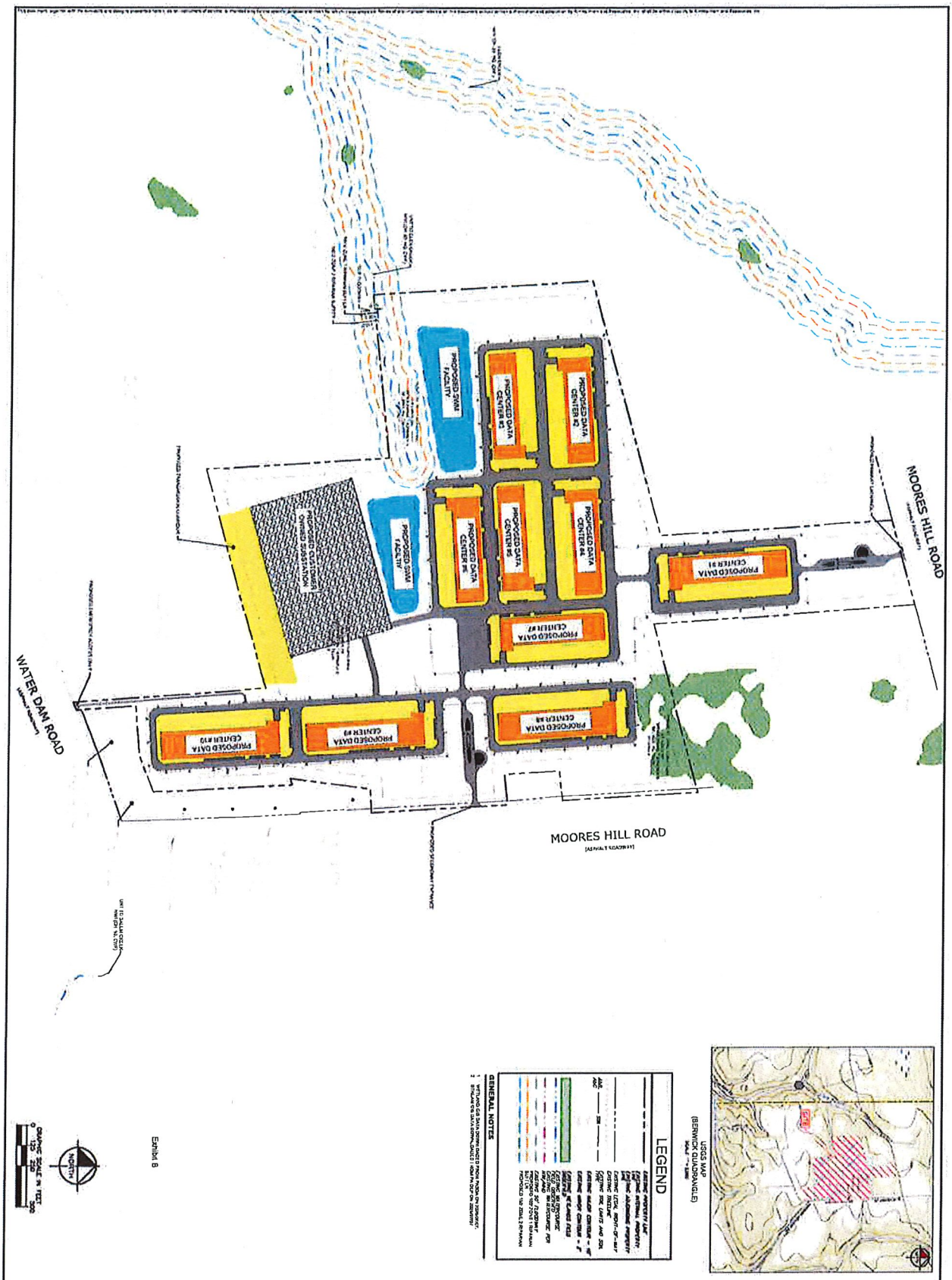
NO.	REVISIONS	DATE	BY

NOT FOR CONSTRUCTION

KHA PROJECT 121000055
DATE 06/19/2025
SCALE AS SHOWN
DESIGNED BY WZ
DRAWN BY WZ
CHECKED BY JKF

ZONING EXHIBIT

SHEET NUMBER
EX-01



SHEET NUMBER CP-1	EXHIBIT PREPARED FOR MOORES 109 LLC SITUATED IN SALEM TOWNSHIP LUZERNE, PA	ZONING EXHIBIT	KHA PROJECT 122300000 DATE 2026/01/16 SCALE AS SHOWN DESIGNED BY KDH DRAWN BY KDH CHECKED BY JMZ	NOT FOR CONSTRUCTION	Kimley»Horn © 2026 KIMLEY-HORN AND ASSOCIATES, INC. 50 SOUTH 16TH ST, TWO LIBERTY PLACE, SUITE 3300 PHILADELPHIA, PA 19102 PHONE: 267-687-0150 WWW.KIMLEY-HORN.COM	NO.	REVISIONS / DATE / BY