

RESOLUTION NO. 2026-02

MUNCY TOWNSHIP

A RESOLUTION OF THE BOARD OF SUPERVISORS OF MUNCY TOWNSHIP, LYCOMING COUNTY, PENNSYLVANIA, ESTABLISHING A TEMPORARY MORATORIUM ON DATA CENTERS AND SIMILAR HIGH-INTENSITY DATA PROCESSING FACILITIES

WHEREAS, the Board of Supervisors is aware that applications may be submitted to the Township for approval of Data Centers and similar high-intensity data processing facilities; and

WHEREAS, such uses are high-intensity in nature and may involve substantial electrical demand, significant water usage, continuous operations, and mechanical and infrastructure impacts; and

WHEREAS, the Township's Zoning Ordinance does not currently define or adequately regulate such uses; and

WHEREAS, the absence of such regulations creates a risk of incompatible land use, strain on infrastructure, and adverse impacts to surrounding properties; and

WHEREAS, the Board of Supervisors has determined that it is necessary to protect the public health, safety, and welfare by establishing a temporary moratorium while the Township studies, develops, and considers appropriate zoning regulations governing such uses;

NOW, THEREFORE, BE IT RESOLVED as follows:

1. MORATORIUM ESTABLISHED

The Township hereby establishes a temporary moratorium effective immediately on the acceptance, processing, review, and approval of any applications related to Data Centers or Similar Uses.

2. SCOPE OF MORATORIUM

This moratorium shall apply to:

- 1 Data Centers
- 2 Data Center Campuses
- 3 High-Intensity Data Processing Facilities
- 4 Any use substantially similar in function or impact

The Township shall not accept, process, review, or approve any of the following:

- 1 Zoning permits
- 2 Building permits
- 3 Subdivision applications
- 4 Land development applications
- 5 Conditional use applications
- 6 Any other municipal approvals

This includes any application not yet deemed complete or formally accepted.

3. ANTI-EVASION

No application shall avoid this moratorium by re-labeling, reclassification, or use of alternative terminology. If the use meets the definition in substance, this moratorium shall apply.

4. DURATION

This moratorium shall remain in effect for nine (9) months from the date of adoption, or until adoption of a zoning ordinance regulating such uses, whichever occurs first. The Board reserves the right to extend this moratorium if necessary.

5. PURPOSE DURING MORATORIUM

- 1 Develop and draft zoning regulations
- 2 Consult with engineers, planners, and utility providers
- 3 Conduct Planning Commission review
- 4 Hold required public hearings

6. SEVERABILITY

If any provision of this Resolution is declared invalid, the remaining provisions shall remain in effect.

7. EFFECTIVE DATE

This Resolution shall take effect immediately upon adoption.

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