

LUZERNE COUNTY OFFICE OF LAW
CHIEF SOLICITOR
HARRY W SKENE, ESQUIRE



LUZERNE COUNTY
COUNTY MANAGER
ROMILDA P CROCAMO, ESQUIRE

County of Luzerne
PENNSYLVANIA
ESTABLISHED 1786

December 30, 2025

VIA REGULAR MAIL AND E-MAIL: [REDACTED]

**OFFICE OF THE ATTORNEY GENERAL
ATTN: ROBERT A. WILLIG, ESQUIRE
1251 WATERFRONT PLACE-MEZZANINE LEVEL
PITTSBURGH, PA 15222**

Dear Attorney Willig,

Luzerne County is in receipt of your letter dated December 1, 2025, referencing the Office of the Attorney General's official review of the Luzerne County Zoning Ordinance.

In reviewing the various acceptances referenced in your letter, we concur that minimum acreage presents a unique challenge.

While state law recognizes a farm as ten (10) consecutive acres, they allow for no oversight other than DEP for animal density on farming operations until the CAO status is met. The provision of the Luzerne County Zoning Ordinance in question, specifically 502(C), states that "*the minimum lot size for the raising of livestock or poultry shall be five (5) acres,*" which is less stringent than the current standard of ten (10) acres as set forth by state law. Furthermore, the ordinance sets forth that "*the raising of more than 50 animals shall require a minimum lot size of 25 acres.*" This inclusion is based on animal density and is reflective of the state's provided example in the 2014 Heidelberg Township acceptance letter. In said acceptance, the base cattle weight is set at 1,300 pounds. The commercial agriculture operation status is met at 2 AEU per acre. Using the recommended weight from the state, the Luzerne County ordinance allows for forty-nine (49) cattle on a twenty-four (24) acre property, which is equivalent to 2.5 AEU, which is less stringent than state law. The state does not allow for the differentiation between livestock and poultry, which is why the Luzerne County standard is set as such.

In Luzerne County's initial violation letter dated October 22, 2025, the [REDACTED] were notified that they were permitted to seek corrective action through application to the Luzerne County Zoning Hearing Board to receive a special exception. Said exception would allow the [REDACTED] to surpass the standard as set forth in the 2021 ordinance, which is permitted, if the operation submits proof of compliance with the Department of Environmental Protection's CSL regulatory requirements. However, to date, no action has been taken by the [REDACTED]

Very Truly Yours,

[REDACTED]
Assistant County Solicitor
Luzerne County Office of Law

[REDACTED]
200 Old Train Station Road
Wilkes-Barre, PA 18702

Email: [REDACTED]