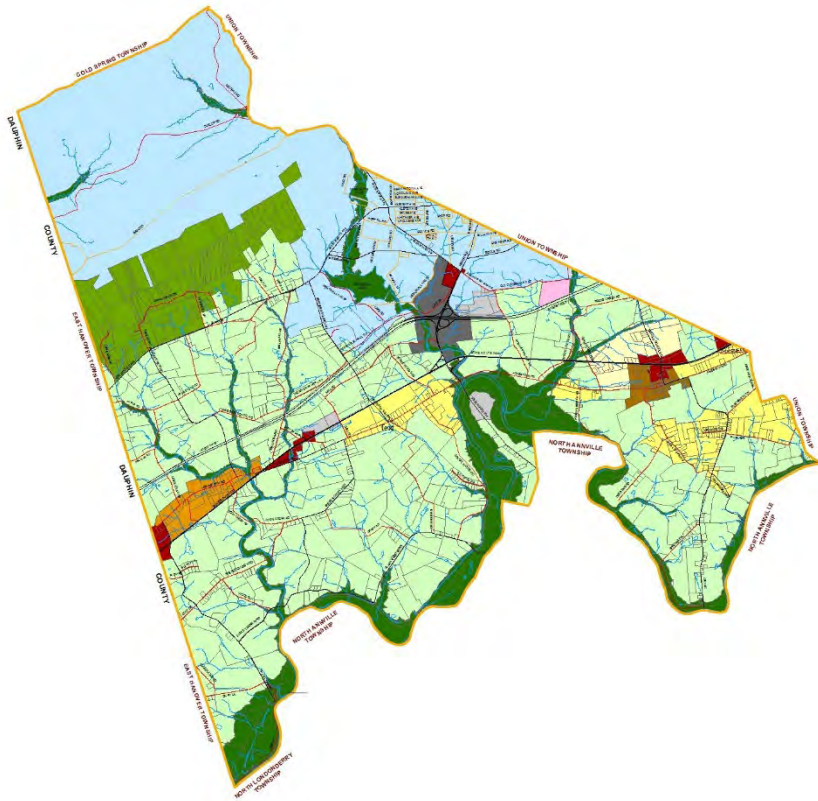


# EAST HANOVER TOWNSHIP LEBANON COUNTY

# COMPREHENSIVE PLAN



**DRAFT FEBRUARY 2024**



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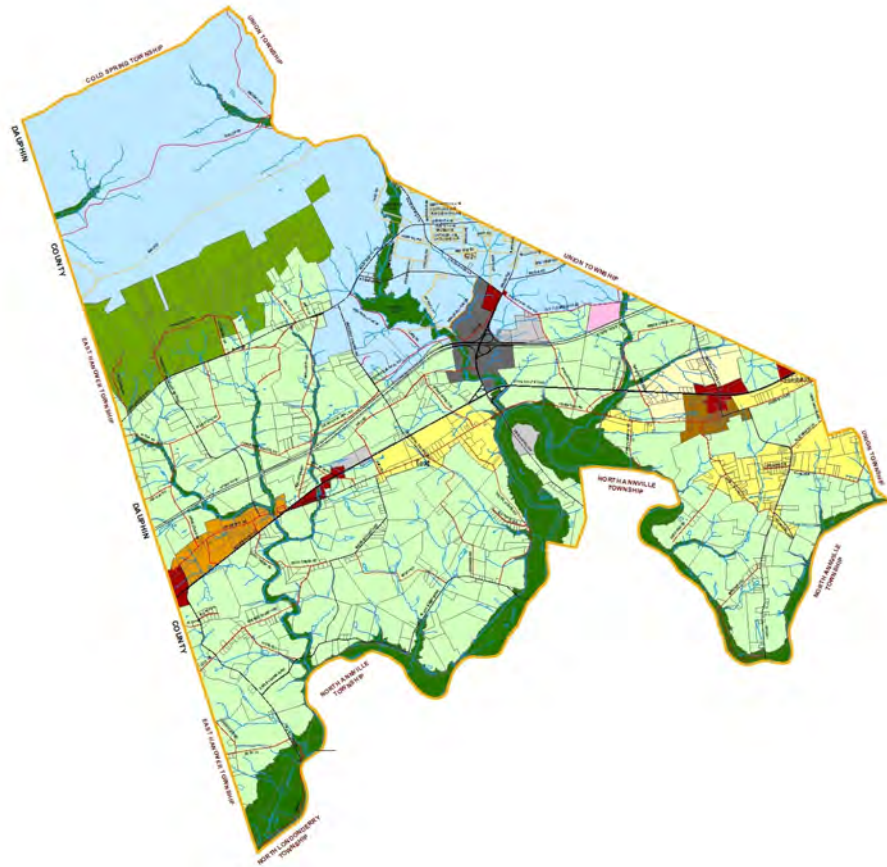
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# EAST HANOVER TOWNSHIP LEBANON COUNTY

# COMPREHENSIVE PLAN



# INTRODUCTION





# **INTRODUCTION**

## **THE PLANNING PROCESS**

This Comprehensive Plan provides Goals and Objectives for guiding the growth and preservation of East Hanover Township for the next twenty (20) years. The value of this Plan will be in measuring proposed changes in your community against the Plan's policies for Land Use, preservation of Natural Features, Transportation, and Community Facilities and Services. Each change in these areas should be evaluated against these questions:

"Is it within the framework of our Comprehensive Plan?"

or

"Does it achieve the goals of our Comprehensive Plan?"

The East Hanover Township Board of Supervisors, the East Hanover Township Planning Commission and many residents have participated in formulating this Comprehensive Plan. The Supervisors and Planning Commission considered the following when preparing your Comprehensive Plan:

- What are the wishes of our residents?
- What do we want to preserve in East Hanover Township?
- What do we want to change in East Hanover Township?
- What are our Township's strong and weak points?
- How do we build on our strengths and correct our weaknesses?
- How do we achieve change and what is the cost to our residents?

## THE ESSENTIAL ELEMENTS OF A COMPREHENSIVE PLAN

Ten related basic elements are included in a comprehensive plan, as required by the Pennsylvania Municipalities Planning Code (MPC), as Amended by Acts 67 and 68 of 2000, which went into effect on August 21, 2000. The basic elements are as follows:

1. A statement of objectives of the municipality, concerning its future development, including, but not limited to, the location, character and timing of future development; [this may also serve as the Statement of Community Development Objectives for the Zoning Ordinance].
2. A plan for land use, which may include provisions for the amount, intensity, character and timing of land use proposed for residence, industry, business, agriculture, major traffic and transit facilities, utilities, community facilities, public grounds, parks and recreation, preservation of prime agricultural lands, flood plains and other areas of special hazards and other similar uses;
3. A plan to meet the housing needs of present residents and of those individuals and families anticipated to reside in the municipality, which may include conservation of presently sound housing, rehabilitation of housing in declining neighborhoods and the accommodation of expected new housing in different dwelling types and at appropriate densities for households of all income levels;
4. A plan for movement of people and goods, which may include expressways, highways, local street systems, parking facilities, pedestrian and bikeway systems, public transit routes, terminals, airfields, port facilities, railroad facilities, and other similar facilities or uses;
5. A plan for community facilities and utilities, which may include public and private education, recreation, municipal buildings, fire and police stations, libraries, hospitals, water supply and distribution, sewerage and waste treatment, solid waste management, storm drainage, flood plain management, utility corridors and associated facilities, and other similar facilities or uses;
6. A plan for the protection of natural and historic resources to the extent not preempted by Federal or State law. This includes, but is not limited to; wetlands and aquifer recharge zones, woodlands, steep slopes, prime agricultural land, flood plains, unique natural areas and historic sites.

7. A plan for the reliable supply of water, considering current and future water resources availability, uses and limitations, and including provisions adequate to protect water supply sources.
8. A statement of the interrelationships among the various plan components, which may include an estimate of the environmental, energy conservation, fiscal, economic development and social consequences on the municipality;
9. A discussion of short- and long-range plan implementation strategies, which may include implications for capital improvements programming, new or updated development regulations, and the identification of public funds potentially available; and
10. A statement indicating that the existing and proposed development of the municipality is compatible with the existing and proposed development and plans in contiguous portions of neighboring municipalities, or a statement indicating measures which have been taken to provide buffers or other transitional devices between disparate uses, and a statement indicating that the existing and proposed development of the municipality is generally consistent with the objectives and plans of the County Comprehensive Plan.

## PREVIOUS PLANNING EFFORTS

In 1970, a Comprehensive Plan was developed for Lebanon County. East Hanover Township had its initial Comprehensive Plan prepared in 1972 by the Lebanon County-City Planning Department. The original Township Comprehensive Plan was implemented through the development of a Zoning Ordinance. The Zoning Ordinance has been amended periodically and was administrated by the Lebanon County Planning Department. Subdivision technical review was also performed by the Lebanon County Planning Department with the Township Planning Commission reviewing each Plan and employing Township Engineering services when needed.

The 1972 Plan served to guide the growth of the Township for approximately 30 years. Township development generally has not been contrary to the concepts presented in that 1972 Plan.

Lebanon County, through its Board of Commissioners and County Planning Department with its staff, has been involved in regional planning on a countywide basis for decades. The County Planning Department prepared the Lebanon County Interim Plan in 1987.

In 2000, the Township initiated the preparation of an updated Comprehensive Plan, which was ultimately adopted in August 2002. The 2002 Plan (1) included updated information on land use, transportation facilities current conditions in the Township, (2) considered the population and demographic data provided by the Year 2000 U.S. Census, (3) considered the recommendations of the Lebanon County Interim Plan prepared in 1987 and (4) was prepared in compliance with all the requirements of the MPC amendments of 2000. The 2000 Plan included Plans for future land use, housing, transportation, community facilities and utilities, water supply, and natural and historic resources. The Plan also included proposals for both short-term and long-term actions to implement the Plan's recommendations.

Several significant actions occurred after the adoption of the East Hanover Township Comprehensive Plan in August 2002: (1) a new countywide Comprehensive Plan was prepared and was adopted by the Lebanon County Commissioners in December 2007; (2) a municipal sewer system was designed and constructed in the Ono area of the Township; (3) the Year 2010 U.S. Census was conducted; (4) a Township Recreation and Park Plan was prepared and adopted; (5) a Transportation Capital Improvement Plan and associated Impact Fee Ordinance was prepared and adopted; and (6) several significant developments were proposed in the Township. Considering the above, the Township Board of Supervisors determined that a review of and appropriate updates to the 2002 Plan be prepared. The updated Comprehensive Plan was completed and adopted in December 2013.

In accordance with the guidance found in Section 301 (c) of the MPC, the Township Planning Commission initiated a review of the 2013 Plan in late 2017. Through 2018 and early 2019, the Township Planning Commission reviewed the Background Studies prepared for the 2013 Plan, as well as the Goals and Objectives, the Comprehensive Plan, and the Plan Implementation sections of the 2013 Plan. The Planning Commission also reviewed the latest population information and estimates prepared by the U. S. Bureau of the Census. The result of this review was the determination that the Community Goals and Objectives, the Comprehensive Plan proposals, and the Plan Implementation techniques detailed in the 2013 Plan were generally still relevant to the future of East Hanover Township. Therefore, the updated Plan, which was adopted in September 2019, generally restated the proposals of the 2013 Comprehensive Plan for East Hanover Township.

In mid-2022, as a result of (1) the completion of the 2020 U.S. Census and (2) continuing pressure in the region regarding industrial, and specifically warehouse development, the Planning Commission requested and was directed by the Board of Supervisors to commence a review of the 2019 Plan. This review effort included (1) the conducting of a Comprehensive Plan Survey; (2) the collection and review of updated U.S. Census data; and (3) the review and discussion of existing conditions in the Township. The result of this review was the determination that the Community Goals and Objectives, the Comprehensive Plan proposals, and the Plan Implementation techniques detailed in the 2019 Plan were generally still relevant, with certain exceptions, to the future of East Hanover Township. Therefore, the Plan, which follows reflects the current proposals for the future of East Hanover Township.

## PURPOSE OF THE UPDATED COMPREHENSIVE PLAN

This Updated Comprehensive Plan, following the guidelines of the Pennsylvania Municipalities Planning Code, describes the Township's policies for preservation, development and future public improvements. These policies are shown on the Comprehensive Plan Maps and are described in the text of this document. All residents, businesses and community groups should assist local government in implementing this Plan.

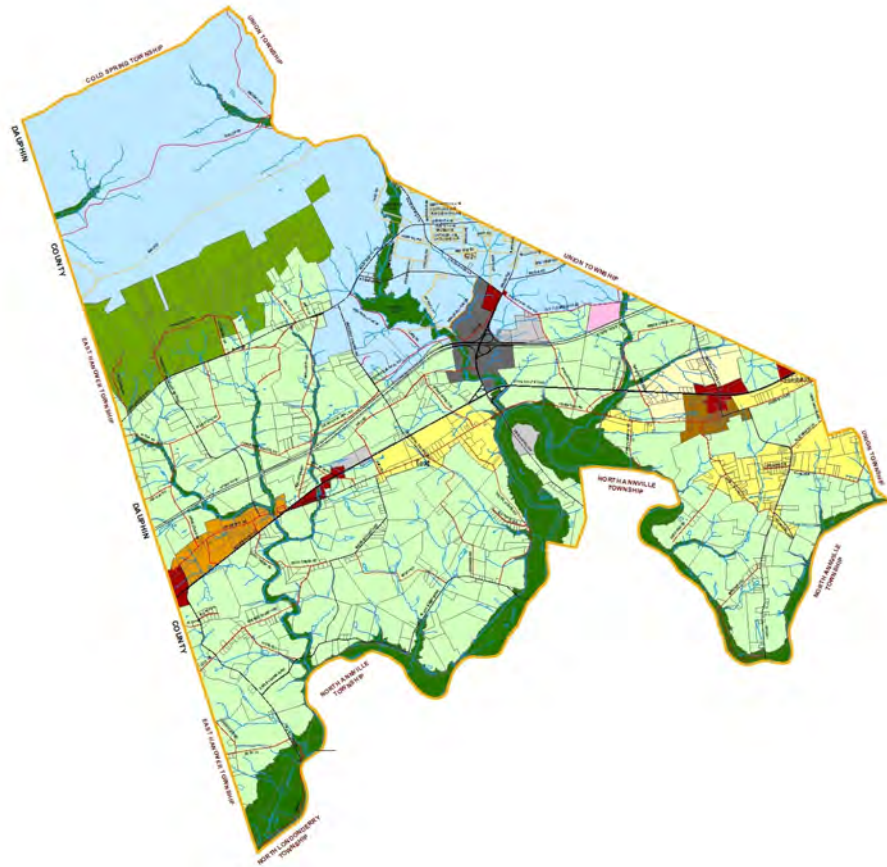
## IMPORTANCE OF PLAN IMPLEMENTATION

This Plan is only of value to the community if there is a strong commitment to implement it. The implementation of such a Plan may necessitate changes to the Zoning Ordinance, Subdivision and Land Development Ordinance and other Township ordinances and regulations that will reflect the policies contained within this Plan. This Plan cannot be a static document but must continuously reflect the Township's evolving policies for guiding change such as the type and location of new development and the preservation of land and open space. Each decision of the Township should be measured against this Plan and its major policies for guiding change.



# EAST HANOVER TOWNSHIP LEBANON COUNTY

# COMPREHENSIVE PLAN



# GOALS AND OBJECTIVES



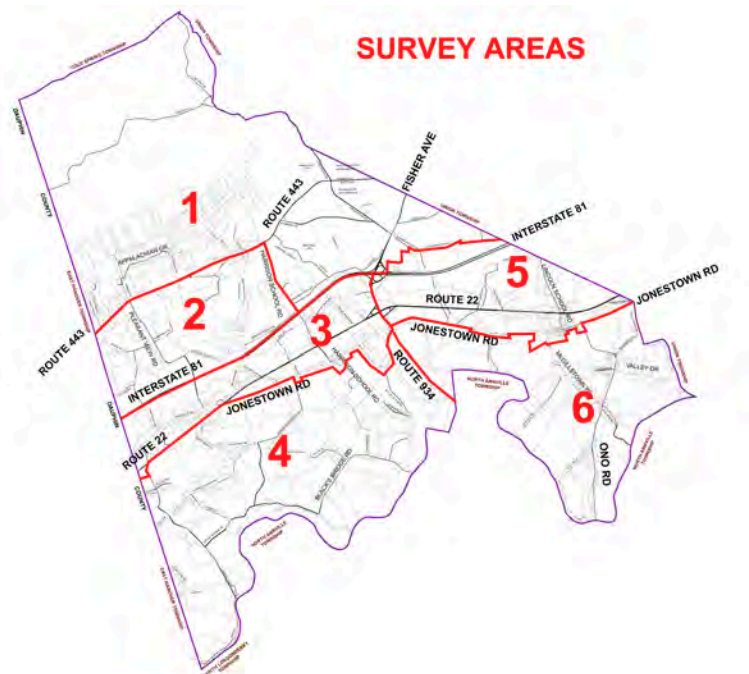


# COMMUNITY DEVELOPMENT GOALS AND OBJECTIVES

To be effective, this Comprehensive Plan must reflect the common goals of the residents of the Township. These goals range from physical policies, such as the appropriate use of land, to social and educational policies. Once these goals are formed, they represent a context within which decisions can be made regarding the use of land and the conservation of resources.

## COMMUNITY PARTICIPATION

As one of its initial efforts in the preparation of an update to the East Hanover Township Comprehensive Plan, the Township Planning Commission decided to seek input from all of the Township's property owners. Therefore, in February 2023, a Comprehensive Plan Survey was prepared. Postcard notifications were mailed to all property owners within the Township, with instructions on how to complete the Survey – either as a web-based survey that could be completed online or as a hard copy survey that could be completed and mailed to the Township Office for tabulation. The survey was a non-scientific “opinion” survey. 1,005 postcards were distributed and a total of 146 completed surveys were returned (a response rate of 14.5 percent.). The majority of the surveys returned included responses from more than one (1) person. The results of the Comprehensive Plan Survey will serve as a valuable tool for the Township Comprehensive Plan Committee and other Township officials.



The Comprehensive Plan Survey responses indicated a desire for a continuation of the Township's "rural lifestyle," "peace, quiet and serenity" "and agricultural areas, as well as a corresponding preference, on the part of the majority of respondents, for limitations on future residential, industrial and commercial growth. The following represents a summary of the Township-wide survey responses:

- Over 96 percent of the respondents identified themselves as full-time residents and less than 3 percent were non-resident property owners.
- Overall, 77 percent of the respondents have lived in the Township at least 10 years; 51 percent have lived there over 25 years.
- 79 percent of the respondents had heads of household that were 45 years of age and over; included in this percentage were 33 percent that were 65 years of age and over.
- The largest number of responses (34 percent) came from Survey Region 4, followed by Survey Region 6 (19 percent), Survey Region 5 (16 percent), Survey Region 3 (14 percent), Survey Region 2 (11 percent), and Survey Region 1 (5 percent).
- The vast majority (82 percent) responding indicated that their property was used for residential purposes. 42 percent of the respondents owned two acres or less of land; 63 percent owned 5 acres or less of land.)
- Over 95 percent anticipated that their land would remain in present ownership or remain in the family over the next ten years.
- 94 percent use a drilled well as their primary water source. 84 percent use their well for drinking water, while 14 percent rely on bottled water for drinking.
- Only 7 percent of the respondents are served by public sewers. 61 percent rely on septic tank/sand mound systems and 31 percent rely on septic tank/drain fields.

- 74 percent of respondents have cable internet available at their property. 38 percent rely on cellular/mobile phone service for internet.
- When asked to identify community services that should be added in the Township, “municipal recycling” was cited the most frequently, followed in order by “internet,” “natural gas,” and “municipal trash collection.” “Senior center “local police,” “parks,” “medical center,” “cable TV” and “recreation center” were also cited frequently.
- When asked to identify community services that should be improved in the Township, “internet,” “cable TV,” “state police,” and “parks” were cited the most frequently. “Ambulance,” “municipal recycling,” and “senior center” were also cited frequently.
- Nearly three-fourths of all respondents stated that they would not be willing to pay an increase in taxes for any added/improved community services.
- When asked to identify what kinds of transportation facilities should be added in the Township, “pedestrian trails” was cited the most frequently, followed in order by “minor road improvements,” “bike lanes,” and “traffic calming.”
- When asked to identify what kinds of transportation facilities should be improved in the Township, “minor road improvements” was cited the most frequently, followed in order by “major road improvements,” and “traffic calming.”
- Over 80 percent of all respondents stated that they would not be willing to pay an increase in taxes for any added/improved transportation facilities.
- Of the 232 respondents indicating an occupation, approximately 25 percent identified themselves as being retired.
- Approximately 31 percent of the respondents indicated that they worked in the Township, with an additional 20 percent working elsewhere in the County; 45 percent of respondents working outside Lebanon County (in Pennsylvania); and only 3 percent of respondents working outside of Pennsylvania.

- 34 of the 143 respondents indicate that they or their immediate family were engaged in an agricultural operation. Of those, 15 considered themselves full-time farmers. 58 percent of those engaged in an agricultural operation thought that the Township should invest some of its financial resources toward the purchase of agricultural easements.
- In response to a question as to the type of preferred development if future residential development occurs in the Township, “single family dwellings” received the greatest response (53 percent), followed by “in retirement communities” (19 percent), and “in developments that are a mixture of single family homes, townhouses and apartments, with areas of open space” (11 percent). Duplex and two-family dwellings,” “townhouse dwellings” “apartment dwellings” and “in mobile home parks” received very low rates of response. The majority of the respondents stated that further residential development should occur in areas served by public sewer.
- Approximately 60 percent of those responding to the survey question about the need for more business (commercial) locations in the Township responded that there was no need. If additional commercial development is to occur, the forms of commercial development most favored by the respondents to the survey were uses that would service the day-to-day needs of Township residents, i.e., gas stations, restaurants, home based service businesses and convenience stores. Office uses, neighborhood shopping, home based retail businesses, and landscaping/construction businesses were favored to a lesser extent.
- Approximately one-fourth those responding to the survey were, or may be, in favor of additional industrial development. The forms of industrial development most often cited were small scale (machine shops, etc.) and low impact (electronics/”high tech” manufacturing). “Warehousing” and “heavy industry” were cited to a much lesser extent.
- When asked what type of amenities they would support being added or improved within the Village of Ono, 35 percent of the 190 respondents said “none”. Seasonal decorations, traffic calming and community events (block party, parade) had the highest responses to the question. However, only 20 percent of the respondents would be willing to pay an increase in taxes to fund such amenities,

- The vast majority of the respondents expressing an opinion supported the idea that the Township take greater efforts to preserve and/or protect the Township's natural areas, woodlands, agricultural lands/farms and historic resources/structures. The preservation of natural areas received the highest positive response, followed closely by the preservation of woodlands.
- Approximately one third of the respondents indicated that they used the Township's H.M. Levitz Memorial Park often. Approximately one-half of the respondents indicated that they used the Park seldom, while approximately one in seven respondents indicated that they never use the Township Park.
- Only one in five of the respondents indicated that they believe that the Township needs more public park land. Of these, over 90 percent of the respondents indicated that the additional park land should occur either in the form of (1) expansions to the existing park or (2) small, neighborhood-oriented parks.
- Preserved natural areas, paved jogging/walking/biking trails, and unpaved trails/an interconnected trail system were the three types of additional recreational facilities cited as "most needed" in the Township. A children's playground and a dog park were also mentioned frequently. In addition, the age groups most often cited as needing more recreation opportunities were young teens (ages 13-14), teens (ages 15-19) and seniors (55+).
- Township residents ranked (1) "rural lifestyle," (2) "peace, quiet and serenity," and (3) "agricultural areas" as the three most important qualities of life in the Township. "Small town lifestyle," "natural beauty/scenery," "natural areas (wildlife, etc.)," and "family ties" were also frequently cited.
- The things most often cited as what residents liked about the Township were (1) the rural/small town lifestyle, (2) the open space/natural beauty, (3) the peace and quiet, and (4) the agricultural landscape. Among other things noted were the limited amount of development, accessibility to work/shopping in the region, friendly residents, etc.
- The things most often identified as detracting from the Township were (1) unkempt properties and junked vehicles, (2) traffic, (3) industrial and

warehouse development, and (4) too much residential development. Among other things noted were the casino and gambling, no internet access, speeding on local roads, apartments and low income housing, the lack of services. etc.

- The things identified as the most important issues for the Township to consider were (1) prohibiting warehouses and industrial development, (2) preserving agricultural land and operations, (3) not raising taxes, (4) preserving the rural/small town lifestyle, (5) limiting residential development/allowing only “smart” residential development, (6) protecting natural resources and areas, and (7) managing/restricting large scale/”big box” commercial development. Among other things noted were the restricting of large scale solar farms, providing public water and sewer service, regulating unkempt properties, adding limited commercial and service businesses, restricting low income housing, etc.

## LEBANON COUNTY COMPREHENSIVE PLAN

As previously mentioned, Lebanon County prepared an updated Lebanon County Comprehensive Plan in December 2007. The County’s effort serves as a framework and guide for individual municipal planning efforts. East Hanover Township desires to cooperate with the County and still retain its individual identity. The Township reviewed the Lebanon County policy goals. These County goals are highlighted below:

1. Encourage distinctive, attractive communities with a strong sense of place.
2. Plan for economic growth and development that expands employment, sustains businesses and provides family-sustaining jobs.
3. Protect the natural and cultural landscape that defines our local identity as Lebanon County.
4. Encourage compact building and development designs.
5. Broaden the range of housing opportunities and choices.

6. Provide transportation choices for residents, businesses and visitors.
7. Provide adequate, cost effective public services to meet the needs of the community.
8. Think, communicate and plan regionally; implement locally.

## EAST HANOVER TOWNSHIP

East Hanover Township is a rural Township where more than ninety (90) percent of the total land area is occupied by farmland, open space, or mountain land. The developed area is concentrated primarily in the small village of Ono and low density residential areas in the central portion of the Township. However, scattered development has occurred in several unsuitable building areas as well as in the aesthetically pleasing open lands that should be preserved. The primary purpose of this Plan is to focus development in suitable areas exhibiting residential growth and in areas where utilities may be economically and feasibly provided in the future. Through implementation of the Comprehensive Plan, the development of East Hanover Township may be guided in the desired direction and the following more specific goals and objectives may be realized.

## STATEMENT OF COMMUNITY DEVELOPMENT OBJECTIVES

To be effective, this Comprehensive Plan must reflect the common goals of the residents of the Township. These goals range from physical policies, such as the appropriate use of land, to social and educational policies. Once these goals are formulated, they represent a context within which decisions can be made regarding the use of land and the conservation of resources.

The Pennsylvania Municipalities Planning Code (MPC) has established the basic requirements for a comprehensive plan, the first of which is a statement of community goals and objectives:

*"The comprehensive plan, consisting of maps, charts and textual matter, shall include, but need not be limited to, the following basic elements: (1) A statement of objectives of the municipality concerning its future development, including, but not limited to, the location, character and*

*timing of future development, that may serve as a statement of community development objectives as provided in Section 606...." (Article III, Section 301, Pennsylvania Municipalities Planning Code (MPC); Act 247, P.L. 805, of 1968, as amended by Act 170, P.L. 1329 in 1988).*

*"This may be the statement of community development objectives provided in a statement of legislative findings of the governing body of the municipality with respect to land use; density of population; the need for housing, commerce and industry; the location and function of streets and other community facilities and utilities; the need for preserving agricultural land and protecting natural resources; and any other factors that the municipality believes relevant in describing the purposes and intent of the zoning ordinance." (MPC, Article VI, Section 606).*

The purpose of this section of the Plan is to articulate the goals and objectives of the Township officials and residents in terms of comprehensive planning for conservation and development. Comments from Township Officials have been used to develop general goals regarding land use, development, environmental protection and other issues.

The overriding guiding principle that went into the preparation of this Comprehensive Plan is as follows:

"Preserve the natural beauty and peace, quiet and serenity and maintain the quality of life that is East Hanover Township."

As empowered and directed by the sections referenced above in the MPC, the Township Supervisors and the Planning Commission of East Hanover Township, with input from public meetings, have developed the following set of community goals and objectives:

### GENERAL GOALS

- To preserve the community character that makes East Hanover Township a unique, distinctive and identifiable place.



- To develop a coordinated land use pattern that provides a variety of uses, recognizes land capacity and respects natural features.
- To protect, conserve and preserve the open spaces, forestlands, drainage ways, floodplains and other natural resources of the Township.
- To preserve agricultural areas for agricultural use and maintain its importance in the local and regional economy.
- To provide for residential and non-residential growth in appropriate areas so as to avoid the problems of random development.
- To maintain and improve a healthful residential environment with adequate recreational, commercial and industrial supporting areas.
- To provide for the diverse housing needs of all Township residents.
- To provide for the safe, efficient and convenient movement of people and goods.
- To maintain and improve the economic base of the Township and allow employment opportunities for residents.
- To provide needed community facilities, utilities and services of levels adequate to serve the existing and future Township population.
- To explore opportunities to cooperate with neighboring municipalities in order to promote the economical and efficient provision of all municipal services.

## SPECIFIC OBJECTIVES

### NATURAL AND CULTURAL RESOURCES PROTECTION OBJECTIVES

1. Preserve the natural features of the Township by discouraging development in the Township's more environmentally sensitive portions - such as floodplain areas, wetlands and areas of steep slope.
2. Encourage the establishment of greenways along the Township's streams.

3. Preserve quality agricultural land by encouraging farming activities and farm-related businesses.
4. Encourage the preservation and protection of the Township's cultural, historic, architectural and archaeological resources.

### LAND USE OBJECTIVES

5. Identify areas for future growth in the Township and direct growth to these areas.
6. Create an orderly pattern of growth by encouraging new development in areas that can be economically served by utilities and roadways.
7. Update the Township's existing zoning and subdivision/land development ordinances to guide future growth in a manner consistent with the Comprehensive Plan.
8. Protect agricultural areas from encroachment by non-farm activities that interfere with or prevent normal farming activities.
9. Regulate intensive agricultural uses to minimize adverse impacts on adjacent residents and property owners.
10. Encourage the preservation of the historic sites and structures that presently exist in the Township.
11. Limit the intrusion of incompatible nonresidential uses into residential areas.
12. Encourage economic diversity by reserving adequate land for commercial and industrial location in accordance with the Future Land Use Plan.
13. Limit the number of new commercial centers and concentrate on effectively using and developing some of the existing commercial centers.
14. Discourage spot commercial and strip commercial development along highways and encourage instead planned clusters of commercial development.

15. Encourage a wide range of industry types in order to assure a more balanced future economic base.
16. Provide for industry to modern standards with adequate sites that will allow for future expansion, adequate off-street parking and loading facilities and adequate buffer areas where adjacent to other uses.
17. Create land uses compatible with Fort Indiantown Gap operations and with neighboring municipalities' land use plans.

### HOUSING OBJECTIVES

18. Allow for a range of housing types at a range of densities on land sufficient to accommodate the Township's current and projected housing needs.
19. Allow housing and development procedures (such as cluster, planned residential development and "traditional village" development) that, in addition to protecting established values, permit experimentation in housing types, construction methods, new materials and arrangement of units.
20. Encourage the rehabilitation, replacement or elimination of structures and facilities that are physically unsound, poorly located or compromise public health.
21. Enforce uniform and realistic building codes throughout the Township.

### TRANSPORTATION OBJECTIVES

22. Develop a Township-wide circulation system that serves existing and anticipated future land uses, provides maximum convenience of movement to the population, and shapes the extent and direction of growth within the Township.
23. Support and assist the Lebanon County Planning Department, the Lebanon County Metropolitan Planning Organization (LEBCO MPO) and the Pennsylvania Department of Transportation in planning and designing major thoroughfares.
24. Improve existing road patterns in order to handle increased traffic.
25. Encourage the location of new roadway facilities in a manner that complements the Future Land Use Plan.

26. Provide adequate development controls to minimize any adverse impacts of future development proposals on the transportation system.
27. Discourage "strip" development and on-street parking, and effectively control driveway entrances on major thoroughfares through access management techniques (frontage roads, etc.) where appropriate.
28. Require adequate off-street parking facilities and safe pedestrian access in those portions of the Township where warranted by traffic and/or specific land uses.
29. Concentrate local maintenance funds in areas of highest priority.
30. Support the increased coverage and frequency of public transportation service in the area.

#### COMMUNITY FACILITIES, UTILITIES AND SERVICES OBJECTIVES

31. Establish a relationship between the development of land and the provision of adequate public facilities.
32. Wherever feasible, support the provision of public water and public sewerage service to adequately serve existing or potential growth areas within the Township.
33. Preclude the extension of public sewerage and/or water service outside the designated growth areas except to alleviate an otherwise uncorrectable problem.
34. Encourage the provision of adequate water supply in non-growth areas.
35. Provide or require all areas with adequate storm sewer facilities.
36. Provide for police protection to assure the welfare and safety of the residents in all parts of the Township.
37. Provide for fire protection and medical and emergency service to all Township residents.

38. Review police, fire and emergency service needs and coordinate the provision of these services with adjoining municipalities.
39. Encourage the development of adequate school facilities to serve the Township's school age children.
40. Support educational, recreational and cultural opportunities for all age groups.
41. Encourage cooperative planning and financing of recreational sites and facilities among the communities of the Township and the region.
42. Provide mechanisms for discussion and choice among the citizenry concerning the development of the Township and for citizen participation in public affairs.

All of the plans for land use, natural features, transportation, and community facilities that follow have been developed and evaluated according to these stated goals and objectives. The Township should use these goals and objectives to review any proposed land subdivision or development, and to assess its impact on the public health, safety, and welfare.



# EAST HANOVER TOWNSHIP LEBANON COUNTY

# COMPREHENSIVE PLAN



# THE COMPREHENSIVE PLAN





## **THE COMPREHENSIVE PLAN**

The Comprehensive Plan is the Township's guideline for future growth and is based on the information contained in the preceding chapters. This section is intended to show, in general categories, recommended types of future land use for the next 15-20 years, proposals for transportation facilities, community facilities and utilities, water supply, natural, cultural and historic features preservation and housing. This section represents the culmination of the community goals and objectives, and reflects existing land use, environmental constraints and potentials, transportation facilities, population projections, housing (i.e. "fair share"), community facilities, utilities and other elements.

## **PROPOSED FUTURE LAND USE PLAN**

One of the most important elements in the comprehensive planning process is the charting of a municipality's future land use. The proposed Future Land Use Plan, as illustrated in the Future Land Use Map, reflects East Hanover Township's goals and objectives, as adopted by the Planning Commission and Board of Supervisors. The overall goal of the Future Land Use Plan is the protection and enhancement of residential neighborhoods, the improvement of the Township's economic base and the preservation of prime farmland soils areas and corresponding agricultural activities. The Plan suggests a broad range of uses consistent with the Township's goals.

The Future Land Use Plan is a basic planning tool for East Hanover Township that needs to be periodically reviewed and updated to reflect changing circumstances and aspirations. The Future Land Use Plan is not to be confused with the Township's Zoning Ordinance. The Future Land Use Plan is a policy document that identifies the generalized locations of proposed classes of land uses, whereas the Zoning Ordinance is an enforceable regulation that maps specific locations (zoning districts) where specific types of land uses are permitted, with specific dimensional and performance regulations. While the Future Land Use Plan is not legally binding under current State law, it does provide the framework for decisions relating to future zoning revisions, community development programming, capital improvements programming, and various other planning activities.

The Future Land Use Plan indicates a desirable future pattern of growth by indicating what types of activities should be located within the Township, as well as the intensity and a general location of land uses. The Plan is structured based on several influence factors. These include (1) the existing pattern of land use; (2) the natural features of the

Township; (3) the existing and contemplated transportation and utility facilities; (4) the importance of agriculture to the Township's economy; and (5) the capability of Township land to support additional growth.

The following paragraphs describe the land use categories shown on the Future Land Use Map. It must be remembered that the Map is meant to be generalized and conceptual in nature, and thus the boundaries of the various land use categories shown on the Future Land Use Map are not meant to be exact.

The Future Land Use Plan for the Township divides the Township's land area into Rural Resource Areas and Designated Growth Areas. As defined by the MPC, a Rural Resource Area is "an area described in a municipal or multimunicipal plan within which rural resource uses including, but not limited to, agriculture, timbering, mining, quarrying and other extractive industries, forest and game lands and recreation and tourism are encouraged and enhanced, development that is compatible with or supportive of such uses is permitted, and public infrastructure services are not provided except in villages." A Designated Growth Area is "a region within a county or counties described in a municipal or multimunicipal plan that preferably includes and surrounds a city, borough or village, and within which residential and mixed use development is permitted or planned for at densities of one unit to the acre or more, commercial, industrial and institutional uses are permitted or planned for and public infrastructure services are provided or planned".

The Rural Resource Areas of the Township are represented by the Forest Conservation, Floodplain Conservation and Agricultural land use categories on the Future Land Use Map.

### FOREST CONSERVATION

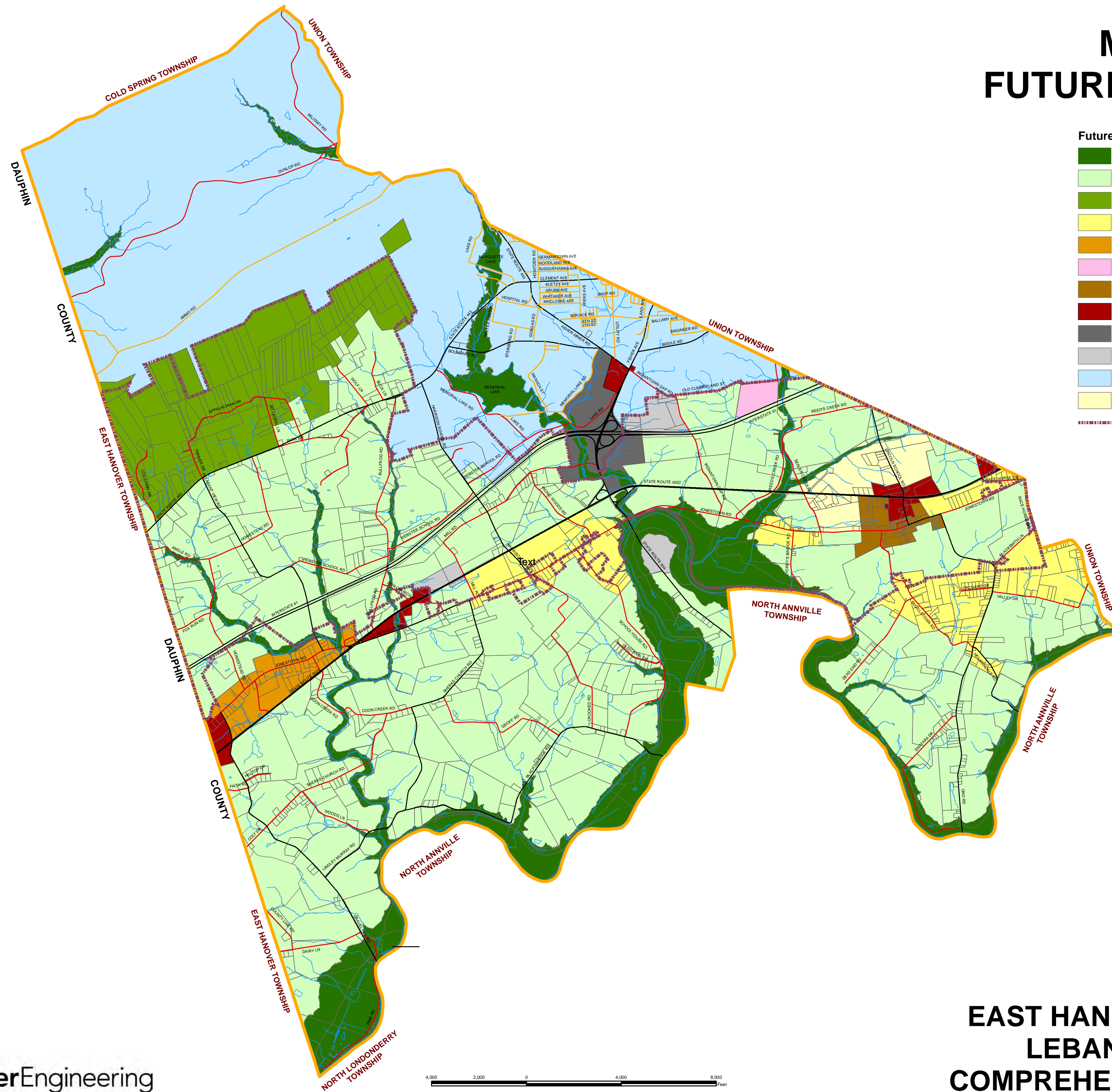
A large area in the northwest portion of the Township is identified for Forest Conservation uses. The area generally encompasses the portion of the Township that is currently located in the Residential Forest (RF) Zoning District. The purpose of this land use category is to protect those portions of the Township that should be generally reserved in open space to protect one of the Township's most significant and highly sensitive natural features - namely, the steep slope areas of the Blue Mountain.

It is recommended that lands in this area either be preserved in their undeveloped states or be permitted to be developed at extremely low

# MAP 1 FUTURE LAND USE



- Future Land Use**
- FLOODPLAIN CONSERVATION
  - AGRICULTURAL
  - FOREST CONSERVATION
  - LOW DENSITY RESIDENTIAL
  - HIGH DENSITY RESIDENTIAL
  - SPECIAL PURPOSE RESIDENTIAL
  - VILLAGE
  - GENERAL COMMERCIAL
  - INDUSTRIAL
  - LIMITED INDUSTRIAL
  - INSTITUTIONAL
  - RESIDENTIAL HOLDING
  - ARMY COMPATIBLE USE BUFFER - FTIG



## EAST HANOVER TOWNSHIP LEBANON COUNTY COMPREHENSIVE PLAN - 2024



densities and with appropriate conservation measures. If development is permitted, measures should be in place that would minimize the amount of disturbance to the natural environment. Siting standards in the Zoning Ordinance governing such residential development should also encourage the "conservation/open space subdivision" approach so as to facilitate the protection and preservation of sensitive environmental features and minimize the amount of disturbance to the natural environment.

### FLOODPLAIN CONSERVATION

To minimize erosion, sedimentation, flooding, and surface water degradation, man-made encroachments on floodplains, wetlands, and stream corridors should only be permitted when no other feasible options exist. Such encroachments must be monitored to ensure that all necessary local, state, and federal permits are obtained.

Stream corridors are extremely sensitive. Grass filter strips should be planted along the borders of fields, adjacent to roads and streams, to prevent the surface runoff of soil, nutrients, and fertilizers. Streams should also be fenced to keep livestock out. Trees also play an important role in maintaining high water quality and keeping water temperature low enough for trout throughout the summer. For these reasons, the Township should consider "overlay zoning" requirements for the preservation of stream valleys. Typically such regulations are referred to as "riparian buffers".

In addition to the environmental significance of such areas, the preservation of stream valleys maintains the scenic beauty of the Township and provides the potential to link areas with a network of trails within "greenways". Pedestrian trails could be created with new subdivisions or acquired from current property owners

### AGRICULTURAL

This category is comprised of those areas of the Township that are predominantly prime agricultural land and/or currently in agricultural production. Limited residential development and agriculturally related commercial uses may also be scattered among the agricultural uses.

The primary purpose of this area is to encourage the continuance of farming activities by preserving the Township's prime agricultural soils to the

greatest extent possible and by allowing land uses that are compatible with agriculture.

To support local farmers, the Zoning Ordinance was amended in 2020 to allow additional agricultural-related businesses in this area. Such agricultural support businesses include farm implement dealers, grain suppliers, and produce markets. This is also an area where agricultural tourism activities can be located.

Large, contiguous tracts with prime agricultural soils should receive top priority for protection through agricultural zoning and voluntary conservation easements. To ensure that farming remains the dominant land use, it is recommended that the existing Agricultural Zoning District provisions be continued. The subdivision of land for limited rural housing and nonresidential uses that are compatible with farming should also continue to be permitted.

Future homes in the Agricultural areas should be located in a manner that preserves valuable farmland, scenic vistas, and important natural features such as stream valleys, wetlands, steep slopes, and wildlife habitat areas. New homes should also be located within close proximity to existing and future homes. To accomplish these objectives, it may be necessary to abandon the conventional method of subdividing existing road frontage in favor of alternative lot and street configurations, including flag lots and cul-de-sac streets.

Within the agricultural areas, residents must accept the undesirable consequences of normal farming activities such as odors, dust, truck traffic, and unusual hours of operations. The “Right to Farm Law” protects farmers from nuisance laws that adversely impact normal farming operations.

Agricultural operations that exceed “normal” farming levels are often referred to as “intensive agriculture”, “factory farms”, “confined animal operations (CAO’s)” or “confined animal feeding operations (CAFO’s)”. Such operations can have a significant detrimental effect on adjacent land uses. Major concerns with such operations involve groundwater quality, manure management, odors, flies, stormwater, lot area, and lot coverage. The existing Township Zoning Ordinance currently allows such uses.

Farmers who have no interest in subdividing their land could consider placing a voluntary conservation easement on their land or consider selling their rights for the subdivision of additional residential lots. Eligible property owners can sell conservation easements to the County or a non-profit conservancy. Such programs allow farmers to continue owning and farming the land with the assurance that their farm will continue to be farmed in perpetuity.

The Designated Growth Areas of the Township are represented by the proposed Low Density Residential, High Density Residential, Special Purpose Residential, Residential Holding, Village, General Commercial and Industrial/Manufacturing and Institutional land use categories on the Future Land Use Map. The Designated Growth Areas of the Township are generally located in and around the Village of Ono, at the I-81/PA Route 934 interchange and in the U.S. 22/Jonestown Road corridor. Most of the proposed Growth Areas are already currently zoned for residential, commercial or industrial use.

Since the vast majority of the developable land in the Township is located on “prime agricultural land” as defined by the MPC, any future non-agricultural growth must be located on such “prime agricultural land”. To attempt to preserve all such remaining lands in the Township would serve to stifle all other forms of development and related economic growth. The proposed Land Use Plan identifies areas adequate to accommodate such growth in locations meant to minimize disruption to existing and future agricultural operations, as well as to minimize disruption to the Township’s roadway network.

It is the intent of this Plan to direct most future development into the Designated Growth Areas of the Township. The eight land use categories located in the Designated Growth area are as follows:

### LOW DENSITY RESIDENTIAL

This category is comprised mainly of single-family detached suburban residential development at densities ranging from one to four dwelling units per acre. The higher densities in the range would be only where both public water and sewerage service is provided. Where public sewerage service is not available, densities would be not greater than one unit per acre. The Low Density Residential areas of the Township includes existing development (1) along Jonestown Road in the Harper’s Tavern and East Hanover areas and (2) in the McGillstown Road/Ono Road/Valley Drive area in the southeastern portion of the Township. The two areas proposed

for future development in this category are (1) located east of the Village of Ono/north of Jonestown Road and (2) located west of the Village of Ono/south of Jonestown Road. These areas, for the most part, are areas that are currently zoned R-1 – Low Density Residential.

The Township should explore the possibility of zoning provisions that allow homes to be clustered in a manner that preserves open space. This design concept is most commonly referred to as “conservation design” because the intent is to conserve natural features and open space by allowing a reduction in minimum lot size. Such provisions would require specific language addressing the maintenance and ownership of open space and any common facilities.

### HIGH DENSITY RESIDENTIAL

This category is comprised of all types of residential uses, including single-family detached dwellings on small lots, single-family semi-detached dwellings, two family dwellings, attached dwellings (townhouses), garden apartments and mobile home parks. The more intensive residential uses would only be possible if the areas would be served by centralized water and sewerage services. Anticipated residential densities in the high-density residential areas could range up to eight (for townhouses) to fifteen (for apartments) dwelling units per acre. High Density Residential areas are proposed where adequate transportation facilities are generally available and where public water and/or sewer service is likely to be located in the future. One High Density Residential area is proposed to be located in the area between Jonestown Road and US 22 in the western portion of the Township. This proposed area is currently zoned R-1 (Low Density Residential). A second, future High Density Residential location may be adjacent to the Village of Ono. (See the description of Residential Holding).

## SPECIAL PURPOSE RESIDENTIAL

This category is comprised of land designated for the high density residential use provided by mobile home parks, and includes the land currently zoned Special Purpose Residential (A-2). The proposed land use is located adjacent to Fort Indiantown Gap, between I-81 and Old Cumberland Street in the eastern portion of the Township. Anticipated residential densities in areas encompassed by mobile home parks in this land use category would generally range up to five (5) dwelling units per acre.

## VILLAGE

This category provides for the continuation of the “rural village” development pattern exhibited in the Village of Ono. An existing mix of residential dwelling types and neighborhood commercial uses characterizes this area of the Township. This mixed-use area is proposed to continue into the foreseeable future and has been identified as the area in the Township where development should be encouraged. The types of residential uses to be located in the Village area would include detached (single family), semi-detached (duplex) or attached (townhouse, row) dwellings, along with residential apartment conversions. With the installation of public sewers in the Ono area, the anticipated residential densities in the Village area would generally range from four to ten dwelling units per acre. The Village land use category most closely relates to the Township’s existing R-2 – High Density Residential Zoning District, with the addition of neighborhood commercial uses.

## RESIDENTIAL HOLDING

The Future Land Use Map identifies the area north and west of the Village of Ono as a “Residential Holding” area. This area would be reserved for the future expansion of development around the Village of Ono at the point in time in the future when sufficient public sewer capacity (and possibly public water service) would be available in the area. To facilitate the area’s future development, it is recommended that the existing agricultural zoning of the area be adjusted (1) to permit continued agricultural operations, provided, however, that intensive operations such as poultry houses, hog houses, and similar uses not be permitted to be established, and (2) to preclude the



development of these areas at low residential densities. The adjusted zoning should further provide for incremental development of these areas - contingent upon the extension of public sewer and/or water service.

### GENERAL COMMERCIAL

This land use category represents a mixture of commercial uses, including highway-oriented commercial areas (such as vehicle service stations, restaurants, motels, etc.), as well as retail (such as stores and shops), personal services (such as barber shops/beauty salons) and office uses (such as banks, insurance agencies, real estate agencies, and other professional uses). A limited number of "light" industrial uses could also be permitted in this area. (Light industrial uses are defined as manufacturing or storage uses which are characterized by the use of large sites, attractive buildings and inoffensive processes, and which can be compatible with neighboring residential uses.) The proposed general commercial land use category would continue this existing land use pattern and would be located (1) in the US 22/Jonestown Road corridor adjacent to the East Hanover Township (Dauphin County) line; (2) in the US 22/Jonestown Road corridor in the vicinity of Bullfrog, Zion Church and Mill Roads; (3) adjacent to US 22, north/northeast of Ono; and (4) adjacent to PA Route 934 in the vicinity of the Indiantown Gap Road/Asher-Miner Road intersection.

### INDUSTRIAL/LIMITED INDUSTRIAL

This land use category represents uses such as wholesaling businesses, warehousing, research and development laboratories, trucking terminals and manufacturing uses. In addition, it is proposed that commercial and office uses could also be located in this area, if located in a planned industrial/business park. The Township's topography, transportation network, and lack of availability of centralized utility services limit the locations where such sites can be located. As a result, four (4) proposed industrial areas are identified on the Future Land Use Map. A General Industrial area is proposed (1) on the western side of PA Route 934 between Asher-Miner Road and (2) on the eastern side of PA Route 934 between the I-81 and US 22 interchanges, both adjacent to and encompassing portions of Fort Indiantown Gap property. This area could accommodate extensive industrial activities, including large warehousing operations, so as to minimize any detrimental effects that they might have

on other uses in the Township and at the same time provide an industrial area free of encroachment from other activities. Proposed “Limited” Industrial areas are located (1) on the north side of US 22, east of the Zion Church Road intersection; (2) on the eastern side of PA Route 934 (north of the I-81 interchange); and (3) straddling PA Route 934 south of the Swatara Creek. This would provide an area in which a variety of limited industrial uses and some commercial uses may be located. All three areas have been located adjacent to major traffic routes.

Substantial buffer requirements and site-specific conditions should be required to ensure that permitted activities in both of the industrial areas would be compatible with surrounding residential, institutional or agricultural areas.

### INSTITUTIONAL

This land use category is comprised of public and private institutional uses (such as the U.S. Post Office), educational facilities (such as the Summit International School of Ministry), public utility facilities (such as electric substations and sewage pumping stations), religious and civic activities (such as churches, cemeteries, libraries and fire halls), and municipal buildings and grounds (such as the Township office). This category is also comprised of existing and future neighborhood recreation areas, along with municipally and institutionally owned facilities. By far the largest institutional use in the Township is Fort Indiantown Gap.

The locations of institutional uses on the Future Land Use Plan reflect, for the most part, the locations of existing uses in the Township. New locations of public/institutional facilities are generally located in conjunction with new development and as a result, are not able to be depicted on the Future Land Use Map at this time. However, new community facilities should be encouraged to locate within Designated Growth Areas, so that they can be provided with public services and not encroach into the agricultural and rural portions of the Township.

Fort Indiantown Gap (FTIG) has adopted The Army Compatible Use Buffer (ACUB) program. The ACUB Program is part of the U.S. Army's effort to limit encroachment on military facilities and to maintain a balance among military training requirements, community desires, and environmental protection. According to Department of Defense information, the ACUB program is designed to minimize incompatible development and loss of habitat by utilizing permanent conservation easements, fee-sales, or other interests in land from willing landowners. In the case of conservation easements or similar agreements, the landowner retains ownership and rights to use the land for the purposes specified in the agreement. Fort Indiantown Gap is one of the smallest Army-associated military training installations in the country but has one of its highest annual soldier training rates. Use of the ACUB buffer program allows FTIG to continue to maximize its training throughput and the amount of available training land inside the installation boundary. These buffer areas also contribute benefits to local recreational, agricultural, forest management, and greenspace uses.

ACUB is a voluntary program; landowners in the approved project area can decide whether they want to participate. It is a tool to help buffer the surrounding area from the effects of military training, including noise, smoke, dust, and other factors. The ACUB buffer area also allows FTIG to maximize use of its existing training land and assist in planning for current and future training missions. Besides helping to protect military training capabilities, the ACUB program has several secondary benefits, including community, environmental, and climate resilience benefits. ACUB is NOT a program to purchase additional land for training or testing at Fort Indiantown Gap. FTIG, The Pennsylvania National Guard, or the US Army do not own, hold the deed, hold an easement, or retain the development rights to properties in the ACUB program. Participating properties are held (via fee-sale, easement, deed restriction, or other method) by a third party. Furthermore, ACUB is NOT a program to purchase additional land for Fort Indiantown Gap, to acquire additional training or testing areas, or otherwise increase the acreage of FTIG. FTIG cannot use properties encumbered under its ACUB program for training and testing purposes. And, ACUB is NOT a mandatory program. The program is 100% voluntary; land owners in the approved ACUB area are NOT required to participate in this program. The Benefits of an ACUB include military, environmental and community benefits. Benefits to military training from an ACUB program include (1) protecting high-noise, live-fire training, including small arms and artillery

firing; (2) protecting mounted and un-mounted ground maneuver capabilities; and (3) supporting aviation activities, such as aerial gunnery, bombing, and maneuver training. ACUB buffer lands directly and indirectly contribute to environmental stewardship by (1) supporting the goals of local and regional water quality efforts, such as the Chesapeake Bay program; (2) helping to preserve important ecological areas, migration routes, and habitat for plant and animal species of concern and candidate species, such as the Kittatinny Ridge corridor, an important regional bird migration corridor; and (3) protecting the viewshed for scenic areas, such as the nearby Appalachian Trail and other local trails and natural areas. Communities benefit from the ACUB program in several ways: (1) protecting working agricultural, forested, and undeveloped lands that benefit the local economy; (2) supporting recreational activities such as hiking, hunting, trapping, and fishing; and (3) buffering adjacent properties from noise, dust, and smoke generated during military training. A list of ranked landowners/projects is developed for each fiscal year and ACUB funding is applied to priority projects, as it becomes available. FTIG must apply for project funding by the end of each federal fiscal year, to receive money for priority projects for the following fiscal year.

## RELATIONSHIP OF THE PLAN TO ADJACENT MUNICIPALITIES' AND COUNTY PLANNING EFFORTS

Available comprehensive plans and zoning ordinances were reviewed during the preparation of this updated comprehensive Plan to assess the compatibility of East Hanover Township's existing and proposed development with that of existing and proposed development and plans in contiguous portions of neighboring municipalities and with the objectives and plans of the Lebanon County Comprehensive Plan. This assessment follows.

Five municipalities surround East Hanover Township. The Township is bounded on the north by Cold Spring Township; on the east by Union Township; on the south by North Annville and North Londonderry Townships; and on the west by East Hanover Township (Dauphin County).

All of Cold Spring Township that borders East Hanover Township is located within the confines of Fort Indiantown Gap, as is the adjacent portion of the Township. Cold Spring Township has no zoning.

Union Township abuts the Township to the east. Adjacent zoning classifications in Union Township include A (Agricultural District), C (Commercial District) and R-1 (Rural - Residential District). No zoning district is designated on the Union Township Zoning Map that is located within the boundaries of Fort Indiantown Gap or the National Cemetery property. Agricultural zoning abuts the Township (1) from the National Cemetery property south to a point midway between Reed's Creek Road and Allentown Boulevard (U.S. 22) and (2) from Camp Meeting Road south to point south of Valley Drive. Both areas of Agricultural zoning in Union Township are generally consistent with the future land use categories of Agricultural, Low Density Residential and Residential Holding in East Hanover Township. An area of Commercial zoning (south of Fort Indiantown Gap and north of Jonestown Road) is located adjacent to area proposed for Commercial and Residential land uses in East Hanover Township (east of Ono). Two areas of R-1 (Rural-Residential) zoning in Union Township are located adjacent to Low Density Residential and Agricultural uses in East Hanover Township.

North Annville and North Londonderry Townships abut the southern boundary of East Hanover Township. All of North Annville Township abutting East Hanover Township is zoned A (Agricultural). The vast majority is located in the floodplain of Swatara Creek. A small portion straddles PA 934 and directly borders Agricultural Zoning in East Hanover Township. All the land across the Swatara Creek in East Hanover Township is also zoned Agricultural. Agricultural zoning in North Annville Township permits agricultural uses, open space and recreation uses, public and quasi-public uses, and single family dwellings. Minimum residential lot size is one (1) acre and maximum residential lot size is two (2) acres with on-lot sewer and water.

The small portion of North Londonderry Township adjacent to East Hanover Township is zoned R-1 (Residential District), which permits agricultural uses, recreation uses, and single-family dwellings. Minimum lot size is one (1) acre. The border also includes floodplain area.

East Hanover Township (Dauphin County) borders East Hanover Township to the west. All of East Hanover Township, Dauphin County that abuts the Township from its northern border to a point just north of PA 443 is zoned C (Conservation), which permits recreational uses, public and quasi-public uses, and residential uses. The average density for single family residential uses is one (1) dwelling unit for every five (5) acres. Zoning on the Lebanon County side is FR – Forest Recreation south to PA 443. In East Hanover, Lebanon County, zoning adjacent to the Dauphin County line is Agricultural from PA 443 to a point just north of Jonestown Road. Zoning in Dauphin County from the

point just north of PA 443 south to Fox Run Road is CR (Commercial Recreation). This district permits commercial recreation to include racetracks, and general commercial uses (retail and service). Minimum lot size is determined by performance standards. From Fox Run Road south to I-81, zoning on the Dauphin County side is IC-1 (Industrial Commercial 1). This district permits manufacturing, wholesale uses, trucking operations and similar uses. Selected commercial uses are also permitted. Minimum lot size is one (1) acre for nonindustrial uses and two (2) acres for industrial uses. South of I-81 to just north of Jonestown Road is a RA (Rural Agriculture) District. The RA District permits all forms of agriculture, recreational uses, limited commercial and industrial uses, single-family homes, and public and quasi-public uses.

From this point to just south of U.S. 22 are VR and HC Districts in Dauphin County. The VR (Village Residential) District permits a mixture of land uses, including single-family dwellings and duplexes, certain commercial uses, and public and quasi-public uses. On the Lebanon County side of the line, zoning in East Hanover Township is C-1 (General Commercial). The zoning designation in East Hanover, Lebanon County from U.S. 22 to the southern Township line is all Agricultural. On the Dauphin County side of the line, the zoning is either RA (Rural Agriculture) or RR (Rural Residential). The RR District permits nonintensive forms of agriculture, recreational uses, limited commercial uses, single-family homes, and public and quasi-public uses.

## COUNTY COMPREHENSIVE PLANNING

The Land Use Policy Map for Lebanon County, which is part of the Lebanon County Comprehensive Plan (2007), closely mirrors the Future Land Use Map from the 2002 East Hanover Township Comprehensive Plan. The County Map shows the Residential High Density area (west end of the Township), the Residential Holding area and portions of the Village and Low Density Residential areas around Ono as “Village Neighborhoods.” According to the County Plan, *“Village Neighborhoods recognize the importance of the county’s existing villages; protect and enhance historic architectural and development patterns; encourage new uses that are compatible with the existing development patterns; and provide locations to accommodate new residences and compatible neighborhood uses.”* The Low Density Residential area located in the vicinity of McGillstown and Ono Roads is designated as “Agriculture Area” on the County Map.

The General Commercial area at the Dauphin County line, the limited industrial area adjacent to Fort Indiantown Gap and the General Commercial area in Ono are identified on the County Land Use Policy Map for “Suburban Business” use. According to the County Plan, *“Suburban Business areas sustain the existing suburban business centers; enhance their physical connection to adjacent downtown and suburban neighborhoods.”*

The proposed General Commercial area in the US 22/Jonestown Road corridor in the vicinity of Bullfrog, Zion Church and Mill Roads and the proposed General Industrial area on the north side of US 22, east of the Zion Church Road intersection are both designated as “Agriculture Area” on the County Map. The Township’s Institutional area is identified as “Fort Indiantown Gap” on the County Map.

The Township’s Forest Conservation area is designated as “Rural Resource” area on the County Map and floodplain areas are designated as “Natural” areas on the County Map. Most of the remaining areas of the Township are identified for agricultural use – both on the Township and the County Maps. The one notable exception is the Township’s proposed Special Purpose Residential area adjacent to Fort Indiantown Gap – which is also identified as “Agriculture” area on the County Map.

In mid-2023, Lebanon County began the process to update the County Plan.

## PROPOSED HOUSING PLAN

The population of the Township is projected to increase into the foreseeable future. In order to accommodate this increased population, additional housing units will need to be provided. There will be a need for a mix of types of housing units so that individuals of all age groups, family size and economic level have equal opportunities to reside in East Hanover Township.

In order to provide for their fair share of affordable and specialized housing opportunities within the county, all municipalities within the county should build into their land use regulatory process a system that ensures that a fixed portion of all residential development will be set aside for the affordable housing needs of the moderate, low, and very low income households and the specialized housing needs of elderly and disabled individuals anticipated to reside within that municipality. This can be done most efficiently by incorporating inclusionary provisions within the municipal zoning regulations throughout the county that provide realistic incentives for developers to set aside a certain percentage of units in their proposed development for affordable and specialized housing needs. These incentives can take the form of density bonuses, flexible development and building standards, fast tracking the review process, and waivers and reductions in development fees. These incentives could also include financial assistance from county, state and federal governments to help subsidize the costs of providing affordable and specialized housing.

Inclusionary zoning would not only allow each municipality to meet its fair share obligations, but it would enable a municipality to do so in a way that results in diverse and integrated communities that provide housing opportunities for persons from all generations, cultures, and economic backgrounds.

The existing East Hanover Township Zoning Ordinance currently provides many of the specific detailed regulations to support the accomplishment of this Comprehensive Plan's stated housing goals. Numerous dwelling types are currently permitted in the various zoning districts, including single-family detached dwellings, single-family semi-detached dwellings, two family dwellings, attached dwellings (townhouses), garden apartments and conversion apartments, and mobile home parks. The existing Low Density Residential (R-1) zoning district allows single-family detached dwellings by right on lots of 10,000 square feet with public sewer and public water service. The existing Medium Density Residential (R-2) zoning district allows single-family detached at a density of 5.4 units per acre when public water and sewer service is provided. With public water and sewer



service, the following types (and densities) of residential units are also permitted: semi-detached (7.2 units per acre) and multi-family units (10.0 units per acre). Mobile home parks are permitted in the Special Purpose Residential (A-2) zoning district, limited to a maximum density of 5 units per acre. Cluster/conservation subdivision designs should also be permitted in these areas to allow increased design flexibility, while still maintaining the targeted residential densities.

The updates to the East Hanover Township Zoning Ordinance that will be initiated after adoption of this Comprehensive Plan will include an examination of additional techniques to promote the goals and objectives of both the Township's and the County's Plans. As part of the Zoning Ordinance update process, zoning provisions should be examined relative to providing incentives for developers to set aside a certain percentage of units in their proposed development(s) for affordable and specialized housing needs.

## PROPOSED TRANSPORTATION PLAN

To accomplish the major Plan goals and objectives, a system of road classifications by functional purpose was established as discussed in the Transportation Facilities section of the Background Studies. In simple form, there are four classifications of roadways in the Township: arterials, major collectors, minor collectors and local access roads. Each roadway has a function of moving traffic - the arterial performs this on an interregional basis, collector roads serve as links from the local roads to the regional system and local roads provide direct service between residential and other developed areas and the collector system. The proposed Transportation Plan does not alter, to any great extent, the existing circulation pattern in East Hanover Township, but it does, to some extent, expand on it. The traffic carrying capacity of the major roads in the Township should be protected. Failure to control development along the indicated arterials and collector roads can seriously impair their efficiency and create hazardous driving conditions.

It is proposed that all the existing classifications of roadways in the Township be continued into the future. The proposed roadway classifications are as follows:

### INTERSTATES/OTHER EXPRESSWAYS

Interstate 81 (I-81), with one interchange located in the Township.

### RURAL MINOR ARTERIALS

U.S. 22 (Allentown Boulevard)

### RURAL MAJOR COLLECTORS

PA 934 (Bellegrove Road, Fisher Avenue\*)

SR 4020 (Fisher Avenue\*)

### RURAL MINOR COLLECTORS

PA 443

SR 4007 (Ono Road)

SR 4011 (Gravel Hill Road)

SR 4017 (Harrison School Road) from PA 443 to U.S. 22

SR 4019 (Asher-Miner Road\*)

SR 4022 (Clement Avenue\*)

### RURAL LOCAL ROADS

All other State and Township roads are classified as local roads.

- \* All or portions of road within the boundary of Fort Indiantown Gap is closed as of November 1, 2023 or sometime thereafter.

### TRANSPORTATION PLAN PROPOSALS

The overall goal of the Transportation Plan is to insure that existing and future development in the Township is served by transportation facilities adequate to meet the Township's needs. Several means can be employed to accomplish the major transportation Plan goals and objectives. Given the high cost of new construction and the limited sources of outside funding available, it would appear that a combined program of (1) upgrading of existing roadways and (2) limited new construction would be the most feasible means of ensuring an adequate road system. A combined program would also allow a time-phased approach whereby individual segments could be upgraded/constructed with planned financing.

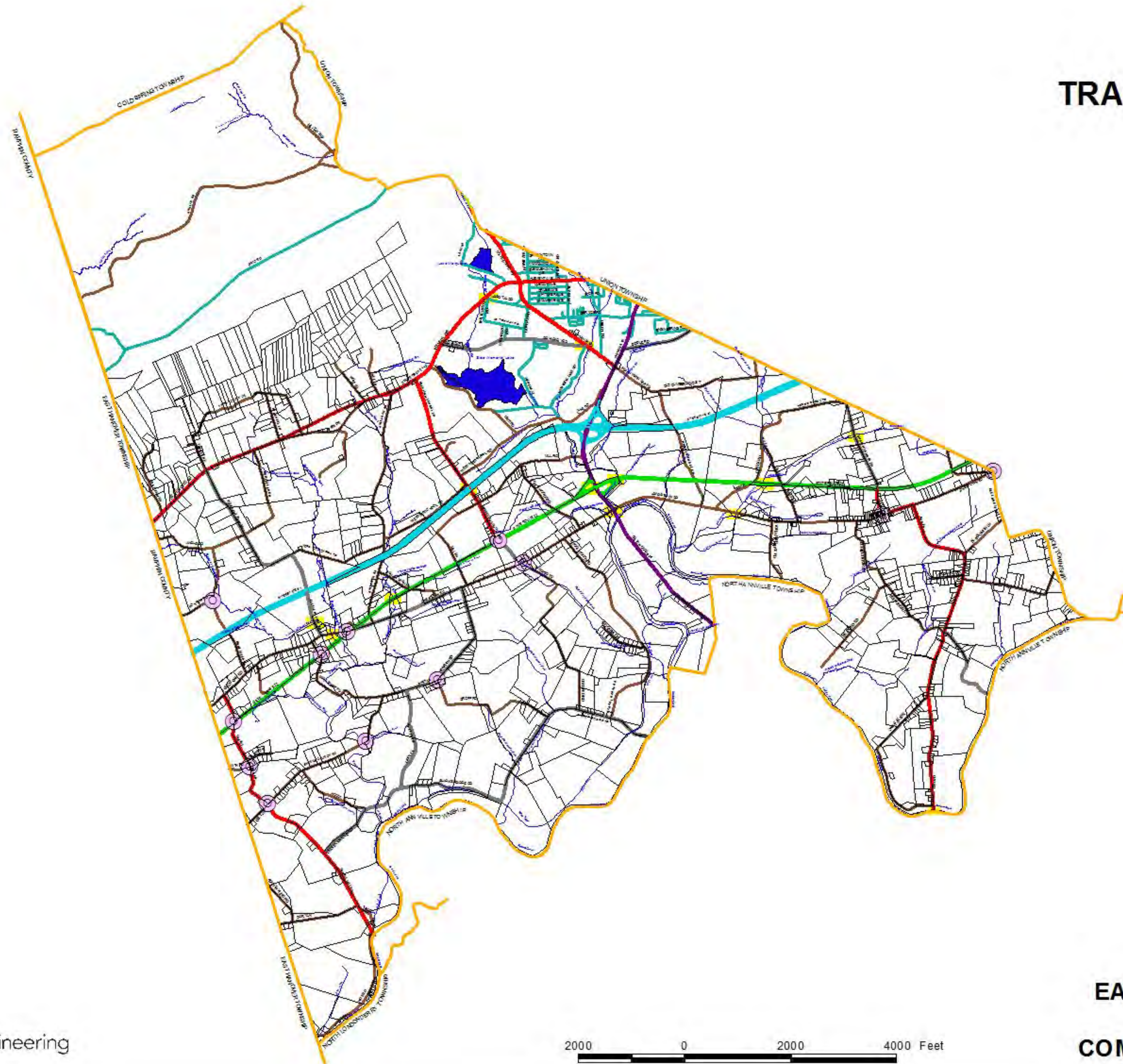
East Hanover Township must continue to upgrade its transportation system. Road improvements may be made at the Township level where appropriate. Minor improvements related to maintenance should be done on a continual basis. These tasks might include clearing right-of-ways and sight lines at intersections, cleaning stormwater drains, removing loose gravel, trimming unsafe trees, and repairing surface and shoulder problems.

Subsequent to the adoption of the 2002 Comprehensive Plan, the Township adopted an Ordinance (the Road Ordinance) that includes standards for the construction and maintenance of new/existing Township roads. In addition, the Township prepared a Transportation Capital Improvements Plan, in accordance with the requirements of Article V-A of the MPC. The Transportation Capital Improvements Plan included the following components, as required by law:

1. *A description of the existing roadways within the designated transportation service area.*



# MAP 2 TRANSPORTATION PLAN



- ⊙ Areas of Concern
- State Road Classifications
  - INTERSTATE
  - RURAL MINOR ARTERIAL
  - RURAL MAJOR COLLECTOR
  - RURAL MINOR COLLECTOR
  - LOCAL ROAD
- State Roads
- Township Roads
- Military Roads
- 12-year Program Projects

2. *Identification of the roadway improvements needed to correct existing deficiencies, support pass-through traffic, and accommodate the needs of future development traffic within the designated transportation service area.*
3. *The projected cost of each roadway improvement plan for the three conditions mentioned in item (2) above.*
4. *Source of funding and proposed construction schedule for each improvement project.*

Subsequent to the completion of the Transportation Capital Improvements Plan, the Township adopted a Traffic Impact Fee Ordinance to assess fees to developers to fund construction of eligible roadway improvements.

The Township should continue to identify where and when new roads or alignments must occur, and begin to acquire the necessary rights-of-way. Future road improvement locations may be identified on an Official Map. Township ordinances include standards for road design, installation, and maintenance. Provisions of the existing Subdivision and Land Development Ordinance in effect in the Township dictate that the Township not accept roads for dedication unless they meet the required standards. The Township has the authority to close a road and remove it from public access if it is unsafe. Sub-standard roads should be abandoned to avoid accidents and Township liability. The adequacy of the road network should be reviewed annually, which should lead to a periodic revision of the improvement Plan.

New developments should be required by ordinance to perform traffic impact studies and limit dwelling units to a number that will not exceed the capacity of the roads that serve them - developments must be thought of as "traffic sheds" which should not produce flows in excess of the receiving "traffic stream". One alternative to developers proposing more units than the level of service would dictate could be to offer to make the required road improvements to raise the traffic area's capacity.

The proposed Future Land Use Plan proposes that future development in the Township be located adjacent to or easily accessible to the major traffic routes in the Township. Future development adjacent to the major traffic routes in the Township should also be required to provide adequate turning lanes, to restrict driveway movements to minimize conflicts with through traffic, and to require the construction of access/frontage roads in appropriate locations. Similarly, any new streets constructed as part of new residential or other

development should be designed in accordance with roadway standards required by existing Township, County and State regulations. Care should be taken to insure that conflicts from on street parking, multiple openings onto roadways, etc., are kept to a minimum.

Major improvements must be coordinated at the County and State levels. Such projects can only be accomplished through extensive cooperation among local, county, state and Federal officials. The Long-Range Transportation Update (Lebanonward 2025) dated June 2020 listed the following proposed Transportation Improvement Program (TIP) projects for 2021-2024 and Twelve-Year Program (TYP) projects for 2025-2032 related to East Hanover Township:

First Four Years (2021-2024):

Allentown Boulevard East Bridge-B Replacement - [Construction]

Allentown Boulevard Bridge Replacement over Tributary over Raccoon Creek - [Preliminary Engineering]

Rehabilitation of PA 934 Bridge over Indiantown Run - [Right-of-Way Acquisition and Construction]

Second Four Years (2025-2028):

Bridge Preservation Activities on Allentown Boulevard Bridge over Fisher Avenue - [Preliminary Engineering and Construction]

US Route 22 Bridge Replacement over Reeds Creek - [Preliminary Engineering and Construction]

SR 4019 Bridge Replacement over Vesle Run - [Construction]

Bridge Preservation Activities on Fisher Avenue Bridge over Swatara Creek - [Preliminary Engineering and Construction]

PA Route 443, Mountain Road Bridge Replacement over Indiantown Run - [Preliminary Engineering and Construction]

Third Four Years (2029-2032):

Bridge Preservation Activities on Allentown Boulevard Bridge over Fisher Avenue - [Preliminary Engineering and Construction]

Lincoln School Road Bridge Replacement over Reeds Creek - [Preliminary Engineering and Construction]

Allentown Boulevard Bridge Replacement over Tributary over Raccoon Creek - [Construction]

US Route 22 Bridge Replacement over Reeds Creek - [Preliminary Engineering and Construction]

PA Route 443, Mountain Road Bridge Replacement over Indiantown Run - [Preliminary Engineering and Construction]

Bridge Preservation Activities on Fisher Avenue Bridge over Swatara Creek - [Preliminary Engineering and Construction]

Pleasant View Drive Bridge Replacement - [Preliminary Engineering and Construction]

Jonestown Road Bridge Replacement over Raccoon Creek - [Preliminary Engineering and Construction]

Bridge Preservation Activities on Harrison School Road Bridge over I-81 - [Preliminary Engineering and Construction]

SR 4019 Bridge Replacement over Vesle Run - [Preliminary Engineering and Construction]

Other identified traffic/transportation problem areas and/or areas of concern that require further study, as identified in the Background Studies and/or the Transportation Capital Improvements Plan, include the following:

CONCERN FOR REASONS OF CONGESTION

Harrison School Road and Allentown Boulevard

Gravel Hill Road and Allentown Boulevard

Lincoln School Road and Jonestown Road

CONCERN FOR REASONS OF CONFIGURATION AND/OR SIGHT DISTANCE

Sherks Church Road and Gravel Hill Road (Sight distance)

PA 934 and Jonestown Road (Traffic signal)

Faith Road and Gravel Hill Road (Sight distance)

Coon Creek Road and Allentown Boulevard (Configuration)

Race Horse Drive and Jonestown Road (Configuration)

Groff Road and Shirks Church Road (Configuration)

Crooked Road and Jonestown Road (Configuration)

Pleasant View Drive and Route 22 (Configuration)

Fox Run Road and Homestead Road (Configuration)

#### CONCERN FOR REASONS OF WEIGHT LIMITATIONS

Sherks Church Road Bridge over Raccoon Creek (Posted weight limits and deteriorating condition)

The Township must work closely with Penn DOT and the Lebanon County Metropolitan Planning Organization (LEBCO MPO) to address the above-listed projects, as many involve State roads.

#### OTHER TRANSPORTATION FACILITIES

The limited amount of public transportation services currently made available to Township residents should, at a minimum, be maintained. Any improvements and/or expansions in such services would, however, provide better opportunities for Township residents to avail themselves of such services - particularly for the residents of the Township who do not operate personal automobiles. The Township should continue to support the Lebanon Transit (LT) Authority's bus service – both the continuance of existing limited service and future expansion of such service. The recently constructed LT Park and Ride Facility, which includes parking for more than 90 vehicles, is located at Route 934 and Mill Road - right in between the on ramps for US Route 22 and Interstate 81. The facility hosts express bus service for commuters to and from downtown Harrisburg several times daily.



The Township's Subdivision and Land Development Ordinance should be updated as required to provide for alternate transportation system management strategies where appropriate, such as van/carpooling, park-and-ride lots, etc.

In July 2023, the Muir Airfield at Fort Indiantown Gap was reclassified to a heliport (the Muir Army Heliport), eliminating any further consideration for its use as a multi-use public/military field (as has been studied in the past). As a result, Township-based air transportation facilities will continue to play no role in serving the needs of East Hanover Township residents. Air transportation is available to residents of East Hanover Township from the Lancaster, Reading, Harrisburg, Philadelphia and Baltimore Airports. All these facilities are within reasonable driving distance and can provide complete national and international service.

An identified system of pedestrian and bicycle ways should be developed to enable non-automotive traffic to flow freely and safely throughout the Township. The ideal system for movement of pedestrians in the developed portions of the Township – particularly in the Village of Ono - would be the provision of pedestrian ways, separated from vehicular traffic. Developing such a system requires large areas of undeveloped land or the extensive acquisition of rights-of-way from existing landowners. In the case of new development, it is recommended that, where topography and site designs allow, separate sidewalks or other pedestrian ways be provided. Pedestrian ways can also be developed as part of a greenways system.

The provision of separate bicycle paths meets obstacles similar to those confronting the development of pedestrian ways. A reasonable solution is the identification of certain roadways as bicycle routes. This alternative does not separate automotive from bicycle traffic but, with careful route selection and adequate safety precautions, the system can be successful.

## PROPOSED COMMUNITY FACILITIES AND UTILITIES PLAN

Services and facilities must be provided according to the existing and projected needs of a community. It is important that these facilities be readily available. Therefore, suitable land that is conveniently located should be reserved for those purposes, and a capital budget should be established so that such facilities can be provided without incurring an excessive bonded indebtedness.

### OPEN SPACE, PARKS AND RECREATION

Each municipality should provide for its share of publicly owned parkland - including facilities at the sub-neighborhood, neighborhood and community levels. Several high quality Parks and Recreation Facilities are available to the residents of East Hanover Township. These facilities exist not only within the Township, but also in neighboring municipalities and within a reasonable driving radius of the Township. While East Hanover Township residents have access to a variety of facilities owned by public and private agencies in and around the Township, facilities that are owned and/or operated directly by the Township are limited. Private facilities supplement available public facilities and often require a fee to participate.

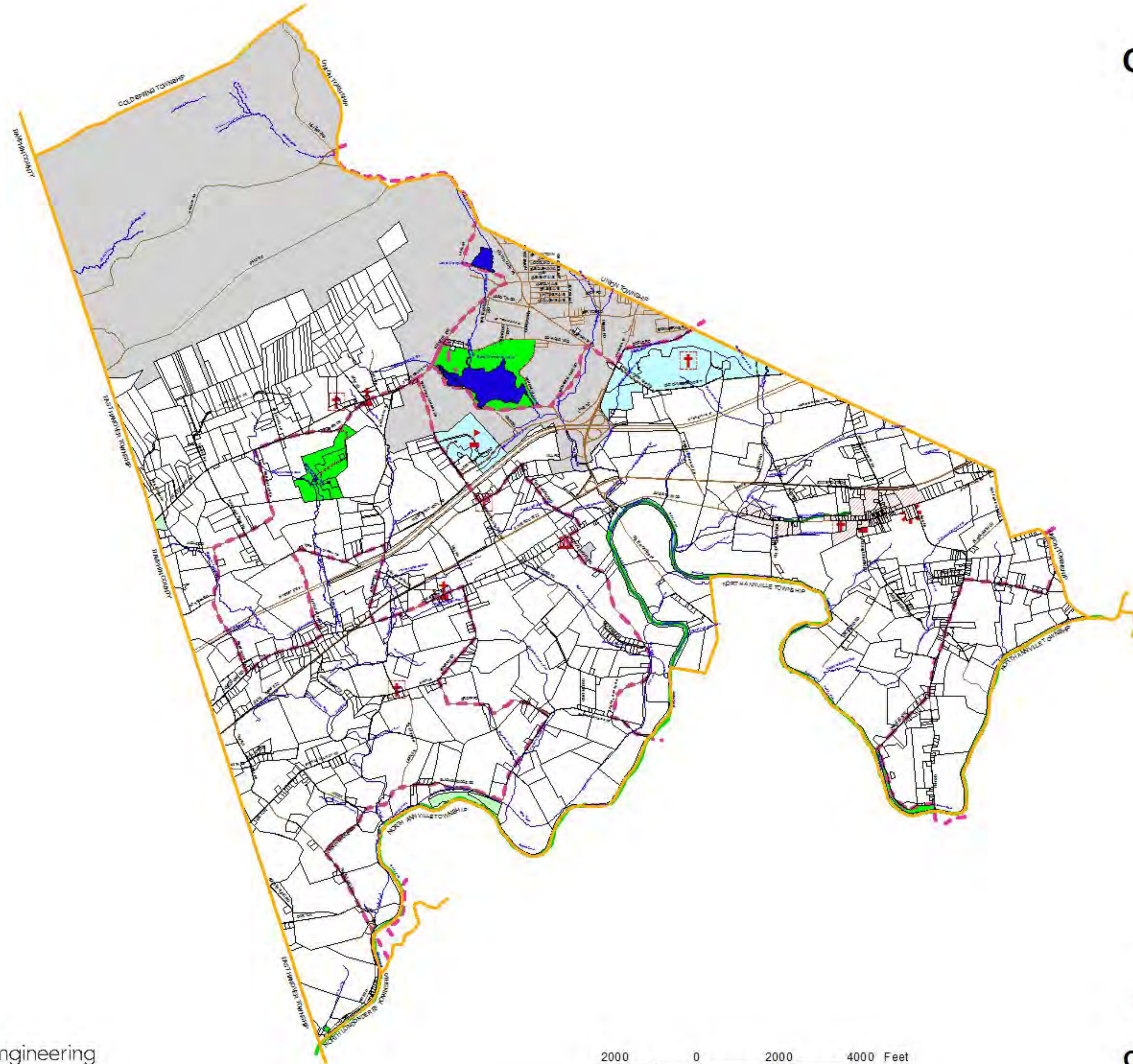
The 230-acre Memorial Lake State Park, including the 85-acre Memorial Lake, represents East Hanover Township's only regional facility. The park offers boating, fishing and picnicking facilities to the general public.

The Township's one Community Park, the H.M. Levitz Park, is located just off PA Route 443 along the south side of Park Drive, in the northwestern portion of the Township. This park constitutes approximately 105 acres. Facilities at the park include a lodge, three picnic pavilions, volleyball and tennis courts, softball fields and playgrounds. The park also encompasses several nature and walking/hiking trails, as well as a bird sanctuary. Proposed future facilities include a band shell, baseball and soccer fields, basketball courts, camping areas and picnic groves.

Until its recent sale, there was one neighborhood park in East Hanover Township – the facilities at the East Hanover Elementary School, located on the east side of School House Road. Its playgrounds and playfields were generally available for public use during non-school hours.



# MAP 3 COMMUNITY FACILITIES AND UTILITIES PLAN



- Proposed Water Trail - Lebanon County
- Proposed Scenic Bike Route - Lebanon County
- Sewer Service Area
- Public Sewer Service Area
- Gravity Sewer Lines
  
- Municipal Building
- Fire Company
- Post Office
- School
- Church
- Cemetery
  
- Community Facilities**
- Community Facility
- Public Parks and Recreation
- Private Parks and Recreation
- Fort Indiantown Gap Property

There are other special use, private recreational opportunities within the Township. These special use, private and other recreation areas include:

- East Hanover Lions Club / Seaman's Ballfield.
- Swatara Watershed Park.
- Marquette Lake, which is located on Fort Indiantown Gap property and is open to the public for boating and fishing.
- Seasonal cottages, sportsmen's clubs and camps

As additional residential areas are developed, neighborhood and sub-neighborhood recreation areas/facilities should be required to be provided as part of the subdivision/land development approval process. The Township also should work with the Northern Lebanon School District to identify the possibility off-hours use of the District's facilities that are located at the new Northern Lebanon Elementary School in Bethel Township.

In April 2007, the Township adopted a Park and Recreation Plan for the Township, which further defined needs and recommended programs, acquisition and construction, and through the adoption of a companion Ordinance, legitimized mandatory dedication of recreation land (or collection of fees in lieu of dedication) as part of future development proposals.

## POLICE PROTECTION

The Pennsylvania State Police (Jonestown Barracks) currently provides police protection to East Hanover Township residents and businesses, and the Board of Supervisors has not expressed any interest in forming a Township police force at this point in time.

## FIRE PROTECTION

Based on current fire protection standards, the fire protection facilities provided by the Northern Lebanon Fire and Emergency Services (NLFES) appears adequate for existing as well as expected needs during the planning period.

All fire calls are dispatched by Lebanon County EMA to appropriate fire departments when needed.

The Township currently has in effect a one (1) mill Fire Tax to help fund the operations of the NLFES. The Township should continue to support the NLFES and encourage, to the greatest extent possible, regional cooperation with neighboring fire companies.

### AMBULANCE SERVICES

As is the case with fire protection, ambulance services also appear adequate to meet the Township's existing and future needs into the foreseeable future. The Township is currently a party in an intermunicipal agreement for EMS services with Life Lion EMS. The other parties to the intermunicipal agreement include Bethel, North Annville, Swatara and Union Townships and Jonestown Borough.

### SCHOOL FACILITIES

The entire area of East Hanover Township is served by the Northern Lebanon School District, which serves school-age children from kindergarten (K) through grade 12. The educational needs of the Township appear to be adequately addressed by the School District. In 2023, the School District completed construction of the new Northern Lebanon Elementary School to consolidate all elementary students at one location in Bethel Township. As a result, the four existing schools were sold, including the East Hanover Elementary School on School House Road in the Township.

### MUNICIPAL ADMINISTRATIVE SPACE

The Township is fortunate to have a structure that was constructed/expanded specifically for use as a municipal building. If the population of the Township continues to grow, and as additional municipal services are made available to Township residents, additional space may be required for administration and equipment.

## SANITARY SEWERAGE SERVICE

Public utilities, especially sewer service, have profound effects on the ability to construct housing or non-residential development. Areas not served by public wastewater treatment systems must rely on on-site sewage disposal, usually in the form of a septic tank and drainfield / sand mound system. Areas outside sewer service areas typically require relatively large lots to allow adequate area for the necessary separation between the well and septic drainfield. As a result, density is low and these areas do not have any significant flexibility regarding subdivision layout or design.

The majority of high-density non-residential uses in East Hanover Township are located on the Fort Indiantown Gap Facility and are currently served by the Gap's existing wastewater treatment system. There are also several "package" treatment facilities serving individual commercial establishments currently in operation in East Hanover Township. However, the majority of the Township's existing development relies on individual on-lot sewage disposal systems.

Since the adoption of the 2002 Comprehensive Plan, the Township completed an update of its Act 537 Official Sewage Facilities Plan. Part of this update included the evaluation of the need to provide public sewers in the Ono area to alleviate problems with existing individual on-lot sewage disposal systems. A sanitary sewer system was designed and constructed, with completion in 2007. The sewer system is designed to pump sewage flows to the Fort Indiantown Gap Wastewater Treatment Facility for treatment. Under the terms of the existing agreement with Fort Indiantown Gap, only a limited amount of treatment capacity is available to East Hanover Township to accommodate future growth in the Ono sewer service area. The Township Board of Supervisors has developed a procedure for the future allocation of new connections to the sewer system.

In those portions of the Township where public sewers don't exist (or will not be constructed in the future), the recommended method of sewage disposal will be the continued use of on-lot disposal systems. The Act 537 Plan will remain effective in addressing foreseeable sewage needs, as long as growth is limited to those areas that are appropriately planned. The Township should continue to evaluate existing sewage facilities and the Act 537 Plan to address needs as they arise.

As part of the Act 537 Program, the Township was required by the Department of Environmental Protection to adopt and administer an On-lot Sewage Management Program Ordinance. The Lebanon County Planning Department (LCPD) currently administers the sewage management program for East Hanover Township. Within the

program's regulations, it is required that property owners with septic systems have their septic tanks/treatment tanks pumped at least once every three (3) years or whenever an inspection program reveals that the treatment tanks are filled with solids in excess of 1/3 of the liquid depth of the tank or with scum in excess of 1/3 of the liquid depth of the tank.

The Township's Zoning and Subdivision/Land Development Ordinances should also be reviewed to determine if revisions to the ordinances must be made to ensure the continued reliance on such sewage disposal facilities.

### STORMWATER DRAINAGE

As development occurs within East Hanover Township and areas adjacent to it, problems resulting from stormwater runoff will increase. As Act 167 Watershed Storm Water Management Plans are prepared and adopted in Lebanon County, the stormwater management provisions of the East Hanover Township Stormwater Ordinance will need to be amended to reflect the design requirements of those studies.

### SOLID WASTE COLLECTION

Township property owners contract for solid waste collection services through private hauling companies - no municipal or Township-wide contract collection services are provided. The Board of Supervisors should periodically review the existing solid waste collection/disposal system to ensure that it is adequate to meet Township residents' needs.

## PROPOSED WATER SUPPLY PLAN

The Water Supply Plan proposes the continued reliance upon on-site water supply by all residents and businesses in the Township. The bedrock formations in the Township are reasonably reliable for water quantity sources, but are moderately susceptible to contaminants and often produce hard and odorous conditions. Based on this underlying geology and low to moderate rate of growth projected for the Township, groundwater source development is probably adequate for drinking water supply in the future. The feasibility of expanding public water service from Fort Indiantown Gap or from outside the Township could be examined in the future if needs arise.

Since ground water tends to flow in solution channels formed in the bedrock, this tendency has a bearing upon two interrelated aspects of man's use of the land--the location of wells and sewage disposal. In locating a well, an underground channel must be struck or little water is likely to be obtained. The great difference in the size of the solution channels causes a correspondingly large variance in the yields of wells in such an area. These same solution channels pose a definite pollution problem in underground water sources. Moving freely in solution channels, the ground water has little chance of being filtered of impurities. If any pollution of the water in the channels should occur through the seepage of sanitary wastes from septic tank absorption fields, cesspools, or other sources of contamination (i.e. chemical spills, gas/oil tank leaks), its effects may be felt many miles from the source of pollution. Polluted solution channels can cause a serious problem in the form of contamination of springs and surface streams.

In order to protect the Township's groundwater resources, groundwater quality should be regularly monitored and needs addressed as they arise. Recharge area preservation and creation and provisions for the review of water withdrawal proposals should be considered as part of a future revision to the Township's Zoning and/or Subdivision/Land Development Ordinances. Protection from groundwater degradation also can be promoted by the implementation and periodic evaluation of the Township's Act 537 (Sewage Facilities) Plan. Separation of major industrial development from private residential wells should be encouraged to minimize aquifer competition.

It must be recognized that lawful activities such as extraction of minerals may impact water supply sources in the Township. Statutes regulating mineral extraction that specify replacement and restoration of water supplies affected by such activities govern such activities. In addition, commercial agricultural production may also impact water supply sources in the Township.



# PROPOSED NATURAL AND HISTORIC RESOURCES PROTECTION PLAN

## NATURAL RESOURCES

The overall goal driving the recommendations in this Comprehensive Plan is to “Preserve the natural beauty and peace, quiet and serenity and maintain the quality of life that is East Hanover Township.” One way of maintaining that lifestyle is through the protection and preservation of the natural and historic resources that have helped to define East Hanover Township.

As described in the Background Studies, East Hanover Township contains prime agricultural soils, streams and flood prone areas, wetlands, steep slopes, woodlands, and development limitations due to bedrock geology.

As can be seen from the Agricultural Soils Map, roughly two-thirds of East Hanover Township’s land area is classified as either prime farmland soil by the USDA or as prime agricultural land (according to the MPC). One of the recently enacted provisions of the MPC requires that zoning ordinances “protect” prime agricultural land. The preservation of prime agricultural land (and the Township’s agricultural heritage) is one of this Comprehensive Plan’s primary goals. The Future Land Use Plan proposes changes to the existing Township Zoning Ordinance provisions to make it easier for the existing farming community to stay in agriculture – and thereby preserving both the Township’s farmland and the Township’s farmers.

Areas that are prone to flooding should not be developed for residential, commercial or industrial purposes. This can be achieved through the strict enforcement of the floodplain district regulations in the Township’s Zoning Ordinance. On-site sewage disposal systems should not be located within the areas subject to flooding because of the danger of contamination of the stream and the groundwater due to the proximity of the stream and the presence of a high water table.

Stormwater runoff may erode stream banks and channels. If sedimentation is increased, the streambed may be filled, causing floodwaters to cover a larger area, stream meandering may be caused, aquatic life in the stream may be choked, and the esthetic value of the stream seriously impaired. Stormwater management provisions in the Township’s Stormwater Ordinance should be reviewed and updated as necessary to achieve these desired results.



# MAP 4 NATURAL RESOURCES PROTECTION PLAN



- Flood Hazard Areas
  - FLOOD HAZARD AREA
- Wetlands Soils
  - HYDRIC SOILS
- 15% or Greater Slopes
  - SLOPES OF 15% OR GREATER
- Agricultural Soils
  - PRIME AGRICULTURAL SOILS

It is best if the areas on either side of streams are (1) not impervious (such as paved) surfaces and (2) not farmed right up to the stream bank. As surface runoff of water moves toward streams, water can be absorbed into the ground if the water does not move over impervious surfaces, thus reduce stormwater flow and the potential for stream degradation from such contaminants as motor oils, gasoline, etc. In agricultural areas, a streamside (riparian) buffer should be maintained to reduce the runoff of nutrients from agricultural operations. These streamside restrictions can be enforced through provisions in the Township's Zoning, Subdivision/Land Development and Stormwater Ordinances.

A small portion of the total land area of East Hanover Township is wooded. Most of the Township's woodlands are located on the mountains in the north and in the numerous stream valleys in the Township. Wooded areas have a recreational potential, whether for hunting, fishing, hiking or similar activities. When areas are left wooded the quantity and quality of ground water can be better maintained than if the woods are removed because the natural cover allows for infiltration of rainfall into the ground water system.

While the Township's existing ordinances should be reviewed to identify additional measures that may be needed to further protect its natural and historic resources, the requirements of Township ordinances, however, may not exceed those requirements imposed under the following State Legislation:

- Act of June 22, 1937 (P.L.1987, No.394), known as "The Clean Streams Law";
- Act of May 31, 1945 (P.L.1198, No.418), known as the "Surface Mining Conservation and Reclamation Act";
- Act of April 27, 1966 (1st SP.SESS., P.L.31, No.1), known as "The Bituminous Mine Subsidence and Land Conservation Act";
- Act of September 24, 1968 (P.L.1040, No.318), known as the "Coal Refuse Disposal Control Act";
- Act of December 19, 1984 (P.L.1140, No.223), known as the "Oil and Gas Act";
- Act of December 19, 1984 (P.L.1093, No.219), known as the "Noncoal Surface Mining Conservation and Reclamation Act";

- Act of June 30, 1981 (P.L.128, No.43), known as the "Agricultural Area Security Law";
- Act of June 10, 1982 (P.L.454, No.133), entitled "An Act Protecting Agricultural Operations from Nuisance Suits and Ordinances Under Certain Circumstances"; and
- Act of May 20, 1993 (P.L.12, No.6), known as the "Nutrient Management Act".
- Act of February 14, 2012 (P.L.87, No.13), known as the "Oil and Gas Act".

## HISTORIC RESOURCES

Equally important to the Township's natural resources and future development is its past history. Steps should be taken to ensure that the Village of Ono, as well as the rural hamlets of East Hanover, Harper Tavern and McGillstown are maintained, as well as the numerous historic farmsteads that dot the Township's landscape. Such steps are introduced here and can be further refined in the Township's Zoning and Subdivision and Land Development Ordinances. The first steps toward preserving the Township's historic resources are related to (1) identification and (2) education.

East Hanover Township is rich in historic resources. Various studies over the years have identified numerous buildings and sites in the Township as having historic and/or architectural significance. The Township should work with the Lebanon County Planning Department, the Lebanon County Historical Society and other historic preservation groups to prepare an updated survey of the Township's historic resources. The Township should also strive to educate both existing and new residents of the agricultural history of the Township.

Regulatory provisions that might be considered as implementation steps to the Comprehensive Plan include the following:

- Historic overlay (zoning) district
- Zoning bonuses for the preservation of specific historical structures and/or features
- Demolition Ordinance

- Ordinance provisions for the protection of landscape features such as scenic vistas or historic roads
- An ordinance that establishes a formal Historic District(s) and Historical and Architectural Review Board

An updated inventory of historic sites and districts could provide a foundation to facilitate the process of developing further historical provisions within the Township. By incorporating historic preservation within the Township's ordinances, the Township would be in a better position to balance the preservation of its historic resources with future development.

Various funding sources are available (through the Pennsylvania Historical and Museum Commission and others) for grant money to assist municipalities with historic preservation studies and plans, as well as money available for rehabilitating and restoring historic properties. Tax incentives may also be available for preservation efforts.



# EAST HANOVER TOWNSHIP LEBANON COUNTY

# COMPREHENSIVE PLAN



# PLAN IMPLEMENTATION





## **PLAN IMPLEMENTATION**

The proposed goals and policies for the future development of East Hanover Township have previously been outlined. It is now imperative that methods of effectuating this program be considered. Examination of the community goals makes it apparent that the Township should consider a program of effectuation from two viewpoints. The first should include a program of carrying out the local desires and goals at the municipal level, and should comprise those desirable elements that will not adversely affect neighboring communities.

The second approach involves putting elements of the plan into effect from a broader regional viewpoint. Many long-range goals and policies involve not only the Township but adjacent and nearby municipalities, the School District, the County and the State as well. East Hanover Township can carry out those programs which affect the local community only, but it must participate with larger government bodies in order to gain the necessary impetus required to carry out an overall program which would best suit the region as a whole.

### **SHORT- AND LONG-RANGE PLAN IMPLEMENTATION STEPS**

One of the required elements of a municipal Comprehensive Plan is a discussion of short- and long-range plan implementation strategies, which may include "... (1) implications for capital improvements programming, (2) new or updated development regulations, and (3) the identification of public funds potentially available."

### **SHORT-RANGE IMPLEMENTATION TECHNIQUES**

For the purposes of the East Hanover Township Comprehensive Plan, recommended implementation actions proposed in the five (5) years following plan adoption have been designated short-range implementation techniques. They include the following proposals:

## ENACT AMENDMENTS TO THE ZONING MAP TO IMPLEMENT STATED LAND USE OBJECTIVES.

It is proposed that amendments to the Township Zoning Map be enacted concurrent with the adoption of the Comprehensive Plan – to modify the existing zoning district boundaries to reflect the land use proposals shown on the Future Land Use Map. The proposed Zoning Map amendments include the following:

- Expand the RLD - Low Density Residential District west of Ono to include additional land area (1) south of Jonestown Road to the tributary to Reeds Creek and (2) to the west of Yordy's Bridge Road.
- Expand the GC - General Commercial District in the US 22/Jonestown Road corridor in the vicinity of Bullfrog, Zion Church and Mill Roads to include a parcel south of US 22 and north of Zion Church Road.
- Rezone the existing GC - General Commercial District south of US 22 and west of Mill Road to LI - Limited Industrial.
- Rezone the existing I – Industrial District north of US 22 to LI – Limited Industrial and extend the LI District east to Mill Road.
- Rezone a portion of the existing INS – Institutional District south of Asher-Miner Road and west of PA Route 934 to GC - General Commercial.
- Rezone a portion of the existing INS – Institutional District west of PA Route 934, and from Asher-Miner Road to south of Mill Road to I – Industrial.
- Rezone a portion of the existing LI – Limited Industrial District east of PA Route 934, and between I-81 and US 22 to I – Industrial.
- Rezone a portion of the existing A – Agricultural District south of the Swatara Creek and straddling PA Route 934 to LI – Limited Industrial.

PREPARE AND ENACT AMENDMENTS TO THE ZONING ORDINANCE TO IMPLEMENT STATED LAND USE OBJECTIVES.

Related Plan Goals and Objectives include the following:

- Encourage the preservation and protection of the Township's cultural, historic, architectural and archaeological resources.
- Identify areas for future growth in the Township and direct growth to these areas.
- Create an orderly pattern of growth by encouraging new development in areas that can be economically served by utilities and roadways.
- Allow for a range of housing types at a range of densities on land sufficient to accommodate the Township's current and projected housing needs.
- Encourage economic diversity by reserving adequate land for commercial and industrial location in accordance with the Future Land Use Plan.
- Limit the number of new commercial centers and concentrate on effectively using and developing some of the existing commercial centers.
- Encourage a wide range of industry types in order to assure a more balanced future economic base.

Specific issues to be addressed as part of the comprehensive review and update of the Township's Zoning Ordinance (and Map) include the following:

- Preserve the natural features of the Township by discouraging development in the Township's more environmentally sensitive portions - such as floodplain areas, wetlands and areas of steep slope.
- Encourage the establishment of greenways along the Township's streams.
- Preserve quality agricultural land by encouraging farming activities and farm-related businesses.

- Allow housing and development procedures (such as cluster, planned residential development and “traditional village” development) that, in addition to protecting established values, permit experimentation in housing types, construction methods, new materials and arrangement of units.
- Discourage the “commercialization” of the Township’s roadways caused by the erection of inappropriate signage.
- Provide adequate development controls to minimize any adverse impacts of future development proposals on the transportation system.
- Discourage spot commercial and strip commercial development along highways and encourage instead planned clusters of commercial development.
- Develop industry to modern standards with adequate sites that will allow for future expansion, adequate off-street parking and loading facilities, and adequate buffer areas where adjacent to other uses.
- Discourage "strip" development and on-street parking, and effectively control driveway entrances on major thoroughfares through access management techniques (frontage roads, etc.) where appropriate.
- Provide for adequate off-street parking facilities and safe pedestrian access in those portions of the Township where warranted by traffic and/or specific land uses.

The dominant natural feature of the Township – prime agricultural land – continues to be located in the Agricultural zoning district. The primary purpose of the Agricultural District is to minimize the amount of future residential and non-farm related development in those portions of the Township best suited for agricultural activities.

The funneling of most future development to the Ono area and U.S. 22/I-81 corridor, where public services are or should become available in the future, should also encourage the location of new community facilities – particularly community recreational opportunities within these areas. The residential and zoning provisions should be reviewed and revised to include alternative residential development options, such as cluster/open space and traditional village development styles,

which in addition to protecting established values, permit experimentation in housing types, construction methods, new materials and arrangement of units.

The existing sign regulations should be reviewed and revised, as necessary, to project the “rural character” of the Township and, in the process, minimize the “commercialization” of the Township’s roadways.

The existing Township Zoning Ordinance already has provisions regulating development activities in the 100-year floodplains of the Township. It is further proposed that “overlay” provisions be added to the Zoning Ordinance related to (1) development in steep slope areas and (2) riparian/stream side buffers and stream fencing. The Township should also consider the development of cluster/open space zoning provisions to protect natural resources, provide common open space, and enhance community cohesion in new developments.

Administrative provisions of the Ordinance will also need to be reviewed for conformance with the latest amendments to the Municipalities Planning Code.

REVIEW THE TOWNSHIP’S SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AND STORMWATER ORDINANCE. The existing East Hanover Township Subdivision and Land Development Ordinance and Stormwater Ordinance should be reviewed as they relate to achieving the Plan Goals identified in Goals and Objectives Section of this document.

Related Plan Goals and Objectives include the following:

- Preserve the natural features of the Township by discouraging development in the Township's more environmentally sensitive portions - such as floodplain areas, wetlands and areas of steep slope.
- Provide adequate development controls to minimize any adverse impacts of future development proposals on the transportation system.
- Establish a relationship between the development of land and the provision of adequate public facilities.

- Provide for adequate off-street parking facilities and safe pedestrian access in those portions of the Township where warranted by traffic and/or specific land uses.
- Wherever feasible, support the provision of public water and public sewerage service to adequately serve all existing or potential growth areas within the Township.
- Provide all feasible areas with adequate storm sewer facilities.

The Township should review the Township’s Subdivision and Land Development Ordinance and Stormwater Ordinance to ensure that they include adequate, up-to-date development procedures that can be used to regulate new development in the Township.

FACILITATE THE CONSTRUCTION AND/OR EXTENSION OF PUBLIC SEWER AND PUBLIC WATER IN A MANNER THAT IS CONSISTENT WITH THIS COMPREHENSIVE PLAN AND WITH THE EXISTING AND FUTURE NEEDS IDENTIFIED BY ITS SEWAGE FACILITIES PLAN. Such services are critical to the health, safety, and welfare of Township residents, particularly in areas that have experienced malfunctioning on-lot disposal systems and groundwater pollution. The provision of public sewer and public water services, and the increased Township requirements related to development with on-lot water supply and sewage disposal will also serve to protect surface water and groundwater from further degradation.

Related Plan Goals and Objectives include the following:

- Create an orderly pattern of growth by encouraging new development in areas that can be economically served by utilities and roadways.
- Establish a relationship between the development of land and the provision of adequate public facilities.
- Preclude the extension of public sewerage and/or water service outside the designated growth areas except to alleviate an otherwise uncorrectable problem.

Specific issues to be addressed include the following:

- Wherever feasible, support the provision of public water and public sewerage service to adequately serve existing or potential growth areas within the Township.

Requests for sewer capacity in the Ono Sewer System should be carefully reviewed to insure that they are consistent with this Comprehensive Plan as well as the Township's Act 537 Sewage Facilities Plan.

The Township also should study and determine whether or not the water supply study provisions of the Subdivision and Land Development Ordinance are sufficient to address the Township's specific concerns related to groundwater supply serving proposed development.

#### PROMOTE THE ROAD IMPROVEMENTS AND EVALUATIONS RECOMMENDED IN THE TRANSPORTATION PLAN.

Related Plan Goals and Objectives include the following:

- Develop a Township-wide circulation system that serves existing and anticipated future land uses, provides maximum convenience of movement to the population, and shapes the extent and direction of growth within the Township.
- Encourage the location of new roadway facilities in a manner that complements the Future Land Use Plan.
- Improve existing road patterns in order to handle increased traffic.
- Support and assist the Lebanon County Planning Department, the Lebanon County Metropolitan Planning Organization (LEBCO MPO) and the Pennsylvania Department of Transportation in planning and designing major thoroughfares.
- Support the increased coverage and frequency of public transportation service in the area.

Specific issues to be addressed include the following:

- Provide adequate development controls to minimize any adverse impacts of future development proposals on the transportation system.
- Discourage "strip" development and on-street parking, and effectively control driveway entrances on major thoroughfares through access management techniques (frontage roads, etc.) where appropriate.
- Provide for adequate off-street parking facilities and safe pedestrian access in those portions of the Township where warranted by traffic and/or specific land uses.
- Concentrate local maintenance funds in areas of highest priority.

The Township's proposed Future Land Use Plan has proposed future growth to occur in the Ono area and in selected locations able to be served by the major (and for the most part) State controlled roadways in the Township. The proposals of the plan also call for review of the existing Township Zoning Ordinance and Subdivision/Land Development Ordinance, and possibly adoption of Township-specific regulations to restrict the size and locations of new development so that it will not adversely impact the predominantly local, rural roads throughout the majority of the Township.

WORK WITH AND SUPPORT FORT INDIANTOWN GAP IN THE IMPLEMENTATION OF ITS ARMY COMPATIBLE USE BUFFER PROGRAM.

The Township should continue a dialog with the Fort Indiantown Gap officials related (1) to providing Township support to proposed ACUB Projects and (2) to consider revisions to Township land use regulations that will protect the military operations at the facility.



WORK WITH AND SUPPORT THE SCHOOL DISTRICT AND OTHER EAST HANOVER TOWNSHIP AREA ORGANIZATIONS TO PROVIDE ADEQUATE RECREATIONAL OPPORTUNITIES FOR TOWNSHIP RESIDENTS.

Related Plan Goals and Objectives include the following:

- Support educational, recreational and cultural opportunities for all age groups.
- Encourage cooperative planning and financing of recreational sites and facilities among the communities of the Township and the region.
- Encourage the establishment of greenways along the Township's streams.

The Township's Park and Recreation Plan has identified a potential need for additional neighborhood level recreational opportunities in the Township. The Township should continue to work with other Northern Lebanon County municipalities and the School District to expand the recreational opportunities for Township residents.

WORK WITH AND SUPPORT THE SCHOOL DISTRICT AND OTHER EAST HANOVER TOWNSHIP AREA ORGANIZATIONS TO ENCOURAGE ADEQUATE EDUCATIONAL, AND CULTURAL OPPORTUNITIES FOR TOWNSHIP RESIDENTS.

The Northern Lebanon School District no longer has a school location in the Township. The Township should continue a dialog with the School District officials related to access to recreational facilities at the new Northern Lebanon Elementary School in Bethel Township.

CONTINUE THE DEVELOPMENT AND EXPANSION OF THE TOWNSHIP WEBSITE TO DISSEMINATE INFORMATION AND INCREASE PUBLIC AWARENESS. In order to meet the needs and expectations of their constituents, the Township's municipal leaders need to know what those needs and expectations are. They should continue to regularly disseminate information to their residents - through the Township website, periodic mass mailings, etc. Efforts

should also be made to solicit citizen input (through surveys, etc.) as well as citizen participation on advisory boards and committees.

SUPPORT THE PREPARATION OF A REGIONAL COMPREHENSIVE PLAN WITH THE OTHER MEMBER MUNICIPALITIES OF THE NORTHERN LEBANON SCHOOL DISTRICT. Historically, the legislation at the state level and court case law have required each local municipality to provide (zone) for a wide range of land uses – regardless of whether or not the natural and man-made features of the municipality were compatible/capable of supporting such uses. With the amendments to the Municipalities Planning Code in 2000 (Acts 67 and 68), the state legislature added provisions that make it possible for municipalities that plan together on a regional basis to provide for “all uses” within the region – instead of at the individual municipality level. This can be accomplished by (1) adopting a joint (regional) Zoning Ordinance or (2) by adopting individual municipal Zoning Ordinances that, in combination, provide locations for “all uses”. Such an approach in the greater East Hanover Township Region may result in a comprehensive plan and related Zoning Ordinance that does not provide for some of the future land uses currently proposed in this Comprehensive Plan (such as, for example, the large proposed industrial/manufacturing area depicted (and described) in the Future Land Use Plan.

The preceding actions should be considered short-range implementation measures since they represent solutions to problems identified in the context of the Plan. However, the successful completion of these implementation measures does not suggest that the Township is finished with its comprehensive planning process.

## LONG-RANGE IMPLEMENTATION TECHNIQUES

For the purposes of the East Hanover Township Comprehensive Plan, the following recommended implementation actions proposed beyond five (5) years following plan adoption have been designated long-range implementation techniques. This designation, however, does not preclude them from being instituted prior to that timeframe.

1. EVALUATE THE ADOPTION OF A NUISANCE ORDINANCE/AMENDMENT OF BUILDING/HOUSING CODES TO REGULATE NEW CONSTRUCTION AND ENSURE THE MAINTENANCE/UPKEEP OF EXISTING STRUCTURES.

The Township presently has a property maintenance code and adopted a residential building code in 1991. The Statewide Building Code (UCC) has also been adopted by the Township. In addition, the Township adopted the International Property Maintenance Code (2015) in 2018. The Township should continue to monitor the effectiveness of these codes and adopt amendments to them, as necessary, to address any future issues. The Township should consider the adoption of a Nuisance Ordinance.

2. PREPARE A CAPITAL IMPROVEMENTS PROGRAM to finance public improvements such as road construction, recreational facilities, etc.

The Township has an ongoing program for the repair and upgrading of its Township road network, as well as a Transportation Capital Improvements Plan to assess impact fees for development related transportation improvements. The potential for other projects in the future – such as additional Township owned recreational facilities, etc., - would be well served by the establishment of a formal Capital Improvements Program by the Township. Another key component of development in the Township is that of public sewer and public water service.

3. REEXAMINE THE COMPREHENSIVE PLAN IN FIVE YEARS AND MAKE ADJUSTMENTS AS NECESSARY.

This Comprehensive Plan should be reviewed within five (5) years, if not before, to gauge whether or not its proposals are being adequately accomplished. As part of this review, development over the five-year period should be reviewed to assess whether or not adjustments to the Zoning Map need to be made.

#### 4. PREPARE AN OFFICIAL MAP.

The preferred location(s) of future roadways and other public lands serving East Hanover Township can be identified and located on an official map of the Township. In addition, desired rights-of-way for existing streets are shown on an Official Map. The purpose of the Official Map is to notify the property owners of the intention of the Township to acquire right-of-way(s) and/or land at some time in the future, thereby preventing the erecting of structures or other improvements in the future right-of-way or on parcels of land deemed necessary for future municipal use.

### PARTICIPANTS

Putting the proposals of a comprehensive plan into effect requires the active participation of many agencies at different governmental levels. Aside from the purely local controls that are available, many departmental actions at county or state levels already are, or can be, interrelated with municipal action to implement local planning. Among others, the Northern Lebanon School District can become an effective planning ally, particularly in the provision of recreation facilities, since these are normally provided as part of any school plant and can readily be put to wider use outside of school hours. County and state health inspections and requirements can supplement municipal efforts, as can highway planning at both county and state levels. Highway planning and development is the one activity at higher governmental levels that ordinarily has the greatest impact on municipal development. Alterations in the regional and road network can vastly change the situation in the community. Equally important, the circulation problems that are already apparent in the Township can best be resolved in conjunction with the state and the county.

State and County programs for planning and development are becoming daily more important in Pennsylvania. The various components of the Pennsylvania Department of Community and Economic Development, the Department of Transportation, the Department of Environmental Protection, the Natural Resources Conservation Service (Soil Conservation Service) and the Lebanon County Planning Department are effective planning allies for any municipality.

Semi-official bodies, such as the Industrial Development Authorities, Private Industry Councils, Transportation Authorities and Chambers of Commerce have specialized knowledge that they will willingly place at the disposal of the municipalities. Altogether, effective long-range planning depends not on purely regulatory measures and fiscal effort

alone but on ingenuity applied to the solution of particular problems, especially on the merging of activities that form part of the planning concern of several municipal bodies.

In view of the suburbanization which has taken place in Lebanon County and in Central Pennsylvania in general, and of the future transportation movements foreseeable in the area, it would be fitting that local planning commissions meet together at intervals in an effort to resolve common problems, particularly highway and circulation problems, which are basically regional in nature. In Pennsylvania, as almost everywhere else, intermunicipal cooperation represents an underutilized area of problem solving. This lack of cooperation is unfortunate.

The key players that should be involved in each of the major Plan categories are as follows:

FUTURE LAND USE PLAN:

Supervisors, Planning Commission, Zoning Officer, Zoning Hearing Board, Lebanon County Planning Department, Fort Indiantown Gap, Business and Farming Communities

HOUSING PLAN:

Supervisors, Lebanon County Planning Department, Lebanon County Association of Realtors, Statewide and Countywide Public and Non-Profit Housing Agencies

TRANSPORTATION PLAN:

Supervisors, Planning Commission, Township Roadmaster, Lebanon County Planning Department, Lebanon County Metropolitan Planning Organization (LEBCO MPO), County of Lebanon Transit Authority, Pennsylvania Department of Transportation, Adjacent Municipalities

COMMUNITY FACILITIES AND UTILITIES PLAN:

Supervisors, Planning Commission, Park and Recreation Committee, Sewage Enforcement Officer, Greater Lebanon Refuse Authority, Lebanon County Planning Department, Lebanon County Conservation District, Northern Lebanon School District, State Police, Local Fire and Ambulance Service Providers, Fort Indiantown Gap

### WATER SUPPLY PLAN:

Supervisors, Planning Commission, Fort Indiantown Gap, Sewage Enforcement Officer, Lebanon County Planning Department, Pennsylvania Department of Environmental Protection, Susquehanna River Basin Commission

### NATURAL AND HISTORIC RESOURCES PROTECTION PLAN:

Supervisors, Planning Commission, Lebanon County Planning Department, Historic Preservation Trust, Pennsylvania Historical and Museum Commission, Local Historical Groups

## PRIORITIES

Some of the planning proposals presented assume a priority of implementation over the other proposals. This is the case for the following reasons:

- the severity of need (as it relates to community health and safety)
- the number of Township residents affected
- funding availability
- the degree to which a given proposal is interrelated to other proposals.
- the relative ease of implementation - both from a legislative and timing standpoint

The highest priority for completion of the proposed implementation actions is that of writing and enacting revisions to the Township Zoning Ordinance to implement the land use (and related) proposals of this Comprehensive Plan.

Of secondary priority are (1) possible updates to the Township's Subdivision and Land Development Ordinance and Stormwater Ordinance and/or the adoption of additional Township regulations, (2) dialog with the School District regarding after-hours use of District facilities for recreational activities and Community functions, (3) continued dissemination of

Township news through the Township website or other means, and (4) continued cooperative efforts with Penn DOT, LEBCO MPO, Lebanon Transit Authority and adjacent townships related to road improvements and transit facilities in the Township and overall region.

Of lesser priority are (1) adoption/amendment of building maintenance code(s), (2) preparation of a Capital Improvements Program and (3) preparation of an Official Map,

## ORDINANCES AND REGULATIONS

The concepts and purposes of the Comprehensive Plan are embodied in ordinances specifically enacted to implement it. Four basic ordinances are necessary to achieve safe, stable land development, according to the objectives established by the plan and by the planning enabling statutes.

In addition to these basic ordinances - zoning, subdivision and land development, stormwater and official map - building and housing standards in code form are desirable to assure quality of construction in new buildings or, alternatively, to establish standards for occupancy and maintenance of existing buildings. Building standards and codes ensure structural soundness, proper plumbing and electrical installations, and reasonable safety from fire.

### ZONING

Zoning is one means by which the uses of land are regulated. Underlying the concept of zoning is the idea that the health, safety and general welfare of property owners. The legal basis for zoning ordinances is found in the police power, which permits governmental units to enact laws to provide and protect the health, safety and general welfare of the community. However, this power can never be used to restrict the use of private property in such a way that the restrictions amount to an unconstitutional deprivation of property without due process of law.

The current East Hanover Township Zoning Ordinance establishes the following zoning districts:

- Agricultural (A)
- Residential Special Purpose (RSP)
- Residential Forest (RF)
- Low Density Residential (RLD)
- High Density Residential (RHD)
- Village (V)
- Residential Holding (RH)
- General Commercial (GC)
- Limited Industrial (LI)
- Tourism Development Area Overlay (TDA)
- Industrial (I)
- Institutional (INS)
- Floodplains (AE, A)

The existing Zoning Map reflects the majority of the land use policies established in the 2019 Comprehensive Plan. However, several Zoning Map and text changes have been made subsequent to the adoption of the 2019 Plan. Additional amendments to the Zoning Map are proposed to be enacted concurrently with the adoption of this Plan. The Township's Zoning Ordinance contains some regulations that protect environmentally sensitive areas, such as floodplains. Currently, however, the Township's Ordinance does not specifically address all the natural resources discussed in this Plan.

With respect to sewage facilities planning, it is important to examine zoning provisions relating to wastewater facilities. Minimum lot size requirements and the location of planned growth areas are of particular importance. Minimum lot sizes must accurately reflect the area that is needed to ensure long-range suitability for on-lot sewage disposal. The Zoning Ordinance provides for increased minimum lot sizes where public sewer and water are not available. The proposed Future Land Use Plan and the Township's Zoning Ordinance and Zoning Map will continue to direct growth to areas that ultimately can be served by public wastewater facilities.

Revisions to the East Hanover Township Zoning Ordinance subsequent to adoption of the updated Comprehensive Plan may include additional adjustments to the Zoning Map and additional and/or altered provisions based on the Comprehensive Plan proposals.



Potential zoning overlays could include the following:

- Historic Overlay (H)
- Steep Slope (SS)
- Streamside (Riparian) Buffer (SRB)

Review of the existing sign regulations is also proposed.

## SUBDIVISION AND LAND DEVELOPMENT

Subdivision and land development regulations are concerned with establishing locational controls that ensure sound community growth while at the same time safeguard the interest of all property owners. Such regulations can assure that the subdivision and development of land will create permanent assets for the Township. Since the subdivision and/or development of land is both a technical and a business venture, affecting not only the return to investors in land but also Township finances, consideration of subdivision and development proposals should be very thorough.

The East Hanover Township Subdivision and Land Development Ordinance, as amended, currently governs subdivision and land development activity in the Township. The provisions of the Ordinance are administered by the Township Planning Commission, with advisory input from the County Planning Department. This Ordinance should also be reviewed after adoption of the Comprehensive Plan and, where appropriate, necessary revisions should be made to reflect the current situation.

The Township Subdivision and Land Development Ordinance contains regulations pertaining to sewage disposal methods. These regulations set forth standards for the approval of public sewer designs for projects within proximity to existing sewer lines, approval and maintenance of private community systems, as well as standards relating to demonstration of compliance with the Pennsylvania Sewage Facilities Act for individual on-lot sewage disposal systems. The Township's Stormwater Ordinance contains requirements for stormwater management. As Act 167 Watershed Storm Water Management Plans are prepared and adopted in Lebanon County, the provisions of the Stormwater Management Ordinance will need to be amended to reflect the design requirements of those studies.

## OFFICIAL MAP

One of the proposals relating to future transportation and other public facilities in the Township calls for the consideration of adoption of an Official Map. The legal basis for adoption of an Official Map lies in Act 247, as amended, the Pennsylvania Municipalities Planning Code. An Official Map would show the exact location of the lines of existing and proposed streets (after detailed surveys are conducted), as well as for existing and proposed recreational and other municipal facilities for the whole of the Township. The purpose of an Official Map is to notify property owners in the Township of the intention of the Township to develop or expand the street network or develop other facilities at some time in the future.

In the case of a mapped street, under the provisions of an Official Map Ordinance, when a parcel of land identified for future street construction is proposed for development, the Township would have the opportunity to acquire that portion of property needed for the future street, or to begin condemnation proceedings to acquire such property. As mentioned, a detailed study and survey is required to identify the exact geographical limits of the proposed road network. This study/survey would require the expenditure of Township funds for technical assistance in its preparation.

## BUILDING CONTROLS

East Hanover Township has available to it numerous other powers that it may employ to implement the proposals of the Comprehensive Plan. Among these are building, housing and fire codes. A building code provides minimum requirements designed to protect life and health and yield a maximum of structural safety. Specific provisions apply to construction, alteration, equipment, use and occupancy, location, and maintenance of buildings and structures.

A housing code is concerned with individual structures and is one of only a few retroactive regulatory devices. It establishes minimum housing standards relating to health and safety. It does so by governing dwelling facilities (such as plumbing and heating systems), providing minimum standards relating to safe, sanitary maintenance of dwelling units, specifying the responsibilities of owners and occupants, and indicating minimum space, use and location requirements. Since a housing code provides a legal basis for condemnation, it is particularly useful in arresting or removing conditions of spot blight.

There are a number of standard or model building codes available. The two most commonly used are those prepared by the Building Officials Conference of America

(BOCA) and the National Board of Fire Underwriters. As in the case of building codes, there are a number of standard or model housing codes available. These can be obtained from such sources as the American Public Health Association.

The Statewide Building Code, which is in effect in the Township, has necessitated the hiring (or appointment) of a building/housing inspector(s) for administration and enforcement of the Code. The inspection requirements under the Code are currently being performed on behalf of the Township by a firm retained by the Township.

### CAPITAL IMPROVEMENT PROGRAMMING

Capital improvement programming is the scheduling of public improvements over a given period of time. Scheduling is based on a series of priorities that are established according to need, desire and/or importance of the improvements, and on the present and anticipated ability of the community to pay for those improvements.

Capital improvement programming is the vital bridge between the Comprehensive Plan and the actual accomplishment of public improvements. Because the provisions, nature and location of public facilities exert a great influence on the pattern of community growth, a well-conceived capital program is probably the most important plan implementation tool related to the construction of public infrastructure available to the community. While ordinances concerning zoning, subdivision and land development, and stormwater management are guides more for private development, a capital improvement program gives direction to public development.

### CONTINUING PLANNING

Continuing review of specific problems and proposals forms an essential part of the planning process. Implementation of the policies contained in the Comprehensive Plan and related ordinances and regulations will demand subsequent and repeated re-evaluation, addition, and modification, as circumstances dictate. It is the responsibility of Township officials to see that the Township regulations continue to reflect established policy decisions. If particular problems cannot be solved in the light of such policies, changes or additions will be necessary in policy, and these will once again be subject to review by the public and adoption by the Board of Supervisors.



# EAST HANOVER TOWNSHIP LEBANON COUNTY

# COMPREHENSIVE PLAN



# BACKGROUND STUDIES



**As part of the preparation of the Plan review and update, the following Background Study information was reviewed, supplemented, and in some cases, updated.**

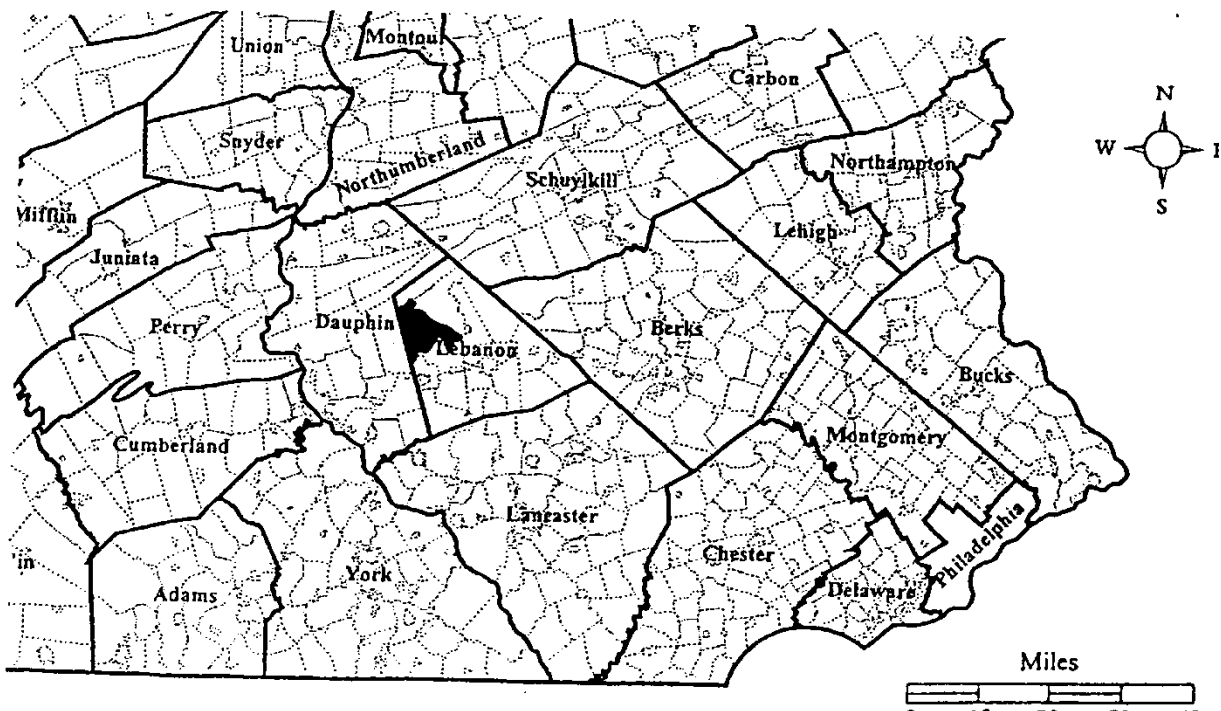
# REGIONAL LOCATION AND SETTING

## REGIONAL LOCATION

East Hanover Township is strategically situated in the northeast corridor of the United States. Nearly one-fifth of the United States population is accessible to East Hanover Township within a six-hour drive. The following location map reflects this strategic location within the northeast corridor. East Hanover Township is in the virtual crossroads of North - South, East - West transportation links within this corridor. Several major cities are within a three hour drive of East Hanover Township - New York City, Philadelphia, Baltimore and Washington. The importance of this location adds growth pressure to East Hanover Township and Lebanon County.

East Hanover Township stretches over 33.9 square miles, including significant acreage in State and Federal Lands. Located within northwestern Lebanon County, the Township borders on Dauphin County. The City of Lebanon is a ten (10) mile drive from Ono. The Harrisburg metropolitan area is directly west of East Hanover Township.

## LOCATION MAP



Lebanon County plays a vital role in the economy and transportation of Pennsylvania. On the fringe of the Harrisburg suburban area, Lebanon County is quickly becoming the bedroom community of that larger suburban area. With improved transportation network and communication facilities, residents of Lebanon County are within commuting distance of the Newark-New York, Philadelphia and Baltimore-Washington work areas. East Hanover Township, with the availability of sewer and water facilities, would face significant pressure for residential growth. Fort Indiantown Gap, within East Hanover Township and neighboring Union Township, has a daily population of 3,000 to 5,000 residents (subject to seasonal fluctuations).



Interstate Routes 81 and 78 bisect East Hanover Township. This provides quick access to Harrisburg to the west and other northeast cities and communities to the east. For many residents, employment and shopping opportunities are divided between Lebanon and the East Harrisburg Urban area.

## **HISTORICAL DEVELOPMENT**

Lebanon County is situated in the beautiful Lebanon Valley, a portion of the “Great Valley” of the Appalachians extending from New York State southwest to Virginia. East Hanover Township occupies the most northwestern corner of the County.

This fertile valley is bordered on the northwest by the Blue Mountain (the Kittatinny Ridge) and on the southeast, in the Lebanon County area, by the South Mountains. Further south, in Virginia, the valley is bordered on the east by the Blue Ridge and is variously called the Cumberland or Shenandoah Valley.

The winding Swatara Creek delineates almost all the southern border of East Hanover Township. The land south of Blue Mountain is gently rolling and traversed by several streams that are tributaries of the Swatara. The northern part of the Township extends over the Blue Mountain. Beyond the ridge of this mountain lies a large part of the Fort Indiantown Gap Military Reservation.

## **HISTORY OF THE AREA**

Humans have occupied this area for at least 10,000 years. Our knowledge of the first occupants is sketchy and based on archeological data. Captain John Smith’s description of a group of “Indians” in 1608 was the first written description of inhabitants. They were known to live among the Susquehanna River and its watershed, and he called the people Susquehannocks.

During the 17<sup>th</sup> century, there were many conflicts between the Susquehannocks and the Iroquois Confederacy, principally over control of the fur trade. The Iroquois occupied all of current New York State, extending east to the Hudson River and north into Canada.

By 1686, the Susquehannocks had been decimated by war and disease. The few remaining members were absorbed into the tribes of the Iroquois and Lenni Lenape (Delaware). The Lenni Lenape originally lived along the Delaware River, but with continued pressure from European immigrants, migrated west to the Susquehanna Valley where they lived under the protection of the Iroquois.

The Indians used the Lebanon Valley for hunting and fishing. The Swatara was known as a very productive stream for many species of fish as well as eels. The name Swatara is corrupted from the Indian name Schahadawa meaning “where we fed on eels.”

The natives practiced agriculture: cultivating corn, squash and beans. This was the state of affairs when Europeans began moving into the area in the early 1700s.

William Penn became the proprietor of The Commonwealth of Pennsylvania in 1681, but the land was considered “Indian land” until purchase agreements were made with the native inhabitants. Over time, many Europeans moved onto Indian lands despite lack of such agreements.

Such was the case with the early settlers in our area. Most of these were of Scotch-Irish origin and began to arrive around 1720. An uneasy coexistence between these immigrants and the natives prevailed until a treaty was negotiated between representatives of the five nations of the Iroquois Confederacy and the provincial government and signed on October 11, 1736. This treaty ceded to the provincial government: all the land “south of the top of the ridge of the first mountain” to the Maryland border.

In February 1737, the government was petitioned to form Hanover Township by inhabitants of Lancaster County, which had been established in 1729. At that time, Lancaster County included all of the current Dauphin and Lebanon Counties. Hanover Township was “...divided on the west from Paxton to Beaver Creek, from its mouth to the mountain, from Lebanon to the east and Derry on the south by Suatarro (Swatara) Creek, from Beaver mouth to the forks, thence by the north branch thereof to the Mountain.” Prior to 1750, Hanover Township was divided into “West End of Hanover and the East End of Hanover.” Raccoon Creek marked the border along the west of the “East End.”

By 1750, white settlers had illegally moved beyond the Kittatinny Mountain causing much resentment among the natives. In addition, the French were inciting the natives to war against the English in an effort to control the fur trade in the Susquehanna Valley and the Great Lakes Region. From 1750 through 1763, there was intermittent warfare between the natives (aided and abetted by the French) and the white settlers living in the valley east of the Kittatinny Ridge. The French and Indian War had a dramatic impact on Hanover Township, with great loss of life and property. Finally, this conflict was brought under control after establishment of a series of forts extending along the mountain from the Delaware River near Stroudsburg to the Maryland border and with patrolling by paid militia. Unfortunately, by this time, many of the Scotch-Irish settlers were either killed or had abandoned their farms to move elsewhere. Soon a wave of German immigrants began to move into the area to establish homes and farms.

In 1785, just after the Revolutionary War, Dauphin County was formed from the northern part of Lancaster County and included all of Hanover Township. In 1813, Lebanon County was separated from Dauphin County. East Hanover Township was divided between the two counties and the remaining townships of the County were subsequently formed.

### **PLACES OF HISTORICAL INTEREST**

Ono is the largest village in the Township. Originally called Mt. Nebo, the first house was built in 1846 by Frederick Sager. Jacob Seltzer opened the first store, succeeded by John Seltzer. The latter also ran the post-office when it was established in 1851. A year or two after this at the suggestion of Judge Rank and Dr. D. D. Cooper, the name of the village was changed to Ono. Both Mt. Nebo and Ono are biblical names.

In 1740, Adam Harper built a log house near the juncture of Swatara and Indian Creeks. He kept the first public house in the region. In 1761, Mr. Harper bought 300 acres and the site became known as Harper’s Homestead. In 1804, John Harper, a descendant of Adam Harper, built the structure now known as Harper’s Tavern where citizens enjoy food and drink to this date.

The Union Canal is another historical structure whose remnants are much in evidence along the course of the Swatara. The possibility of joining the Schuylkill and Susquehanna Rivers by a waterway was conceived by William Penn and mentioned in his “Proposals for a Second Settlement.” In 1771, the American Philosophical Society of Philadelphia published a paper supporting the idea. In September 1791, the legislature approved an act establishing the

“Schuylkill and Susquehanna Navigation Company” and, in 1792, formed the Delaware and Schuylkill Navigation Company, designed to connect the Schuylkill and Delaware Rivers with the Susquehanna. After years of trials and financial disasters, the Union Canal was completed in the autumn of 1827. The canal was 82 miles long and contained 95 locks. Traffic flourished on the canal, but by 1857 the Lebanon Valley Railroad began to win the competition for transport and by 1885 the canal was abandoned. In East Hanover Township, the old canal ditch is evident, as are several beautifully constructed stone locks.

A portion of Ft. Indiantown Gap occupies the north section of East Hanover Township. In 1932, the Commonwealth of Pennsylvania began to use the area for National Guard training and in 1935 they began to acquire land. The Civilian Conservation Corps constructed buildings, built roads and helped to build Muir Airfield. During WWII, thousands of soldiers trained at the “Gap.” Since then, many training activities for the National Guard, the ROTC and the U. S. Army have occurred there. By 1976, the installation spread over 18,000 acres with 1,635 buildings, 91 miles of road and 64 miles of water lines. It has the largest Army National Guard Aviation facility of its kind, with 80 helicopters from 12 National Guard units. Needless to say, helicopters are a common sight to the people of east Hanover Township. The Gap plays a significant part in the local economy.

Prior to the construction of Interstate 81 through the Township, U.S. Route 22 was one of the major traffic routes through the region and, as a result, generated numerous highway-related commercial enterprises within the Township. However, with the construction of the Interstate, and the subsequent transfer of heavy volumes of traffic from U.S. Route 22 to Interstate 81, many of the highway-related commercial uses in the Township relocated elsewhere.

East Hanover Township continues to be a primarily rural, agricultural community with scattered, low-density residential development.

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#### SOURCES:

Egle, William Henry, MD; History of the Counties of Dauphin and Lebanon, Pennsylvania: Everts and Peck, Philadelphia, 1883.

Kent, Barry C.; Susquehanna Indians: Commonwealth of Pennsylvania the Pennsylvania Historical and Museum Commission, Harrisburg, 1993.

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## **NATURAL FEATURES**

Utilization of land in the Township is impacted by natural features such as Topography (steep slopes), Soils, Woodlands, Flood Plains, and Wetlands. How these features influence East Hanover Township's development and their continued preservation are reviewed below.

### **TOPOGRAPHY**

East Hanover Township, containing 33.9 square miles, is located in the northwestern section of Lebanon County and borders Dauphin County. The southern third of the Township has a gently rolling surface devoted primarily to agriculture and residential uses; while the remaining two-thirds of the Township becomes progressively more hilly from Interstate 81 northward to the Township line.

The lowest elevation is in the southwestern corner of the Township where the former Union Canal and Swatara Creek flow in a southerly direction away from East Hanover Township. The elevation at this corner of the Township is 360 feet above sea level. The elevation rises to a high point of 1,408 feet above sea level in the northwest corner of the Township.

A large portion of the Township contains gently sloping farmland of under eight percent (8%) slopes. Interspersed throughout the Township are smaller ridges with slopes of eight to fifteen percent (8% - 15%) and some areas (mainly along streams) have steep embankments of fifteen percent (15%) or more. The Steep Slope Map shows two categories of steep slopes:

Steep Slopes of 8% - 15%  
Steep Slopes over 15%

Construction is difficult on steep slopes. It is costly to build on and it is susceptible to erosion when soil is disturbed if not stabilized properly. The goal of the Township is to restrict construction on steep slopes in excess of 15% and prohibit construction on slopes over 25%. The majority of steep slopes exist north of Interstate 81 on the mountainside above Indiantown Gap.

### **SOILS**

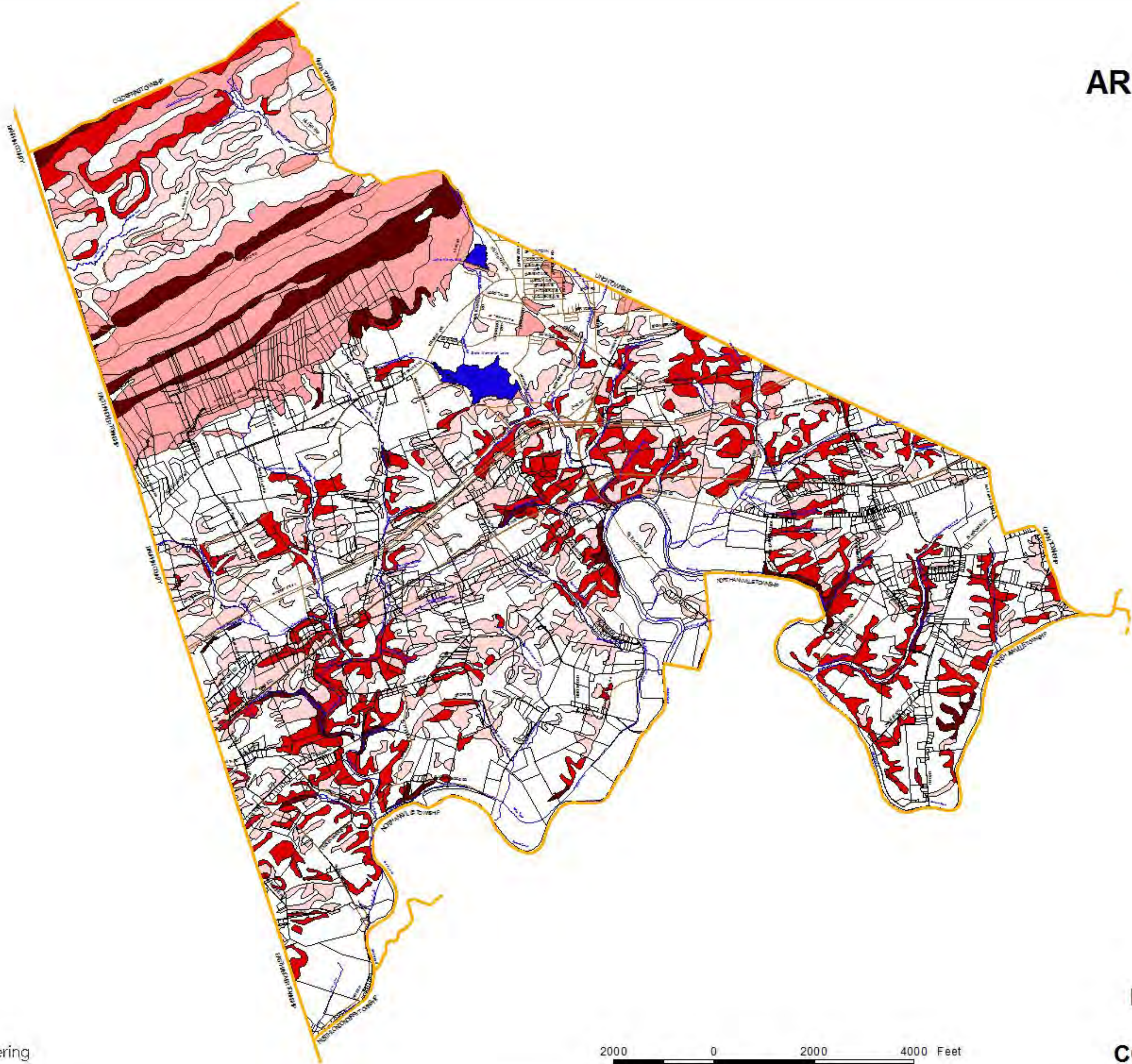
Historically, the nature and quality of soil has had a very important effect on how land was used, especially in agricultural areas. It is therefore important to review the nature and qualities of East Hanover Township's soils, because land use activities are frequently reflections of soil type.

In terms of efficient use of resources, a common-sense goal would be to arrange land uses so that the best soils for agricultural uses (i.e. well-drained, deep, and fertile) are left undisturbed, while residential development would be focused towards soil areas that are less productive or are not easily worked. Construction costs can be minimized if development is steered towards areas that do not have a high water table, are relatively free of shallow bedrock, but have adequate soil for an on-lot sewage disposal system. Intensive land uses, such as industrial, commercial, or activities that require large parking areas, should also be directed towards soils that can support heavy loads or paved areas.

While virtually any structure can be safely built on almost any soil type (or slope), such developments may require unreasonable amounts of engineering, site preparation, and cost. Therefore, while this



# MAP 5 AREAS OF STEEP SLOPE



- Areas of Steep Slope - Soils Based
- SLOPES OF 8 TO 15%
  - SLOPES OF 8 TO 25%
  - SLOPES OF 15 TO 25%
  - SLOPES 25% AND OVER

analysis will not predict the appropriate location for any land use with one hundred percent certainty, it is a reasonable set of guidelines for future development or areas of constraint.

One of the most useful components of the soil analysis is the list of types of constraints imposed by different soil types. For example, a soil type may be subject to flooding, or be too wet for use for an on-lot sewage disposal system site. Constraints can affect construction, such as the ability of soil to support loads, on its frost action, shrink-swell potential, etc. This information is necessary to identify areas that are not appropriate for extensive development.

## **GENERAL SOILS CHARACTERISTICS**

For classification purposes, soils are separated into major units (called soil associations), which are then subdivided into individual soil series (Soil Survey of Lebanon County, Pennsylvania). Most of the Township is of the Berks-Blairton Soil Association. Berks Soils are moderately deep, well drained soils on uplands, having a moderately permeable subsoil. Most use problems related to Berks Soils are a consequence of depth and slope.

The United States Soil Survey indicates severe soil limitations with respect to depth of bedrock for on-lot sewage disposal in Berks Soils. Although limitations are evident, the underlying bedrock is of the Martinsburg formation. The type of shale bedrock has only a fair ground-water potential, thus little danger of ground water contamination exists. This formation has little primary fracturing and very low permeability. Strict control of the location and design of sewage disposal units should help prevent any serious problems. The Blairton Series is located primarily along Route 443. It is a moderately well drained soil on uplands, moderate to low permeability, and medium availability of moisture capacity. The water table rises to within fifteen inches (15") of the surface during Winter and Spring and as a consequence, most septic tank and drainage problems are related to the seasonal high water table.

The United States Soil Survey indicates severe limitations with respect to sewage effluent disposal due to (1) Seasonal High Water Table; (2) Depth of Bedrock; and (3) Moderately Slow Permeability. Residential development would necessitate septic systems with large absorption fields or public sewage systems in order to compensate for poor drainage. This soil type is also susceptible to seasonal flooding and the result of slow surface and subsurface drainage until such time as the area is serviced by public water and sewer facilities. Further development must be rigidly controlled to prevent any of the aforementioned complications from creating health and safety hazards. For example, successful operation of on-site disposal systems depends upon the soils ability to absorb and filter the effluent that passes through the field. Soil properties considered in rating the soil for this use are depth to bedrock, depth to seasonal high water table, permeability, slope, and frequency of flooding.

When the soil structure places such limitations on use, special consideration must be given to the type and extent of development in the area. For example: any form of intensive residential development without proper regulation of sewage removal facilities would undoubtedly increase the probability of failure and add to the cost of installation and maintenance of such a system. Soil drainage characteristics profoundly affect the feasibility of development. Structures erected on poorly drained soils often settle and crack or are subject to water leakage. Roads, parking areas, and slab construction on poorly drained soils require more bedding material than is normally needed for durability or protection against excessive settling and/or frost action.

Even more serious than the economic limitations of poorly drained soils are the various unsanitary and health hazards often occurring when on-site systems fail to operate properly, thereby

contaminating ground water and polluting streams. The Pennsylvania Department of Environmental Protection (DEP) and the Lebanon County Planning Department have in the past discouraged building on-lot sewage facilities on poorly drained soils. The success of this kind of discouragement depends on how adequately the Act 537 Plan is enforced and how quickly public sewer and water facilities can be extended into developing areas. The two major deterrents to development are high water tables and excessive slope.

The Soil Survey provides detailed information for individual mapping units within the general soil association described above. All of the soil types found in the Township are listed in Table 1.

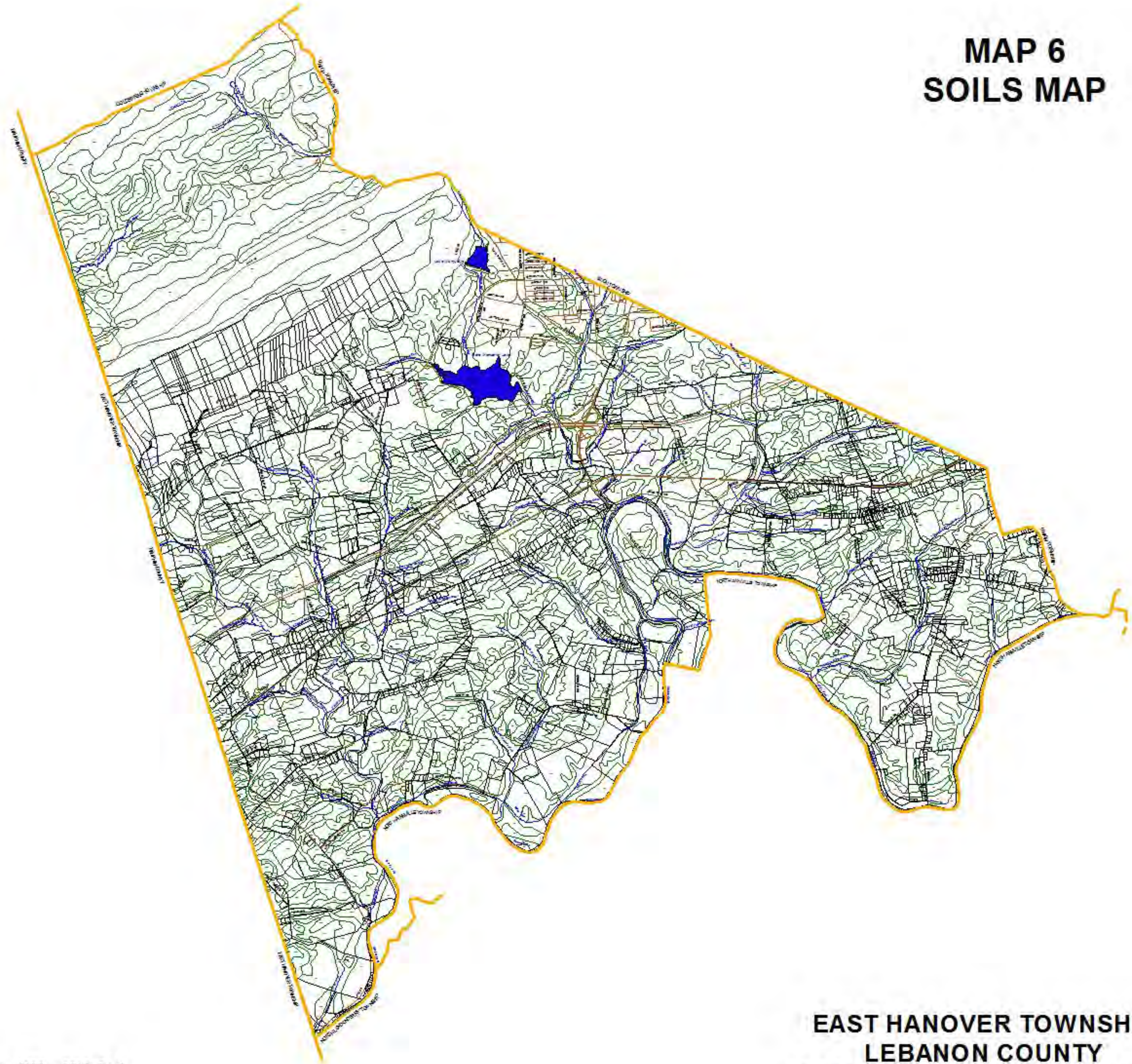
<b>TABLE 1 SOILS LIST - EAST HANOVER TOWNSHIP</b>		
<b>Mapping Unit</b>	<b>Soil Description</b>	<b>Capability Classification</b>
AngB	Andover gravelly loam, 3 to 8 percent slopes	4W
AogB	Andover gravelly loam, 0 to 8 percent slopes, extremely stony	7S
Atg	Atkins silt loam	3W
Bcg	Basher silt loam	2W
BeA	Bedington shaly silt loam, 0-3 percent slopes	1
BeB	Bedington shaly silt loam, 3-8 percent slopes	2E
BeC	Bedington shaly silt loam, 8-15 percent slopes	3E
BeD	Bedington shaly silt loam, 15-25 percent slopes	4E
BegB	Bedington channery silt loam, 3 to 8 percent slopes	2E
BegC	Bedington channery silt loam, 8 to 15 percent slopes	3E
BegD	Bedington channery silt loam, 15 to 25 percent slopes	4E
BkB	Berks shaly loam, 3-8 percent slopes	2E
BkC	Berks shaly loam, 8-15 percent slopes	3E
BkD	Berks shaly loam, 15-25 percent slopes	4E
BkgB	Berks channery silt loam, 3 to 8 percent slopes	2E
BkgC	Berks channery silt loam, 8 to 15 percent slopes	3E
BkgD	Berks channery silt loam, 15 to 25 percent slopes	4E
BrA	Brinkerton silt loam, 0-3 percent slopes	4W
BrB	Brinkerton silt loam, 3-8 percent slopes	4W
BwB	Buchanan gravelly loam, 3-8 percent slopes	2E
BxB	Buchanan extremely gravelly loam, 3-8 percent slopes	7S
BxC	Buchanan extremely gravelly loam, 8-25 percent slopes	7S
BxB	Buchanan gravelly loam, 0 to 8 percent slopes, extremely stony	7S
BxD	Buchanan gravelly loam, 8 to 25 percent slopes, extremely stony	7S
CagB	Calvin channery silt loam, 0 to 8 percent slopes, very stony	6S
CagD	Calvin channery silt loam, 8 to 25 percent slopes, very stony	6S
CmA	Comly silt loam, 0-3 percent slopes	2W
CmB	Comly silt loam, 3-8 percent slopes	2E
HbC	Hagerstown silty clay loam, 8-15 percent slopes	3E
HeC	Hagerstown-Rock outcrop complex, 8-25 percent slopes	6S
HegB	Hazleton very channery loam, 0 to 8 percent slopes, extremely stony	7S
HegD	Hazleton very channery loam, 8 to 25 percent slopes, extremely stony	7S
HegF	Hazleton very channery loam, 25 to 60 percent slopes, extremely stony	7S



# MAP 6 SOILS MAP

Mapping Unit	Soil Description
AngB	Andover gravelly loam, 3 to 8 percent slopes
AngC	Andover gravelly loam, 9 to 25 percent slopes, extremely stony
Atq	Athens silt loam
Bcg	Basher silt loam
EaA	Bedington shaly silt loam, 0-3 percent slopes
EaB	Bedington shaly silt loam, 3-8 percent slopes
EaC	Bedington shaly silt loam, 8-15 percent slopes
EaD	Bedington shaly silt loam, 15-25 percent slopes
BegB	Bedington cherty silt loam, 3 to 8 percent slopes
BegC	Bedington cherty silt loam, 8 to 15 percent slopes
BegD	Bedington cherty silt loam, 15 to 25 percent slopes
BkR	Be'ks s'ely loam, 3-8 percent slopes
BkC	Be'ks s'ely loam, 8-15 percent slopes
BkD	Be'ks s'ely loam, 15-25 percent slopes
BkgB	Be'ks channery silt loam, 3 to 8 percent slopes
BkgC	Be'ks channery silt loam, 8 to 15 percent slopes
BkgD	Be'ks channery silt loam, 15 to 25 percent slopes
BrA	Brnkerton silt loam, 0-3 percent slopes
BrB	Brnkerton silt loam, 3-8 percent slopes
BrC	Buchanan gravelly loam, 3-8 percent slopes
BxH	Buchanan extremely gravelly loam, 8-15 percent slopes
BxC	Buchanan extremely gravelly loam, 15-25 percent slopes
BxB	Buchanan gravelly loam, 0 to 8 percent slopes, extremely stony
BxD	Buchanan gravelly loam, 8 to 25 percent slopes, extremely stony
CacB	Calvin channery silt loam, 0 to 8 percent slopes, very stony
CacD	Calvin channery silt loam, 8 to 25 percent slopes, very stony
ComA	Comly silt loam, 0-3 percent slopes
ComB	Comly silt loam, 3-8 percent slopes
FoC	Hagerstown silty clay loam, 3-5 percent slopes
FoD	Hagerstown-Rock outcrop complex, 8-25 percent slopes
HacB	Hazleton very channery loam, 0 to 8 percent slopes, extremely stony
HacD	Hazleton very channery loam, 8 to 25 percent slopes, extremely stony
HagF	Hazleton very channery loam, 25 to 60 percent slopes, extremely stony
H-B	Hazleton extremely stony sandy loam, gently sloping
Hu	Hully silt loam
HugA	Huskerlow silt loam, 0 to 3 percent slopes
HugC	Huskerlow silt loam, 3 to 8 percent slopes
KnR	Klinesville sandy loam, 3-8 percent slopes
KnC	Klinesville sandy loam, 8-15 percent slopes
KnD	Klinesville sandy loam, 15-25 percent slopes
Laf	Laid g channery loam, 3-8 percent slopes
LaC	Laid g channery loam, 8-15 percent slopes
LagB	Laid g gravelly loam, 3 to 8 percent slopes
LagC	Laid g gravelly loam, 8 to 15 percent slopes
LagD	Laid g gravelly loam, 15 to 25 percent slopes
Lgd	Laid g gravelly loam, 8 to 25 percent slopes, extremely stony
LdgF	Laid g gravelly loam, 25 to 60 percent slopes, extremely stony
LegE	Lack ki channery silt loam, 3 to 8 percent slopes
LegC	Lack ki channery silt loam, 8 to 15 percent slopes
LigJ	Lack ki-Calvin channery silt loam, 15 to 25 percent slopes
LigU	Lack ki channery silt loam, 8 to 25 percent slopes, very stony
M-A	Markes silt loam, 0-5 percent slopes
MuB	Markes silt loam, 3 to 8 percent slopes
M-gR	Marsdenville gravelly loam, 3 to 8 percent slopes, extremely stony
MhF	Marsdenville gravelly loam, 8 to 25 percent slopes, extremely stony
Mu-3	Murmill gravelly silt loam, 3-8 percent slopes
PaB	Penn shaly silt loam, 0-3 percent slopes
Ph	Ph's silt loam
Pc	Pope loam
Udgo	Udornents, shale and sandstone, 0 to 11 percent slopes
UdgD	Udornents, shale and sandstone, 8 to 25 percent slopes
UgsB	Urban land, 0 to 8 percent slopes
UgsC	Urban land-Be'ks complex, 0 to 8 percent slopes
UgdD	Urban land-Be'ks complex, 8 to 25 percent slopes
UH	Urban land-Berks complex
Uzcb	Urban land-Udornents, shale and sandstone complex, 0 to 8 percent slopes
Wab	Walnut shaly silt loam, 3-8 percent slopes
Wbc	Walnut shaly silt loam, 8-15 percent slopes
Wbd	Walnut shaly silt loam, 15-25 percent slopes
WdF	Walnut shaly silt loam, 25-50 percent slopes
WegR	Walkeet channery silt loam, 3 to 8 percent slopes
WegC	Walkeet channery silt loam, 8 to 15 percent slopes
WegD	Walkeet channery silt loam, 15 to 25 percent slopes
W	Water

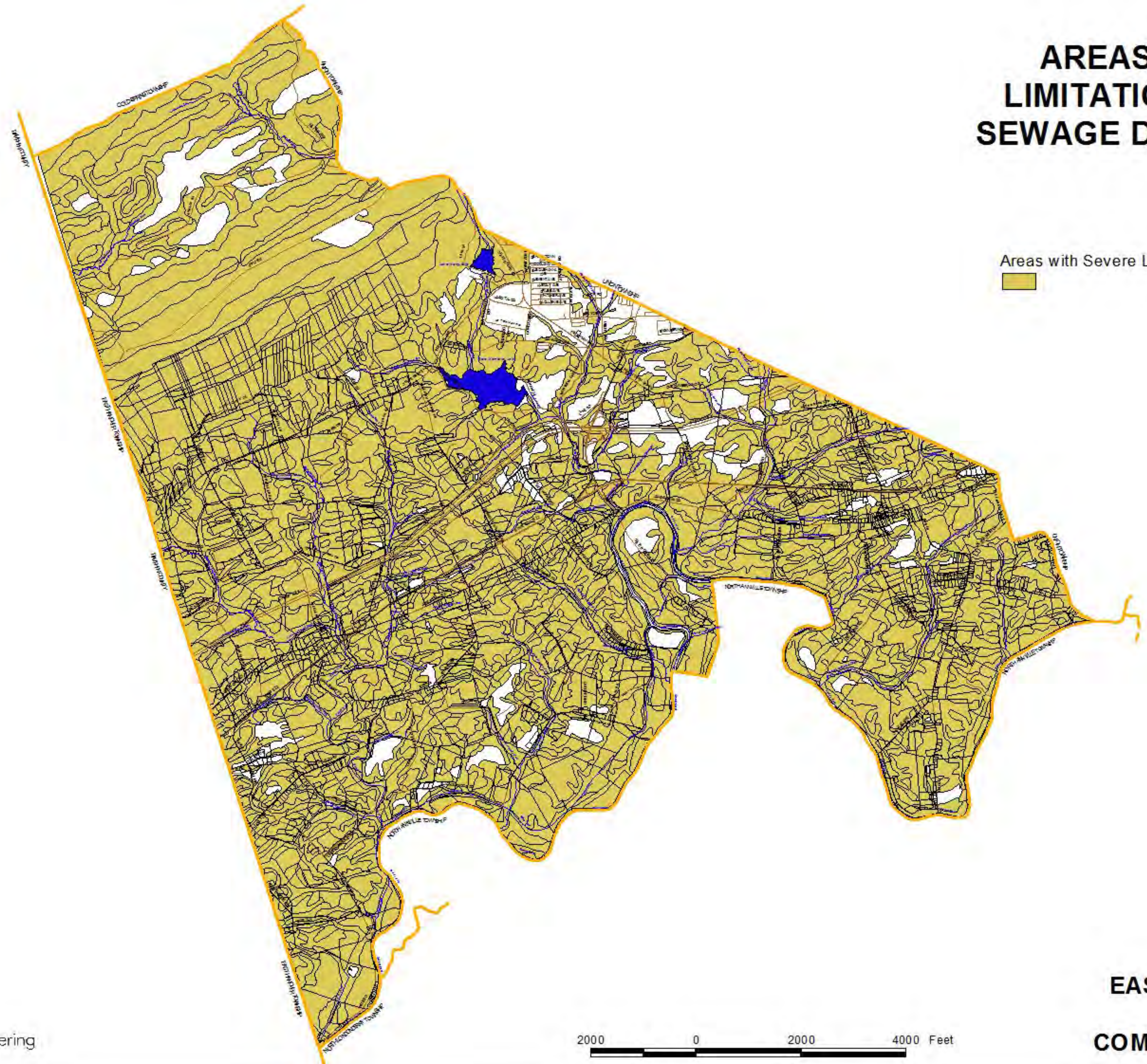
Source: Soil Survey of Lebanon County, Pennsylvania







# MAP 7 AREAS WITH SEVERE LIMITATIONS FOR ON-LOT SEWAGE DISPOSAL SYSTEMS



Areas with Severe Limitations for On-Lot Disposal Systems



**TABLE 1  
SOILS LIST - EAST HANOVER TOWNSHIP (CONTINUED)**

<b>Mapping Unit</b>	<b>Soil Description</b>	<b>Capability Classification</b>
HHB	Hazelton extremely stony sandy loam, gently sloping	7S
Ho	Holly silt loam	3W
HugA	Hustontown silt loam, 0 to 3 percent slopes	2E
HugB	Hustontown silt loam, 3 to 8 percent slopes	2E
KnB	Klinesville shaly loam, 3-8 percent slopes	3E
KnC	Klinesville shaly loam, 8-15 percent slopes	4E
KnD	Klinesville shaly loam, 15-25 percent slopes	6E
LaB	Laidig channery loam, 3-8 percent slopes	2E
LaC	Laidig channery loam, 8-15 percent slopes	3E
LagB	Laidig gravelly loam, 3 to 8 percent slopes	2E
LagC	Laidig gravelly loam, 8 to 15 percent slopes	3E
LagD	Laidig gravelly loam, 15 to 25 percent slopes	4E
LdgD	Laidig gravelly loam, 8 to 25 percent slopes, extremely stony	7S
LdgF	Laidig gravelly loam, 25 to 60 percent slopes, extremely stony	7S
LegB	Leck kill channery silt loam, 3 to 8 percent slopes	2E
LegC	Leck kill channery silt loam, 8 to 15 percent slopes	3E
LfgD	Leck kill-Calvin channery silt loam, 15 to 25 percent slopes	4E
LggD	Leck kill channery silt loam, 8 to 25 percent slopes, very stony	6S
MaA	Markes silt loam, 0-5 percent slopes	4W
MagB	Markes silt loam, 3 to 8 percent slopes	4W
MfgB	Meckesville gravelly loam, 3 to 8 percent slopes, extremely stony	6S
MfgD	Meckesville gravelly loam, 8 to 25 percent slopes, extremely stony	7S
MuB	Murrill gravelly silt loam, 3-8 percent slopes	2E
PeB	Penn shaly silt loam, 3-8 percent slopes	2E
Ph	Philo silt loam	2W
Po	Pope loam	1
Udgb	Udorthents, shale and sandstone, 0 to 8 percent slopes	7S
UdgD	Udorthents, shale and sandstone, 8 to 25 percent slopes	7S
UggB	Urban land, 0 to 8 percent slopes	8S
UkgB	Urban land-Berks complex, 0 to 8 percent slopes	8S
UkgD	Urban land-Berks complex, 8 to 25 percent slopes	8S
UR	Urban land Berks complex	8S
UzcB	Urban land-Udorthents, shale and sandstone complex, 0 to 8 percent slopes	8S
WeB	Weikert shaly silt loam, 3-8 percent slopes	3E
WeC	Weikert shaly silt loam, 8-15 percent slopes	4E
WeD	Weikert shaly silt loam, 15-25 percent slopes	6E
WeE	Weikert shaly silt loam, 25-50 percent slopes	7E
WegB	Weikert channery silt loam, 3 to 8 percent slopes	3E
WegC	Weikert channery silt loam, 8 to 15 percent slopes	4E
WegD	Weikert channery silt loam, 15 to 25 percent slopes	6E
W	Water	-

Source: Soil Survey of Lebanon County, Pennsylvania

## SLOPE

Soil types located in East Hanover Township with restrictions related to steepness of slope include the following:

<b>TABLE 2 STEEPLY SLOPING SOILS - EAST HANOVER TOWNSHIP</b>
<b><u>SOILS WITH SLOPES GREATER THAN 15 PERCENT</u></b>
BeD - Bedington shaly silt loam, 15-25 percent slopes
BegD - Bedington channery silt loam, 15 to 25 percent slopes
BkD - Berks shaly loam, 15-25 percent slopes
BkgD - Berks channery silt loam, 15 to 25 percent slopes
KnD - Klimesville shaly loam, 15-25 percent slopes
LagD - Laidig gravelly loam, 15 to 25 percent slopes
LfgD - Leck kill-Calvin channery silt loam, 15 to 25 percent slopes
WeD - Weikert shaly silt loam, 15-25 percent slopes
WegD - Weikert channery silt loam, 15 to 25 percent slopes
<b><u>SOILS WITH SLOPES GREATER THAN 25 PERCENT</u></b>
HegF - Hazleton very channery loam, 25 to 60 percent slopes, extremely stony
LdgF - Laidig gravelly loam, 25 to 60 percent slopes, extremely stony
WeE - Weikert shaly silt loam, 25-50 percent slopes
<b><u>OTHER SLOPE CONSTRAINTS</u></b>
BxC - Buchanan extremely gravelly loam, 8-25 percent slopes
BxD - Buchanan gravelly loam, 8 to 25 percent slopes, extremely stony
CagD - Calvin channery silt loam, 8 to 25 percent slopes, very stony
HeC - Hagerstown-Rock outcrop complex, 8-25 percent slopes
HegD - Hazleton very channery loam, 8 to 25 percent slopes, extremely stony
LdgD - Laidig gravelly loam, 8 to 25 percent slopes, extremely stony
LggD - Leck kill channery silt loam, 8 to 25 percent slopes, very stony
MfgD - Meckesville gravelly loam, 8 to 25 percent slopes, extremely stony
UdgD - Udorthents, shale and sandstone, 8 to 25 percent slopes
UkgD - Urban land-Berks complex, 8 to 25 percent slopes
Source: Soil Survey of Lebanon County, Pennsylvania

## AGRICULTURAL CAPABILITY

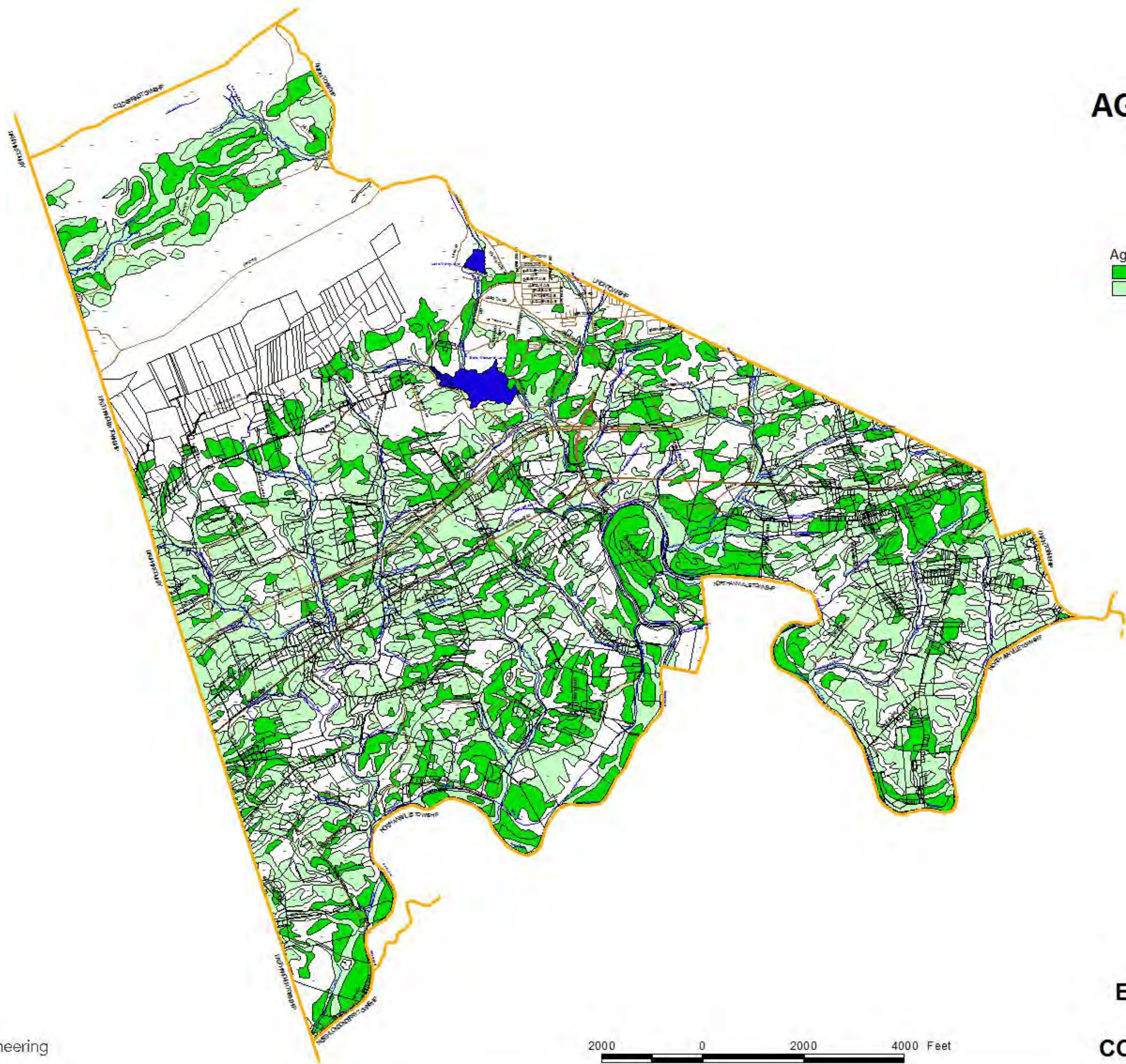
Agriculture plays an important role in the economy of East Hanover Township. It is essential that the prime agricultural land be delineated and, wherever possible, preserved for agricultural use.

The best lands for farming are based on categories defined by the U.S. Department of Agriculture's Natural Resources Conservation Service (NRCS). The agricultural capability classification is a grouping of soils that indicates how suitable soils are for most kinds of farming. These groupings are based on limitations of the soils, the risk of damage when used, and the way they respond to treatment. There are seven classes in the capability system, with Class I being the soils that have the fewest limitations restricting their use.

The lands good for rotational farming are deep to moderate deep, well-drained soils. They have a wide range in natural fertility and moderate to high moisture holding capacity. The "good" soils are generally well adapted to intensive agricultural use, but moderate natural limitations or risks exist in many cases. When they are farmed, a moderately intensive crop rotation should be used, protected by contour strip cropping on slopes over two percent. Diversion terraces are needed on



# MAP 8 AGRICULTURAL SOILS



Agricultural Soils  
PRIME FARMLAND  
FARMLAND OF STATEWIDE IMPORTANCE

the longer and steeper slopes. The productivity of the moderately, well-drained soils can be improved by installing surface and subsurface drains.

The areas termed “fair” in agricultural capability consist of gently to moderately sloping soils. The fair soils are deep, moderately deep, shallow, stony and non-stony with a wide range in natural limitations or hazards produced by soil properties, slopes or erosion. Fair soils are rather well adapted to rotational cropland. However, to conserve soil and water, a low intensity rotation protected by contour strips and diversion terraces should be used.

The “poor” soils for farming purposes are found primarily along the steeper slopes adjacent to the stream valleys and drainage channels. The area classified as poor includes deep, moderately deep, shallow, stony and non-stony soils with a wide range in natural fertility and moisture holding capacity. These soils, however, are not suited to cultivation because of very severe natural limitations. The poor soils are best suited for use as hay, pasture, woodland, recreation or scenic areas. The grassland areas should be limed and fertilized adequately. Diversion terraces may be needed to protect the steeper slopes. In these poor soils, small areas of poorly drained soils may be found and also stony soils that are too rocky to cultivate.

### **PRIME AGRICULTURAL LAND**

In an effort to protect the Country’s best farmland, the Soil Conservation Service in cooperation with other interested agencies at the national, state and local levels of government has developed an inventory of prime farmland soils. Prime farmland, as defined by the USDA-NRCS, is the land that is best suited for producing food, feed, forage, fiber, and oilseed crops. It has the soil quality, growing season, and water supply needed to economically produce a sustained high yield of crops when it is treated and managed using acceptable farming methods. Prime farmland produces the highest yields with minimal inputs of energy and economic resources, and farming it results in the least damage to the environment. According to the NRCS, qualities which characterize prime agricultural soils include high permeability to water and air, few or no rocks, optimum levels of acidity and alkalinity, 0 to 8 percent slopes, and the absence of flooding during the growing season. These soils may now be utilized for crops, pasture, woodland, or land covers other than urban land or water areas.

The soil series identified as Prime Farmland by the USDA found in the Township are listed in Table 3 and shown on the Agricultural Soils Map. All of the Prime Farmland soils designated by the USDA are Class I or II soils. In addition to those soils listed as Prime Farmland by the USDA, other soils qualify as Farmland of Statewide Importance. Under the PA Municipalities Planning Code, all Class I, II and III soils are also considered to be Prime Agricultural Land. Farmland of Statewide Importance and MPC-designated Prime Farmland Soils are also identified in Table 3. As can be seen from the Agricultural Soils Map, approximately two-thirds of East Hanover Township’s land area is classified as either Prime Farmland Soil or Farmland of Statewide Importance by the USDA; or as Prime Agricultural Land (according to the MPC).

<b>TABLE 3</b>	
<b>AGRICULTURAL SOILS CHARACTERISTICS - EAST HANOVER TOWNSHIP</b>	
<u>PRIME FARMLAND</u>	
Bcg - Basher silt loam	
BeA - Bedington shaly silt loam, 0-3 percent slopes	
BeB - Bedington shaly silt loam, 3-8 percent slopes	
BegB - Bedington channery silt loam, 3 to 8 percent slopes	
BwB - Buchanan gravelly loam, 3-8 percent slopes	
CmA - Comly silt loam, 0-3 percent slopes	
CmB - Comly silt loam, 3-8 percent slopes	
LaB - Laidig channery loam, 3-8 percent slopes	
LagB - Laidig gravelly loam, 3 to 8 percent slopes	
LegB - Leck kill channery silt loam, 3 to 8 percent slopes	
MuB - Murrill gravelly silt loam, 3-8 percent slopes	
PeB - Penn shaly silt loam, 3-8 percent slopes	
Ph - Philo silt loam	
Po - Pope loam	
<u>SOILS OF STATEWIDE IMPORTANCE</u>	
Atg - Atkins silt loam	
BeC - Bedington shaly silt loam, 8-15 percent slopes	
BegC - Bedington channery silt loam, 8 to 15 percent slopes	
BkB - Berks shaly loam, 3-8 percent slopes	
BkC - Berks shaly loam, 8-15 percent slopes	
BkgB - Berks channery silt loam, 3 to 8 percent slopes	
BkgC - Berks channery silt loam, 8 to 15 percent slopes	
HbC - Hagerstown silty clay loam, 8-15 percent slopes	
Ho - Holly silt loam	
HugA - Hustontown silt loam, 0 to 3 percent slopes	
HugB - Hustontown silt loam, 3 to 8 percent slopes	
KnB - Klinesville shaly loam, 3-8 percent slopes	
LaC - Laidig channery loam, 8-15 percent slopes	
LagC - Laidig gravelly loam, 8 to 15 percent slopes	
LegC - Leck kill channery silt loam, 8 to 15 percent slopes	
WeB - Weikert shaly silt loam, 3-8 percent slopes	
WegB - Weikert channery silt loam, 3 to 8 percent slopes	
Source: Soil Survey of Lebanon County, Pennsylvania; PA Municipalities Planning Code	

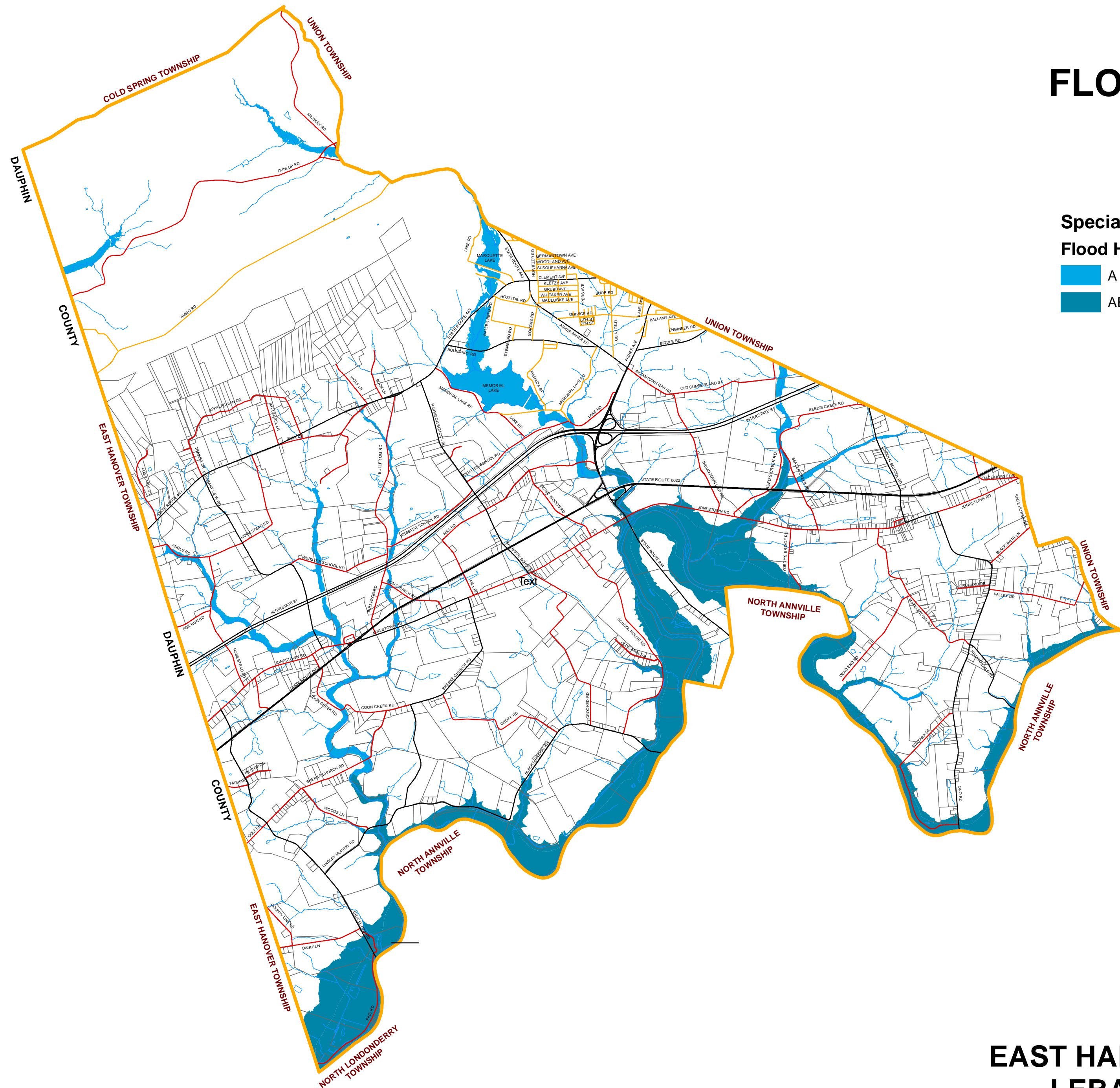
## FLOODPLAINS

Obviously, streams and floodplains constitute areas that are unsuited for development. In addition to the potential danger to property and life from flooding, the stream valleys should be completely protected from erosion and pollution so as to assure adequate water supply and recreational opportunity for future, as well as present, generations to utilize and enjoy.

The approximately 15.6 miles of the Swatara Creek in East Hanover Township and its floodplain, which ranges from over 1000 feet at the extreme eastern boundary of the Township to over 6000 feet just south of Harpers Tavern on the southern Township line, comprises the major portion of undevelopable floodplain land in the Township. The Swatara Creek flows east to west and empties into the Susquehanna River in adjacent Dauphin County.

Other streams in East Hanover Township include Raccoon Creek, Aire Run, and Vesle Run, which all flow in a southerly direction and empty into the Swatara Creek; Manada Creek, which

# MAP 9 FLOODPLAINS

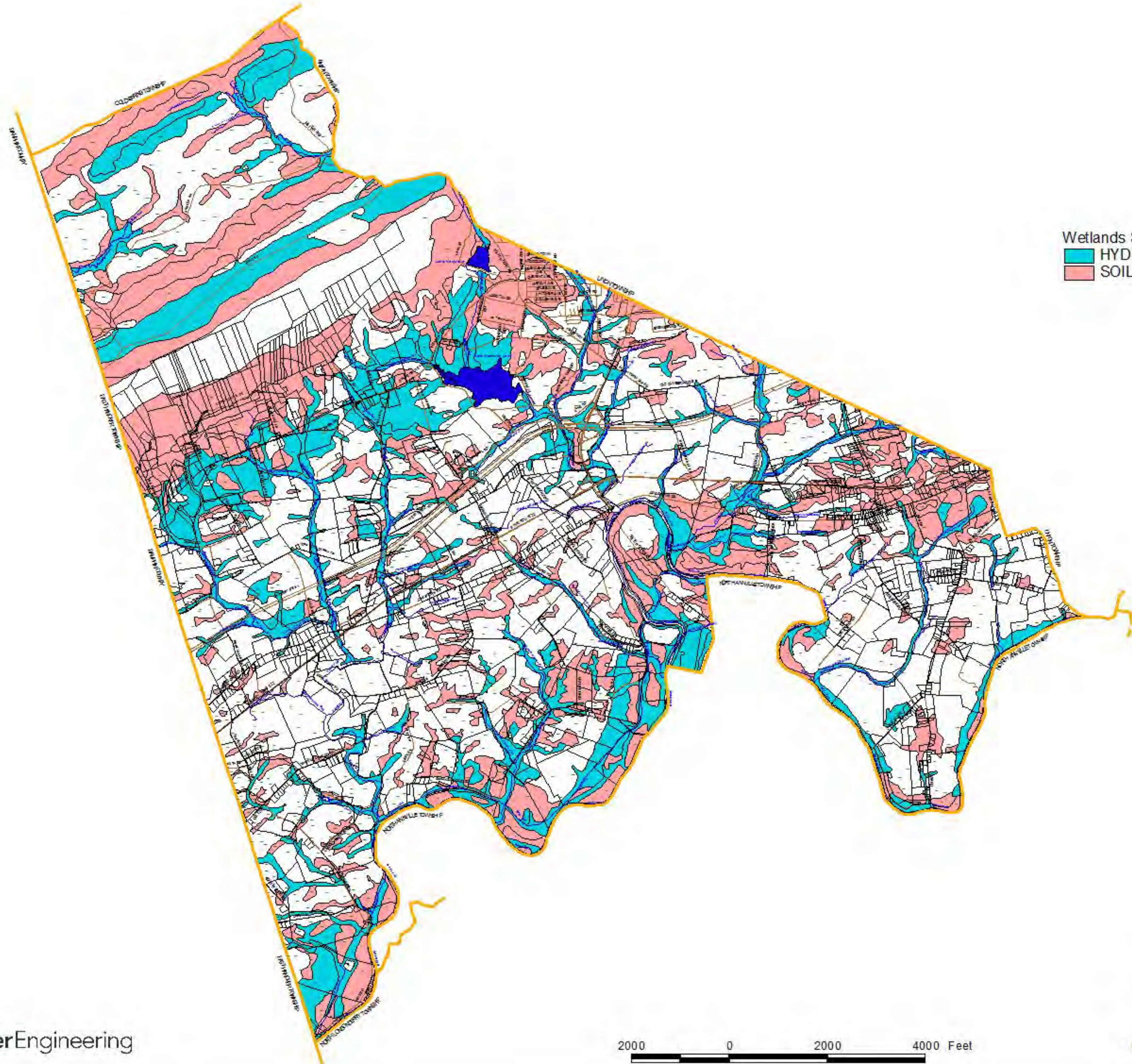


Special Floodplain Hazard Areas  
Flood Hazard Districts

-  A ZONE
-  AE ZONE



# MAP 10 WETLANDS



Wetlands Soils  
■ HYDRIC SOILS  
■ SOILS WITH INCLUSIONS OF HYDRIC COMPONENTS



flows in a westward direction out of East Hanover Township and joins the Swatara Creek in Dauphin County; and, Indiantown Run, which flows southward through the Gap and feeds Marquette and Memorial Lakes.

These streams have floodplains ranging from over 133 feet along sections of Manada Creek, to over 665 feet at the juncture of Vesle Run and Swatara Creek. Raccoon Creek has a floodplain in excess of 366 feet, Indiantown Run's is 532 feet, and Aire Run's floodplain broadens from 366 feet at the eastern boundary line to over 532 feet at the stream's juncture with the Swatara Creek.

The one hundred year floodplain along the Swatara Creek will be considered mostly a conservation area in the Township. Development of any type should be discouraged here; instead, grass, shrubs, and trees should be planted in an effort to prevent erosion, pollution, and excessive property damage. This area may also serve as a recreation area, including parks and camping grounds, and possibly as an agricultural area.

### WETLANDS

Wetlands exist within the floodplains defined above. Therefore, protection of the floodplains will also preserve wetlands and the flora and fauna they perpetrate. Isolated wetland areas may exist throughout the Township and should be defined prior to design or construction on any property.

<b>TABLE 4</b>
<b>WETLAND/HYDRIC SOILS - EAST HANOVER TOWNSHIP</b>
<b>HYDRIC SOILS</b>
AngB - Andover gravelly loam, 3 to 8 percent slopes
AogB - Andover gravelly loam, 0 to 8 percent slopes, extremely stony
Atg - Atkins silt loam
BrA - Brinkerton silt loam, 0-3 percent slopes
BrB - Brinkerton silt loam, 3-8 percent slopes
Ho - Holly silt loam
MaA - Markes silt loam, 0-5 percent slopes
MagB - Markes silt loam, 3 to 8 percent slopes

<b>TABLE 4 WETLAND/HYDRIC SOILS - EAST HANOVER TOWNSHIP (CONTINUED)</b>
<b><u>SOILS WITH INCLUSIONS OF HYDRIC COMPONENTS</u></b>
Bcg - Basher silt loam
BwB - Buchanan gravelly loam, 3-8 percent slopes
BxB - Buchanan extremely gravelly loam, 3-8 percent slopes
BxC - Buchanan extremely gravelly loam, 8-25 percent slopes
BxB - Buchanan gravelly loam, 0 to 8 percent slopes, extremely stony
BxD - Buchanan gravelly loam, 8 to 25 percent slopes, extremely stony
CmA - Comly silt loam, 0-3 percent slopes
CmB - Comly silt loam, 3-8 percent slopes
HugA - Hustontown silt loam, 0 to 3 percent slopes
HugB - Hustontown silt loam, 3 to 8 percent slopes
KnB - Klinesville shaly loam, 3-8 percent slopes
KnC - Klinesville shaly loam, 8-15 percent slopes
LagD - Laidig gravelly loam, 15 to 25 percent slopes
LgdD - Laidig gravelly loam, 8 to 25 percent slopes, extremely stony
LdgF - Laidig gravelly loam, 25 to 60 percent slopes, extremely stony
PeB - Penn shaly silt loam, 3-8 percent slopes
Ph - Philo silt loam
Po - Pope loam
UdgB - Udorthents, shale and sandstone, 0 to 8 percent slopes
UkgB - Urban land-Berks complex, 0 to 8 percent slopes
UkgD - Urban land-Berks complex, 8 to 25 percent slopes
UR - Urban land Berks complex
Source: Soil Survey of Lebanon County, Pennsylvania

### **WOODLANDS**

Woodland areas provide a home to wildlife and birds. Woodlands also provide fuel for heating and lumber for construction. Often these two uses conflict. The Township wishes to protect woodlands. This is best accomplished by land use controls, particularly, through Subdivision and Land Development Plan reviews. Isolated woodlots, for their environmental and aesthetic values, can be designed into such Plans.

Woodland areas exist along the streams and within the floodplains. Small isolated wood lots exist throughout the many farms. These are found mostly south of I-81. North of I-81, large woodland areas are found around Indiantown Gap. Solid continuous woodlands exist along the mountain facing the north boundary of East Hanover Township.

## POPULATION, HOUSING AND EMPLOYMENT

In order to prepare and follow guidelines for future land use, as well as goals involving the physical, economic, and social environment of the Township, it is crucial to have an understanding of East Hanover Township's population as well as its population characteristics. For example, future residential, industrial, commercial, recreational, and other developments require different amounts and types of land. Each of these developments is related to the level and type of population it must serve.

The most important Township resource is its people. The population of the Township is declining, and the particular characteristics of the population are changing also. The character of the population should be evaluated and reflected in the Township's Comprehensive Plan.

This section includes historical data as well as current information. This information will be used in forming and evaluating strategies to implement the Township's goals and objectives and will be used to more efficiently allocate the resources identified in the Background Studies. Additionally, this information can be used to provide objective support for land use goals and ensure that policies are rationally related to needs.

### POPULATION CHARACTERISTICS

Demographic profiles help us determine the character and needs of the community. Several elements that are useful in assessing the Township's future include its historic growth, housing characteristics, incomes, educational attainment, labor force, and population growth. Aided by these elements we can provide useful strategies for the proposed goals involving the physical, economic, and social environment of the community.

According to the U.S. Bureau of Census data, the Township has experienced very erratic population growth over the four decades between 1960 and 2020. During the same time period, the population of the County as a whole has continued to increase. Population decreases in the Township between 1960 and 1970 were followed by a large numerical (and percentage) increase between 1970 and 1980. Since 1980, the total Township population has experienced a net decrease of 294 (10 percent).

<b>TABLE 5</b>						
<b>TOTAL POPULATION - 1960 THROUGH 2020</b>						
	<b>EAST HANOVER TOWNSHIP</b>			<b>LEBANON COUNTY</b>		
<b>YEAR</b>	<b>PERSONS</b>	<b>NUMBER CHANGE</b>	<b>PERCENT CHANGE</b>	<b>PERSONS</b>	<b>NUMBER CHANGE</b>	<b>PERCENT CHANGE</b>
1960	2,140			90,853	9,170	11.2
1970	2,127	(-13)	(-0.6)	99,665	8,812	9.7
1980	2,952	825	38.8	108,582	8,917	8.9
1990	3,058	106	3.6	113,744	5,162	4.8
2000	2,858	(-200)	(-6.5)	120,327	6,583	5.8
2010	2,801	(-57)	(-2.0)	133,568	13,241	11.0
2020	2,658	(-143)	(-5.1)	143,257	9,689	7.3

Source: U.S. Department of Commerce, Bureau of Census, 1960 - 2020

Table 6 displays the population in households and in group quarters in the last two decades. As can be seen in the Table, while the total Township population decreased by 143 in the most recent 10-year period, the population in households increased by 75. This increase was offset by a large decrease in the number of persons in college/university student housing and in military quarters

in 2020. It should be noted that no information is available yet regarding the breakdown between college/university student housing and military quarters in 2020.

<b>TABLE 6 HOUSEHOLD RELATIONSHIP AND GROUP QUARTERS – 2010 AND 2020</b>		
<b>2010</b>		
	<b>Number</b>	<b>Percent</b>
Total Population	2,801	100.0
In households	2,556	91.3
In group quarters	245	8.7
Institutionalized Population	0	0.0
College/university student housing	182	6.5
Military quarters	63	2.2
<b>2020</b>		
	<b>Number</b>	<b>Percent</b>
Total Population	2,658	100.0
In households	2,629	98.9
In group quarters	29	1.1
Institutionalized Population	0	0
College/university student housing	N/A	N/A
Military quarters	N/A	N/A
Source: U.S. Department of Commerce, Bureau of Census, 2010 - 2020		

### **AGE GROUPINGS**

A review of the age characteristics of the Township provides insight into which age groupings will be dominant in the future. As can be seen when the 2010 and 2020 percentages of Township population are compared, while the population in the age groups 0-14 years increased by 47 (2.5 percent), the percentage of the total Township population in the under-24 age groups still decreased in the last decade. The age groups with the largest decrease (both in percentage and actual numbers) were the 20-24 year old group and the 45-54 year age group. These age groups both experienced a 4.2 percent reduction over the 10-year period – and net decreases of 126 and 139 people, respectively.

<b>TABLE 7 PERSONS BY AGE - 2010</b>				
	<b>EAST HANOVER TOWNSHIP</b>		<b>LEBANON COUNTY</b>	
	<b>2010 POPULATION</b>		<b>2010 POPULATION</b>	
<b>AGE</b>	<b>PERCENT</b>	<b>NUMBER</b>	<b>PERCENT</b>	<b>NUMBER</b>
0-5	5.1	142	6.3	8,458
5-14	9.1	255	12.7	16,986
15-19	7.8	219	6.5	8,731
20-24	8.6	242	5.8	7,733
25-34	10.1	282	11.1	14,867
35-44	11.4	319	12.7	16,967
45-54	17.8	500	14.7	19,729
55-64	15.7	439	13.0	17,368
65-74	8.8	248	8.5	11,371
75-84	4.3	123	5.7	7,736
85-Over	1.1	32	2.6	3,537
Median Age	---	43.5	---	40.1
TOTAL	100.00	2,801	100.0	133,568
Source: U.S. Department of Commerce, Bureau of Census, 2010				

The Township percentage population over 65 also continues to increase – from 403 (14.2 percent) in 2010 to 533 (20.1 percent) in the Year 2020. the over-65 population in the Township is at almost the same percentage as that of the County overall.

<b>TABLE 8 PERSONS BY AGE - 2020</b>				
	<b>EAST HANOVER TOWNSHIP 2020 POPULATION</b>		<b>LEBANON COUNTY 2020 POPULATION</b>	
<b>AGE</b>	<b>PERCENT</b>	<b>NUMBER</b>	<b>PERCENT</b>	<b>NUMBER</b>
0-5	5.0	132	5.5	7,914
5-14	11.7	312	13.0	18,581
15-19	5.7	151	6.4	9,177
20-24	4.4	116	5.7	8,212
25-34	11.2	297	11.2	16,115
35-44	11.1	294	11.5	16,455
45-54	13.6	361	12.0	17,257
55-64	16.6	442	13.8	19,818
65-74	12.9	344	11.5	16,485
75-84	5.3	141	6.4	9,113
85-Over	1.8	48	2.9	4,130
Median Age	---	45.2	---	41.8
<b>TOTAL</b>	<b>100.00</b>	<b>2,658</b>	<b>100.0</b>	<b>143,257</b>

Source: U.S. Department of Commerce, Bureau of Census, 2020

The number of males versus females in the Township was higher in both 2010 and 2020, while the County breakdowns showed a higher percentage of females than males.

<b>TABLE 9 GENDER – 2010 AND 2020</b>					
<b>AREA</b>	<b>TOTAL POPULATION</b>	<b>MALES</b>		<b>FEMALES</b>	
		<b>NUMBER</b>	<b>PERCENT</b>	<b>NUMBER</b>	<b>PERCENT</b>
<b>2010</b>					
East Hanover Township	2,801	1,424	50.8	1,377	49.2
Lebanon County	133,568	65,161	48.8	68,407	51.2
<b>2020</b>					
East Hanover Township	2,658	1,352	50.9	1,306	49.1
Lebanon County	143,257	70,074	48.9	73,183	51.1

Source: U.S. Department of Commerce, Bureau of Census, 2010 - 2020

## RACE CHARACTERISTICS

The next table features the race characteristics in the Township from the 2010 and 2020 Censuses. As can be seen in the table, the minority population of the Township has decreased by less than two percent in the last ten years. East Hanover Township still contains a much lower minority population when compared to the County overall.

<b>TABLE 10 RACE CHARACTERISTICS – 2010 AND 2020</b>		
<b>ETHNIC GROUP</b>	<b>EAST HANOVER TOWNSHIP</b>	<b>LEBANON COUNTY</b>
<b>2010</b>		
White	93.6%	91.0%
Black/African American	1.7%	2.2%
American Indian/ Alaska Native	0.2%	0.2%
Asian	1.1%	1.1%
Native Hawaiian/ Pacific Islander	0.0%	0.0%
Other Race	2.4%	3.9%
Two Or More Races	1.0%	1.6%
Hispanic Origin (Any Race)	5.1%	9.3%
<b>2020</b>		
White	92.0%	82.7%
Black/African American	0.9%	2.3%
American Indian/ Alaska Native	0.3%	0.2%
Asian	0.4%	1.6%
Native Hawaiian/ Pacific Islander	0.1%	0.1%
Other Race	2.3%	6.6%
Two Or More Races	3.9%	6.7%
Hispanic Origin (Any Race)	3.9%	14.2%
Source: U.S. Department of Commerce, Bureau of Census, 2010 - 2020		

## INCOME AND POVERTY LEVELS

One must also consider the economy of the area when trying to plan for its future. In both 2009 and 2019, median family incomes in the Township were higher than that of the County. In 2019, per capita income in the Township was greater than that of the County, but median family income was less. The Township's 2009 poverty rate for families was considerably less than that of Lebanon County overall; this gap was reduced significantly in 2019.

<b>TABLE 11 INCOME LEVELS – 2009 AND 2019</b>		
	<b>EAST HANOVER TOWNSHIP</b>	<b>LEBANON COUNTY</b>
<b>2009<sup>1</sup></b>		
<b>INCOME</b>		
Per Capita	\$24,403	\$26,238
Median household	\$58,482	\$53,474
Median family	\$67,422	\$62,993
% of families below poverty level	0.8%	7.1%
<b>2019<sup>2</sup></b>		
<b>INCOME</b>		
Per Capita	\$32,686	\$30,088
Median household	\$71,676	\$76,649
Median family	\$96,202	\$89,182
% of families below poverty level	6.4%	8.0%
Source: <sup>1</sup> 2007 – 2011 American Community Survey – 5 Year Estimates; <sup>2</sup> 2020 American Community Survey – 5 Year Estimates		

### **POST YEAR 2020 POPULATION ESTIMATES**

The U.S. Department of Commerce, Bureau of Census, publishes municipal-level population estimates annually. These annual estimates are based on statistical samples, not 100-percent counts as performed for the decennial Census. Table 12 provides historical Census information for the period 1960 through 2020, as well as annual estimates for the years 2021 and 2022.

<b>TABLE 12 EAST HANOVER TOWNSHIP TOTAL POPULATION - 1960 THROUGH 2020 (ACTUAL) AND 2021 THROUGH 2022 (ESTIMATES)</b>			
<b>YEAR</b>	<b>PERSONS</b>	<b>NUMBER CHANGE</b>	<b>PERCENT CHANGE</b>
1960	2,140		
1970	2,127	(-13)	(-0.6)
1980	2,952	825	38.8
1990	3,058	106	3.6
2000	2,858	(-200)	(-6.5)
2010	2,801	(-57)	(-2.0)
2020	2,658	(-143)	(-5.1)
2021	2,653	(-5)	(-0.2)
2022	2,666	13	0.5
Sources: U.S. Department of Commerce, Bureau of Census, 1960 – 2020; American Community Survey, 5-year Estimates; Bureau of Census, July 1, 2021 and July 1, 2022 Municipal Estimates			

## POPULATION PROJECTIONS

Population projections are important to the future allocation of land use and the delivery of public services. The projections become a building block that will be used repeatedly to forecast future spatial and service needs. Consequently, great care must be exercised to assure that these figures represent the “best guess” as to how the Township will grow.

It is important to understand that no population projection can accurately forecast all of the factors that might cause a particular rate of growth. Instead, historical trends are analyzed and compared with perceived current trends to see how accurately they predict recent data; then, the most accurate method is used to predict future conditions.

Three different population projection techniques are applied to the Township's historic trends; each of these will be discussed, and one will be selected for use.

### Method 1

This method uses a geometric extrapolation projection technique. It forecasts a growth rate based upon historical population trends. By analyzing the percentage increases recorded in the Township since 1980, it was determined that the Township decreased in population by an average of 2.5% during each decade. This technique assumes that the Township will decline at an average rate similar to that experienced since 1980. By applying this change rate to the 2020 Census figures, the following projections result:

<u>2020</u>	<u>2030</u>	<u>2040</u>
2,658	2,592	2,527

### Method 2

This method forecasts a growth rate that acknowledges the decline in household population in the past three decades – but also considers the availability of public sewers in the Ono area. Based upon the availability of a limited number of additional connections to the Township's public sewer system, a net population increase of three percent per decade was assumed. By applying this rate to the 2020 Census figures, the following projections result:

<u>2020</u>	<u>2030</u>	<u>2040</u>
2,658	2,738	2,820

### Method 3

This method forecasts a growth rate based on the U.S. Census population estimates for July 1, 2021 and July 1, 2022. During that two-year period the Township population was estimated to have increased by 0.3 percent. (or 1.5 percent per



decade). By applying this change rate to the 2020 Census figures, the following projections result:

<u>2020</u>	<u>2030</u>	<u>2040</u>
2,658	2,698	2,738

As can be seen from Table 13, only two of the three projections result in an increase in total Township population over the future twenty-year period. It is assumed that the Township will continue to be impacted by growth pressures currently being experienced in the County, as more specifically in East Hanover's neighboring Townships. It was also assumed that the existence of public sewers will increase residential development pressure in the Township.

It should be noted that the 2007 Lebanon County Comprehensive Plan included population projections for the Township in the three percent increase range for the decades from 2000 to 2020.

<b>TABLE 13 SUMMARY OF POPULATION PROJECTIONS EAST HANOVER TOWNSHIP</b>				
<b>PROJECTION METHOD</b>	<b>2020 ACTUAL POPULATION</b>	<b>2030 PROJECTED POPULATION</b>	<b>2020-2030 NUMERICAL CHANGE</b>	<b>2020-2030 PERCENT CHANGE</b>
Method #1	2,658	2,592	(-) 66	(-) 2.5
Method #2	2, 658	2,738	80	3.0
Method #3	2, 658	2,698	40	1.5
<b>PROJECTION METHOD</b>	<b>2030 PROJECTED POPULATION</b>	<b>2040 PROJECTED POPULATION</b>	<b>2030-2040 NUMERICAL CHANGE</b>	<b>2030-2040 PERCENT CHANGE</b>
Method #1	2,592	2,527	(-) 65	(-) 2.5
Method #2	2,738	2,820	82	3.0
Method #3	2,698	2,738	40	1.5
<b>PROJECTION METHOD</b>	<b>2020 – 2040 NUMERICAL CHANGE</b>		<b>2020 – 2040 PERCENT CHANGE</b>	
Method #1	(-) 131		(-) 4.9	
Method #2	162		6.1	
Method #3	80		3.0	
Source: U.S. Department of Commerce, Bureau of Census; Consultant's Calculations				

## HOUSING

One of the most important assets of the community is the quality and condition of the Township's residential neighborhoods and housing stock. Both personal and public benefits are derived from a well-maintained and varied housing stock. In addition to the personal economic benefits derived from appreciating property values, the individual benefits from the opportunity to choose from a variety of different housing types, styles, prices, and environmental settings. The public benefits economically with the assurance of a sound residential tax base that will continue to appreciate as the housing stock is maintained and grows. Studying existing housing conditions and planning future housing initiatives is important for these reasons and in assuring the Township's residential living environment is both safe and healthful.

<b>TABLE 14 TOTAL HOUSING UNITS 2000 - 2010</b>				
<b>AREA</b>	<b>TOTAL HOUSING UNITS</b>		<b>2000-2020 CHANGE</b>	
	<b>2000</b>	<b>2010</b>	<b>NUMBER</b>	<b>PERCENT</b>
East Hanover Township	1,091	1,099	8	0.7
<b>AREA</b>	<b>TOTAL HOUSING UNITS</b>		<b>2010-2020 CHANGE</b>	
	<b>2010</b>	<b>2020</b>	<b>NUMBER</b>	<b>PERCENT</b>
East Hanover Township	1,099	1,132	33	3.0
Source: U.S. Department of Commerce, Bureau of Census, 2000 - 2020				

Examining the housing values and renter's monthly rent in the community allows us to determine what the market will bear for the monthly rent and housing values. As can be seen from the table, in both 2009 and 2019, East Hanover Township had a higher median value for owner occupied units than both Lebanon County and the State overall. In both 2009 and 2019, the median gross rent of renter occupied housing units in the Township was less than both the County and State.

<b>TABLE 15 HOUSING VALUES, 2009 AND 2019</b>			
	<b>EAST HANOVER TOWNSHIP</b>	<b>LEBANON COUNTY</b>	<b>PENNSYLVANIA</b>
<b>2009</b>			
2009 Median Value of Owner Occupied Housing Units	\$ 185,600	\$ 160,800	\$ 163,200
2009 Median Gross Rent of Renter Occupied Units	\$ 582	\$ 672	\$ 770
<b>2019</b>			
2019 Median Value of Owner Occupied Housing Units	\$206,200	\$176,000	\$187,500
2019 Median Gross Rent of Renter Occupied Units	\$736	\$925	\$1,013
Source: <sup>1</sup> U.S. Department of Commerce, Bureau of Census, 2007 – 2011 American Community Survey – 5 Year Estimates; <sup>2</sup> 2020 American Community Survey – 5 Year Estimates			

There are several benefits in looking at the quality and condition of the residential neighborhoods and housing stock. Not only does a nice home provide personal satisfaction to the homeowner

but to the community also. Looking at all the different housing types, styles, prices, and environmental settings allows the community to offer a wide spectrum of housing possibilities. Table 16 provides a breakdown of the 2010 and 2020 housing stock by type and number of units in the structure.

<b>TABLE 16 HOUSING CHARACTERISTICS – 2010 AND 2020</b>				
	<b>EAST HANOVER TOWNSHIP</b>		<b>LEBANON COUNTY</b>	
<b>2010<sup>1</sup></b>				
	<b>NUMBER</b>	<b>PERCENT</b>	<b>NUMBER</b>	<b>PERCENT</b>
<b>TYPE</b>				
Single Family Detached	969	83.1	32,650	59.7
Single Family Attached	11	0.9	9,948	18.0
2 - 4 Unit Structures	25	2.1	5,470	9.9
5+ Unit Structures	41	3.5	4,352	7.8
Mobile Home and Others	120	10.3	2,868	5.2
<b>TOTAL</b>	<b>1,166</b>	<b>100.0</b>	<b>55,288</b>	<b>100.0</b>
<b>TENURE</b>				
Owner-Occupied	946	81.2	38,217	69.1
Renter-Occupied	105	9.0	13,682	24.8
Vacant	115	9.9	3,389	6.1
<b>TOTAL</b>	<b>1,166</b>	<b>100.0</b>	<b>55,288</b>	<b>100.0</b>
<b>2020<sup>2</sup></b>				
	<b>NUMBER</b>	<b>PERCENT</b>	<b>NUMBER</b>	<b>PERCENT</b>
<b>TYPE</b>				
Single Family Detached	1,016	78.7	35,188	59.9
Single Family Attached	49	3.8	10,744	18.3
2 - 4 Unit Structures	71	5.5	5,395	9.2
5+ Unit Structures	22	1.7	3,145	5.3
Mobile Home and Others	133	10.3	2,937	5.0
<b>TOTAL</b>	<b>1,291</b>	<b>100.0</b>	<b>58,793</b>	<b>100.0</b>
<b>TENURE</b>				
Owner-Occupied	814	71.9	39,110	66.2
Renter-Occupied	249	22.0	16,698	28.3
Vacant	69	6.1	3,276	5.5
<b>TOTAL</b>	<b>1,132</b>	<b>100.0</b>	<b>59,084</b>	<b>100.0</b>
Source: <sup>1</sup> U.S. Department of Commerce, Bureau of Census, 2010; 2007 – 2011 American Community Survey – 5 Year Estimates; <sup>2</sup> U.S. Department of Commerce, Bureau of Census, 2020; 2021 American Community Survey – 5 Year Estimates				

In 2010, the Township had a much higher percentage of one-unit detached and mobile homes than did the County. Conversely, the Township had a much lower percentage of 1 unit attached structures and structures with 2 or more units. In 2020, the percentage of single family detached dwellings increased, while the number and percentage of single family attached dwellings increased significantly. In 2020, the overall percentage of multi-family dwellings remained well below the County percentages.

<b>TABLE 17 YEAR STRUCTURE BUILT, 2010 AND 2020</b>				
	<b>EAST HANOVER TOWNSHIP</b>		<b>LEBANON COUNTY</b>	<b>PENNSYLVANIA</b>
	<b>NUMBER</b>	<b>(%)</b>	<b>(%)</b>	<b>(%)</b>
<b>2010<sup>1</sup></b>				
TOTAL UNITS	1,185	100.0	100.0	100.0
2000 or later	115	9.7	10.8	6.9
1990 - 1999	79	6.7	10.9	9.3
1980 - 1989	179	15.1	10.1	9.9
1970 - 1979	305	25.7	15.3	12.8
1969 or earlier	507	42.8	52.9	61.0
<b>2020<sup>2</sup></b>				
TOTAL UNITS	1,374	100.0	100.0	100.0
2010 or later	75	5.5	4.5	3.5
2000 - 2009	102	7.4	11.4	8.1
1990 - 1999	75	5.5	10.7	9.6
1980 - 1989	162	11.8	9.3	9.6
1970 - 1979	223	16.2	14.3	12.5
1969 or earlier	737	53.6	50.0	56.7
Source: <sup>1</sup> 2007 – 2011 American Community Survey – 5 Year Estimates; <sup>2</sup> 2020 American Community Survey – 5 Year Estimates				

As can be seen from Table 17, in 2010, over 68 percent of the housing stock in the Township was over 30 years old. This percentage was less than that of the County or the State as a whole. In 2020, over 80 percent of the housing stock in the Township was over 30 years old. It can also be seen from the 2020 statistics that the number of new housing units constructed in the Township has declined in the past three decades.

Table 18 emphasizes the fact that, while the resident population of the Township is fairly stable, one third of the population have moved into their present residence in during the ten years prior to the 2020 Census, compared to with approximately 40 percent having moved in prior to 1990.

**TABLE 18  
YEAR HOUSEHOLDER MOVED INTO RESIDENCE**

	East Hanover Township		Lebanon County	Pennsylvania
	Number	(%)	(%)	(%)
Total Occupied Housing Units	1,133	100.0	100.0	100.0
Moved in 2015 or later	195	17.2	28.8	27.7
Moved in 2010 to 2014	188	16.6	18.4	17.6
Moved in 2000 to 2009	300	26.5	24.6	22.6
Moved in 1990 to 1999	140	12.4	11.6	13.4
Moved in 1989 or earlier	310	27.4	16.5	18.7

Source: 2019 American Community Survey – 5 Year Estimates

**POST YEAR 2020 HOUSING ESTIMATES**

The U.S. Department of Commerce, Bureau of Census, also publishes municipal-level housing unit estimates annually. These annual estimates are based on statistical samples, not 100-percent counts as performed for the decennial Census. Table 19 provides historical Census information for the period 1960 through 2020, as well as an annual estimate for the year 2021.

<b>TABLE 19 TOTAL HOUSING UNITS, OCCUPIED AND VACANT 1990 – 2020 (ACTUAL) AND 2021 (ESTIMATED)</b>			
<b>YEAR</b>	<b>TOTAL UNITS</b>	<b>OCCUPIED</b>	<b>VACANT</b>
<b>1990</b>	<b>1,105</b>	<b>1,036</b>	<b>69</b>
<b>2000</b>	<b>1,091</b>	<b>1,034</b>	<b>57</b>
<b>2010</b>	<b>1,099</b>	<b>1,025</b>	<b>74</b>
<b>2020</b>	<b>1,132</b>	<b>1,063</b>	<b>69</b>
2021	1,291	1,237	54

Sources: U.S. Department of Commerce, Bureau of Census, 1990 – 2010;  
American Community Survey, 5-year Estimates

**FUTURE HOUSING NEEDS**

As the population of East Hanover Township increases, additional housing will be needed. The type of housing that may be built depends greatly on the values and desires of the population. While the number of additional dwellings that may be needed can be estimated based on a projection of overall Township population, the types of dwelling units that may be constructed cannot be estimated.

The 2020 Census data released to date includes statistics on the total number of persons residing in the Township as well as the average household and family sizes. The estimated average household size in 2020 was 2.18; the average family size was 2.69.

The three population projections prepared previously can be used to estimate the number of new housing units needed over the next 20 years.

The largest population increase (162) was projected using Method 2. If the Year 2020 average household size of 2.18 is used and a 5 percent vacancy rate is assumed, 78 additional dwelling units will be required to accommodate this population increase. If the lower population projection with an increase (Method 3) is used, only 39 additional housing units will be required through the Year 2040. No additional housing units would be required for the projected population decrease under Method 1.

While it is important from the perspective of the Township to allow for adequate developable land to construct additional housing units, it is equally important that a wide range of opportunities for all types and costs of housing also be provided - both for existing and future Township residents. This can best be accomplished by providing for various types and densities of housing through the Township Zoning Ordinance, as well as providing for innovative approaches to residential development - such as clustering and conservation subdivision designs. The recent installation of public sewers in the Ono area can allow for increased densities and a mix of housing unit types.

### EDUCATIONAL ATTAINMENT

In 2010, the percentage of East Hanover Township residents 25 years and older who were high school graduates and/or college graduates was slightly lower than that of the County. By 2020, while both the Township and the County experienced increases in the percentages of high school and college graduates, the percentage of Township residents that were high school graduates surpassed that of the County overall.

<b>TABLE 20</b>		
<b>EDUCATIONAL LEVELS – 20100 AND 2020</b>		
	<b>EAST HANOVER TOWNSHIP</b>	<b>LEBANON COUNTY</b>
<b>2010<sup>1</sup></b>		
<b>EDUCATION</b>		
Percent high school graduates	82.9%	84.9%
Percent college graduates	16.2%	18.7%
<b>2020<sup>2</sup></b>		
<b>EDUCATION</b>		
Percent high school graduates	89.4%	87.6%
Percent college graduates	21.4%	22.1%
Source: <sup>1</sup> 2007 – 2011 American Community Survey – 5 Year Estimates; <sup>2</sup> 2020 American Community Survey – 5 Year Estimates		

## EMPLOYMENT AND OCCUPATION ANALYSIS

An analysis of the number of Township residents, who are employed, along with the types of occupations in which they are employed, provides additional information for planning purposes.

Approximately three-fourths of males were in the labor force in 2010, compared to only 57 percent of females. The percentage of males in the labor force increased slightly (4.1%) over the subsequent 10-year period, while the number of females in the labor force increased significantly - by 12.3%.

<b>TABLE 21 LABOR FORCE PERCENT OF POPULATION 16 AND OVER IN 2010 AND 2020</b>				
	<b>NUMBER</b>		<b>PERCENT</b>	
	<b>MALE</b>	<b>FEMALE</b>	<b>MALE</b>	<b>FEMALE</b>
	<b>MALE</b>	<b>FEMALE</b>	<b>MALE</b>	<b>FEMALE</b>
<b>2010<sup>1</sup></b>				
Labor Force	859	646	73.4%	57.4%
Not Labor Force	312	479	26.6%	42.6%
<b>2020<sup>2</sup></b>				
Labor Force	811	896	77.5%	69.7%
Not Labor Force	236	390	22.5%	30.3%
Source: <sup>1</sup> 2007 – 2011 American Community Survey – 5 Year Estimates; <sup>2</sup> 2020 American Community Survey – 5 Year Estimates				

Services, retail/wholesale trade and manufacturing were the three industries with the highest numbers of employed persons 16 years and over in 2010. By 2020, retail/wholesale trade had increased from 15.8% to 23.7%, while manufacturing had decreased from 15.3% to 10.8%. The number of persons 16 years and over employed in finance and service industries employed approximately 48 % of the labor force in both 2010 and 2020.

<b>TABLE 22 EMPLOYED PERSONS AGE 16 AND OVER BY TYPE OF INDUSTRY – 2010 AND 2020</b>				
	<b>EAST HANOVER TOWNSHIP</b>		<b>LEBANON COUNTY</b>	
	<b>Number</b>	<b>%</b>	<b>Number</b>	<b>%</b>
<b>2010<sup>1</sup></b>				
Agriculture, mining	35	2.4	1,334	2.1
Construction	90	6.2	3,733	5.4
Manufacturing	224	15.3	10,851	17.1
Transportation, information, communication	100	6.8	4,090	6.4
Retail and Wholesale Trade	231	15.8	10,474	16.5
Finance, etc.	59	4.0	2,899	4.6
Services	636	43.5	27,773	43.7
Public administration	88	6.0	2,736	4.3
<b>TOTAL</b>	<b>1,463</b>	<b>100.0</b>	<b>60,590</b>	<b>100.0</b>

<b>2020<sup>2</sup></b>				
Agriculture, forestry, fishing and hunting, and mining	72	4.4	1,419	2.1
Construction	104	6.3	4,505	6.6
Manufacturing	179	10.8	9,975	14.6
Transportation, warehousing and utilities	35	2.1	4,243	6.2
Retail and wholesale trade	392	23.7	10,648	15.6
Finance, etc.	107	6.5	2,791	4.1
Services	666	40.3	31,096	45.6
Information	5	0.3	1,000	1.5
Public administration	94	5.7	2,612	3.0
<b>TOTAL</b>	<b>1,654</b>	<b>100.0</b>	<b>68,289</b>	<b>100.0</b>
Source: <sup>1</sup> 2007 – 2011 American Community Survey – 5 Year Estimates; <sup>2</sup> 2020 American Community Survey – 5 Year Estimates				

As can be seen in Table 23, in 2010, over 80 percent of Township residents who were employed drove alone in a car or other motor vehicle. Approximately 9 percent car-pooled. 2 percent worked at home, 19 people reported using public transportation to travel to work, and another 5 percent walked or used some other means to get to work. In 2020, the percentage of those driving alone increased to 85 percent and the percent carpooling fell to less than 5 percent. No one reported using public transportation. However, the number who walked or used some other means fell from 5 percent to less than 2 percent. The number of residents working at home increased significantly – from 2.3 percent to 8.5 percent.

<b>TABLE 23 TRANSPORTATION TO WORK – 2010 AND 2020 EAST HANOVER TOWNSHIP</b>		
	<b>2010<sup>1</sup></b>	<b>2020<sup>2</sup></b>
<b>Car, truck or van:</b>		
Drove alone	1,199	1,397
Carpooled	132	80
<b>Public Transportation:</b>	19	0
Walked	58	22
Other Means	10	5
Worked at Home	34	139
Mean Travel Time to Work (Minutes)	21.6	21.5
<b>TOTAL</b>	<b>1,452</b>	<b>1,643</b>
Source: <sup>1</sup> 2007 – 2011 American Community Survey – 5 Year Estimates; <sup>2</sup> 2020 American Community Survey – 5 Year Estimates		



## EXISTING LAND USE

For the Township to plan for its future, it must have a good understanding of its past, and of its resources. Prior sections of this Chapter evaluated the physical and social aspects of the Township and identified a number of resources and constraints.

One of the most important elements of a Comprehensive Plan is an analysis of how land has historically and currently being used. This section is an analysis of the Township's existing land uses, or how land is being used today. This information is necessary for the following reasons:

1. *An existing land use analysis will provide a framework in which to understand the historic forces and trends that have resulted in the current arrangement of land uses.*
2. *The analysis will reveal constraints to future development.*
3. *The analysis will help identify areas suitable for future development.*
4. *The analysis will result in information regarding the size and use of property.*
5. *The analysis will determine the amount of land required for various types of use; the areas and locations within the Township best suited for various uses; and the appropriate types and boundaries of any proposed zoning districts.*
6. *The analysis can help to establish a framework for programming future activities and patterns of density.*
7. *The analysis will help to ensure that the Future Land Use Plan does not cause conflict with existing landowners.*

In general, land uses in East Hanover Township include agricultural areas, villages/population centers, single-family detached dwellings, mobile homes, scattered commercial and industrial areas, recreational areas, and community facilities. The Township also contains a significant portion of a unique land use - Fort Indiantown Gap.

As part of the preparation of the Lebanon County Comprehensive Plan, which was adopted in December 2007, a detailed Land Use Profile (Background Study #9) was prepared. As stated in the Land Use Profile:

*“The method used to designate land uses for this study was based on data from the Lebanon County Assessment Office. The Assessment Office maintains an extensive database of information related to each property or parcel located in Lebanon County for the purposes of property-based taxation. ... In brief, the land use field of the County’s computer-assisted mass appraisal (CAMA) database provided the baseline inventory of land use or land cover status. This database was joined to the spatial data of the county’s parcels provided by the Lebanon City/County Geographic Information System Department. The land use field for each parcel was correlated with the numeric functional schema of the American Planning Association’s land-based classification system to generate land use designations appropriate for planning. Land use was given precedence over land cover. For example, a wooded residential parcel was classified as residential. Spatial data, indicating the location of public and quasi-public institutions, was overlaid to specify “institutional” parcels from CAMA’s “exempt” classification.*

*Additional analysis of parcels with building densities of four units per acre or more resulted in reclassification of parcels from low density to high density residential parcels. In order to more accurately delineate undeveloped portions of relatively large urban and rural parcels for use in the build-out analysis, U.S. Census Bureau-designated urbanized areas were used to define urban areas from rural areas. Parcels larger than one acre within the urban areas were reviewed to delineate undeveloped portions of one-half acre or more from otherwise developed parcels. Parcels larger than six acres in rural areas were reviewed to delineate undeveloped portions of parcels three acres or more from otherwise developed parcels. As a result of this methodology, land use categories, their total acreages and the total county acreage vary from figures reported in previous county planning documents. The 2006 Land Use/Cover Map illustrates the land use pattern in Lebanon County as of March 1, 2006.”*

Table 24 summarizes the County’s analysis of the existing land uses in East Hanover Township in March 2006. The Township has not experienced significant development activity since the County’s existing land use analysis in 2006. As a result, an updated existing land use survey and analysis of the Township was not prepared for this Plan update.

The Township's growth has been influenced by a number of factors, including its distance from areas of concentrated development, the existence of Interstates 78 and 81, U.S. 22, and PA Routes 443 and 934 (major highway arteries in the region), the 80-year history of Fort Indiantown Gap, and a history of agricultural activities. The pattern of land use is characterized as follows:

### **AGRICULTURAL/FARMLAND**

Geographically, this land use dominates the vast majority of the Township’s land area. The dominant types of agricultural activity include the raising of field crops, dairy farming and livestock operations. The sizes of farms vary, but most range between 50 and 150 acres. The agricultural activities take advantage of the excellent quality soils found throughout the Township.

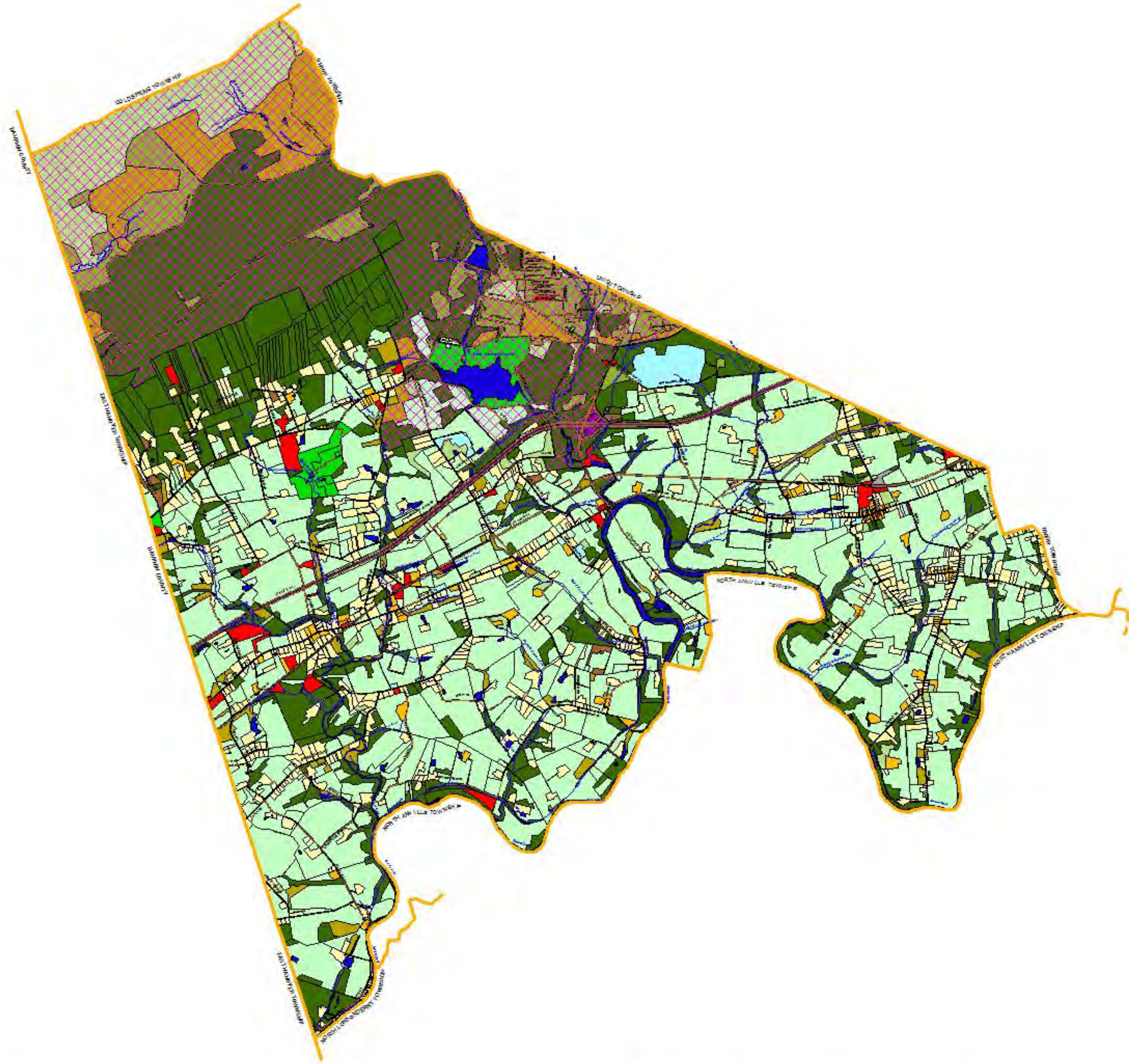
This land use category includes farms, farm dwellings and other farm structures. The mapping of this category is broken down into (1) farmsteads, including barns and confined feeding operations and (2) agricultural land. Geographically, this area comprises more than one-half of the total land area in East Hanover Township. It extends throughout the Township south of Blue Mountain. The dominant type of agricultural activity includes the raising of field crops. The agricultural areas take advantage of the large extent of fine quality soils in the Township.

### **RESIDENTIAL**

This land use category is dominated by single family detached dwellings on lots in planned subdivisions, dwellings in older, established villages (Ono) and rural hamlets (East Hanover, McGillstown and Harper Tavern), dwellings fronting along the major roadways, and scattered dwellings and individual mobile homes located throughout the woodlands and agricultural areas. The majority of residential land uses are along the major roads - including Jonestown Road, Ono Road McGillstown Road and Mountain Road. Several small, and somewhat isolated, subdivisions are located in what would otherwise be characterized as agricultural areas. Some large residences, particularly in the villages, have been converted into multi-family dwellings. Several mobile home parks are also located in the Township. Frequently, lots have been created along the frontages of larger



# MAP 11 EXISTING LAND USE 2006



- Fort Indiantown Gap Property
- Existing Land Use
  - AGRICULTURAL
  - LOW DENSITY RESIDENTIAL
  - HIGH DENSITY RESIDENTIAL
  - RESIDENTIAL SEASONAL
  - COMMERCIAL
  - INDUSTRIAL
  - INSTITUTIONAL
  - TRANSPORTATION
  - RECREATIONAL
  - MILITARY USE
  - FOREST
  - SHRUB BRUSHLAND
  - MOWED GRASS
  - WATER

parcels, which remain farmed in the remaining interior areas. This type of land usage is economically attractive to the farmer/landowner because it takes advantage of roadway access, but it creates an impression of less open space than actually exists, because the developed frontage areas block views of farm areas. It also can create residential/agricultural conflicts.

<b>TABLE 24 EXISTING TOWNSHIP LAND USE/LAND COVER FROM THE 2007 LEBANON COUNTY COMPREHENSIVE PLAN</b>			
	<b>Area (Acres)</b>	<b>Percent of Residential Land Area</b>	<b>Percent of Total Township Area</b>
<b>Developed Lands</b>			
Total Residential Lands	2,131		10.2
High Density Residential Lands	219	10.3	1.0
Low Density Residential Lands	1,863	87.4	8.9
Seasonal Residential Lands	42	2.0	0.2
Residential/Commercial Mixed Lands	8	0.4	0.0
Commercial Lands	333	-	1.6
Industrial Lands	6	-	0.0
Institutional Lands	162	-	0.8
Recreation Lands	105	-	0.5
Transportation Lands	516	-	2.5
Utility Lands	0	-	0.0
Military Lands	764	-	3.7
<b>Subtotal</b>	<b>4,018</b>		<b>19.2</b>
<b>Open Space Lands</b>			
Agricultural Lands	8,626	-	41.3
Forest Lands	5,739	-	27.5
Mineral Extraction Lands	0	-	0.0
Mowed Grass Lands	1,001	-	4.8
Scrub/Brush Lands	1,108	-	5.3
<b>Subtotal</b>	<b>16,474</b>		<b>78.9</b>
<b>Water</b>	<b>391</b>		<b>1.9</b>
<b>Total</b>	<b>20,883</b>		<b>100.0</b>
Source: 2007 Lebanon County Comprehensive Plan			

### **MIXED RESIDENTIAL/COMMERCIAL**

There are a small number of residential uses with accessory commercial activities identified. These are scattered throughout the Township.

## **COMMERCIAL**

Commercial uses include such uses as vehicle fuel and service facilities, restaurants, personal services, retail stores, and similar facilities. These facilities typically require good vehicle access and/or good visibility. Therefore, they generally gravitate towards heavily - traveled roadways and to concentrations of residential and industrial development, so customers, clients, and employees can easily use the facility. Relatively little of the total Township land area is devoted to the commercial land use category in East Hanover Township. These facilities can be generally found in the Jonestown Road/U.S. 22 corridor. Other commercial establishments are located in isolated areas elsewhere in the Township. Several commercial ventures are operated as accessory uses to residences and/or farm operations.

## **INDUSTRIAL**

The industrial category includes uses such as manufacturing, warehousing, assembly, and wholesale trade activities. Industrial uses in Lebanon County include heavy industrial (i.e. large - scale) manufacturing and processing and light industry (small-scale assembly and procession) and industrial parks. The industrial land use classification in East Hanover Township includes facilities such as Ono Industries, Rhoads Sawmill, as well as the several auto salvage/junk yards.

## **COMMUNITY FACILITIES**

This category includes uses such as the Township municipal building, Ono Fire Company, as well as churches/cemeteries, and other facilities that provide public/quasi-public services. Also included in this land use category are utility and transportation-related services, such as the Penn DOT Maintenance area near I-81.

## **RECREATIONAL FACILITIES**

Recreational uses include East Hanover Lions Club / Seaman's Ballfield, Levitz Park, Swatara Watershed Park, seasonal cottages, sportsmen's clubs and camps, and state-owned lands. The largest amount of land in this land use category consists of the 230-acre Memorial Lake State Park, including the 85-acre Memorial Lake. The park offers boating, fishing and picnicking facilities to the general public. Marquette Lake is located on Fort Indiantown Gap property and is open to the public for boating and fishing.

## **FORT INDIANTOWN GAP**

Fort Indiantown Gap (FTIG) encompasses some 17,000 acres and occupies portions of East Hanover and Union Townships, Lebanon County and West and East Hanover Townships, Dauphin County. The large military buildings, facilities, airfield and land holdings under the jurisdiction of the Pennsylvania National Guard.

## **COMMUNITY FACILITIES AND SERVICES**

Community facilities include Parks and Recreation, Municipal Buildings and Facilities, Emergency Services (Fire, Police, and Ambulance), Schools, Libraries, Postal Services, Churches, Public Water Distribution and Sewage Collection Facilities, Solid Waste Collection Facilities, and Other Utilities. (Parks and Recreation is covered by a separate subsection of this background analysis.)

Community facilities are an important component of a developing area and add immeasurably to the quality of life. Deficiencies in the present levels of services, expansion possibilities, and future requirements should be evaluated and related to potential demand so that East Hanover Township can be prepared to provide these services as the need arises.

Community facilities and services can be publicly owned and operated, quasi-public (for example, operated by a non-profit organization), or privately operated for profit.

Community facilities and services are often taken for granted. Services staffed by volunteers find fewer persons to help and more pressure to find financial resources. Community facilities frequently lag behind the growth of other Land Uses. Often, community facilities are formed as a reaction to serve the growing needs of residences and businesses.

Public buildings and other community facilities should be located in existing villages or developments close to the people they serve.

### **TOWNSHIP BUILDING**

The Township building is located at the intersection of Jonestown (T-601) and School House (T-364) Roads. The structure was built in 1966 as a municipal garage and was subsequently expanded to provide office and meeting space. Due to limited area at the site, any additional expansion of the present facilities is limited.

### **EMERGENCY SERVICES**

Emergency services provide a valuable service for the safety and welfare of East Hanover Township residents and businesses. Police, fire and ambulance squads provide life and property saving services that are vital to the community's quality of life. Fire and police protection and emergency medical services are identified and discussed below. The Lebanon County Emergency Management Agency (EMA) is active 24 hours a day to provide necessary protection in emergencies. EMA is a Pennsylvania State Certified Hazardous Materials Response Unit for Lebanon County. This service is provided 24 hours a day for Chemical Spills and Biohazards. Additional services include Search and Rescue, Confined Space Rescue, Emergency Planning, and Response and Recovery operations for any man-made or natural disasters. The agency provides training for local EMA coordinators. It also operates an Emergency Operations Center in times of emergencies to coordinate response and recovery operations in coordination with State and Federal Agencies.

The EMA Control Center in the County Municipal Building is the headquarters for the radio network of the fire departments throughout the county. Police calls for all political subdivisions outside the city are also handled through the EMA. An enhanced 911 system is in effect with the ability to trace calls, offering close cooperation and efficiency with all law enforcement facilities

## POLICE SERVICES

Police protection for the Township is provided by the Pennsylvania State Police out of the Jonestown Barracks. Police protection is an expected and appreciated service by the residents of East Hanover Township. The need for such services likely will grow as the population and amount of non-residential development grows.

The police departments throughout the County maintain their basic radio systems. Also, the EMA, located in the County-City Municipal Building, has constant communication with the various Township and Borough officials.

## FIRE SERVICES

East Hanover Township is served entirely by local volunteer fire companies. The Township is served by Northern Lebanon Fire and Emergency Services (NLFES). It is a volunteer fire company funded thru one mill of Township taxes and various fundraising activities conducted by the fire company and the ladies' auxiliary. The NLFES was first established in 2015 when the Lickdale Community Fire Company and the Greenpoint Fire Company merged in an effort to improve services and reduce costs to taxpayers. Two years later in 2017, Perseverance Fire Company of Jonestown and Ono Fire Company joined the NLFES. The only fire company physically located in the Township is the Ono Fire Company, which is located at the intersection of Jonestown and Ono Roads in the eastern portion of the Township. All fire calls are dispatched by Lebanon County EMA to appropriate fire departments when needed. Each company has a primary service area and provides secondary (backup) fire protection when summoned.

## EMERGENCY MEDICAL SERVICES

Lebanon County is part of the Emergency Health Services (EHS) Federation, which serves eight local counties. Through EHS, there are 11 listed Quick Response Services (QRS) providers, six Basic Life Support (BLS) providers, and one Advance Life Support (ALS) provider. These services are often provided by volunteers. Emergency medical services to East Hanover Township are provided by several different entities in the area. The Township is currently a party in an intermunicipal agreement for EMS services with Life Lion EMS. The other parties to the intermunicipal agreement include Bethel, North Annville, Swatara and Union Townships and Jonestown Borough.

## SCHOOLS

East Hanover Township is part of Northern Lebanon School District. The District is comprised of East Hanover, Bethel, Cold Spring, Swatara and Union Townships, and Jonestown Borough. Northern Lebanon School District offers Kindergarten through grade 12 education levels. In 2023, the School District completed construction of the new Northern Lebanon Elementary School to consolidate all elementary students at one location in Bethel Township. As a result, the four existing schools were sold, including the East Hanover Elementary School on School House Road in the Township.

The Middle School/High School complex is located west of Fredericksburg in Swatara and Bethel Townships.

The new Northern Lebanon Elementary School building is located just east of the Middle School/High School complex in Bethel Township.

Summit International School of Ministry is also located in the Township (on Harrison School Road). The school was founded in 1994 and was formerly known as the Mt. Zion School of Ministry. The school's two-year program provides instruction and training in biblical studies. Dormitories are provided on the campus for both male and female students.

### **LIBRARIES**

While there is no separate public library facility located within East Hanover Township, there are six public libraries located within Lebanon County. East Hanover Township is served by the Library System of Lebanon County. The Library System is made up of six independent public libraries serving the information needs of Lebanon county residents, including ones that are located in Lebanon, Annville, Myerstown, Fredericksburg, Palmyra, and Richland. The general public may also use the library at Lebanon Valley College. The law library located in the Lebanon County Courthouse and the medical library at the Good Samaritan Hospital are also available for public use.

### **POST OFFICES**

Until recently, the Ono Post Office (17077) was located within East Hanover Township, on the north side of Jonestown Road. The Post Office is currently closed, with an effort underway to find a new location in Ono. Prior to the closing of the Ono location, there were five (5) postal areas serving East Hanover Township. The five (5) Post Offices serving East Hanover Township included:

- Ono 17077 (currently closed)
- Annville 17003
- Grantville 17028
- Jonestown 17038
- Palmyra 17078

### **CHURCHES**

There are five (5) churches within the Township. Many of these denominations are historically associated with the original settlers of the Township. This is part of the so called "bible belt" of central and southeastern Pennsylvania and the influence of the church on the rural community, while in a period of decline, continues strong within East Hanover Township. The Summit International School of Ministry is also located in the Township.



## **WATER SUPPLY AND SEWAGE DISPOSAL**

The availability of the various utilities in East Hanover Township is important both in terms of its present development and its future growth. Only the Fort Indiantown Gap area in East Hanover Township is served by both public water and sewer. The sewage collection and treatment as well as water treatment and distribution systems are owned and operated by the Gap.

A public sewer collection system was constructed in the Ono area of the Township in 2007. Wastewater collected by the system is pumped to Fort Indiantown Gap for treatment at the Gap's wastewater treatment facility.

The majority of the land area of the Township will not be served by either public water or sewer service into the foreseeable future. As a result, care should be taken to assure a continued supply of groundwater and proper functioning of on-lot sewage disposal methods.

### **WATER SUPPLY**

As mentioned previously, only a portion of the Fort Indiantown Gap facility is currently served by public water. The remaining portions of the Township utilize private groundwater sources. Based on the underlying geology and low to moderate rate of growth projected for these areas of the Township, groundwater source development is probably adequate for drinking water supply. The feasibility of expanding the Fort Indiantown Gap system to serve other portions of the Township could be examined in the future if needs arise.

In order to protect groundwater resources, groundwater quality should be continually monitored and needs addressed as they arise. Recharge area preservation and creation should be promoted in land use planning. Protection from groundwater degradation can be promoted by the implementation and periodic evaluation of the Township's Act 537 (Sewage Facilities) Plan – which has recently been updated.

### **SEWAGE DISPOSAL**

Public utilities, especially sewer service, have profound effects on the ability to construct housing or non-residential development. Areas not served by public wastewater treatment systems must rely on on-site sewage disposal, usually in the form of a septic tank and drainfield / sand mound system. Areas outside sewer service areas typically require relatively large lots to allow adequate area for the necessary separation between the well and septic drainfield. As a result, density is low, and these areas do not have any significant flexibility regarding subdivision layout or design.

The majority of high-density non-residential uses in East Hanover Township are located on the Fort Indiantown Gap Facility and are currently served by the Gap's existing wastewater treatment system. There are also several "package" treatment facilities serving individual commercial establishments currently in operation in East Hanover Township. However, the vast majority of the Township's existing development relies on individual on-lot sewage disposal systems.

Since the adoption of the 2002 Comprehensive Plan, the Township completed an update of its Act 537 Official Sewage Facilities Plan. Part of this update included the evaluation of the need to provide public sewers in the Ono area to alleviate problems with existing individual on-lot sewage disposal systems. A sanitary sewer system was designed and constructed, with completion in 2007. The sewer system is designed to pump sewage flows to the Fort Indiantown Gap Wastewater Treatment Facility for treatment. Under the terms of the existing agreement with Fort Indiantown Gap, only a limited amount of treatment capacity is available to East Hanover Township to accommodate future growth in the Ono sewer service area. The Township Board of Supervisors has developed a procedure for the future allocation of new connections to the sewer system.

In those portions of the Township where public sewers don't exist (or will not be constructed in the future), the recommended method of sewage disposal will be the continued use of on-lot disposal systems. The Act 537 Plan will remain effective in addressing foreseeable sewage needs, as long as growth is limited to those areas that are appropriately planned. The Township should continue to evaluate existing sewage facilities and the Act 537 Plan to address needs as they arise.

As part of the Act 537 Program, the Township was required by the Department of Environmental Protection to adopt and administer an On-lot Sewage Management Program Ordinance. The Lebanon County Planning Department (LCPD) currently administers the sewage management program for East Hanover Township. Within the program's regulations, it is required that property owners with septic systems have their septic tanks/treatment tanks pumped at least once every three (3) years or whenever an inspection program reveals that the treatment tanks are filled with solids in excess of 1/3 of the liquid depth of the tank or with scum in excess of 1/3 of the liquid depth of the tank.

### **SOLID WASTE COLLECTION**

The Greater Lebanon Refuse Authority (GLRA) is responsible for managing a comprehensive solid waste disposal system for Lebanon County, in accordance with the 2000 Lebanon County Solid Waste Management Plan. Waste transferred to the Greater Lebanon Refuse Authority (GLRA) landfill site comes from the 26 municipalities within the County and Fort Indiantown Gap. Township property owners contract for solid waste collection services through private hauling companies. - no municipal or Township-wide contract collection services are provided. Due to the low population density of the Township, recycling activities are not mandatory.

### **OTHER UTILITIES**

Several other utilities serve the Township. Metropolitan Edison Company (Met-Ed), serves the electric power needs of Township residents. Verizon provides telephone service. Cable TV and broadband services are provided to portions of the Township by Comcast Cable, Patriot Cable and Verizon/Fios. There is no natural gas service available to Township residents.

Several natural gas and crude oil pipelines are located in Lebanon County. The majority generally traverse the county east to west. The lines are owned by the Buckeye Pipe Line Company, the Williams Gas Pipeline Company and Texas Eastern Transmission, LP Company.

## **PARKS AND RECREATION**

Several high quality Parks and Recreation Facilities are available to the residents of East Hanover Township. These facilities exist not only within the Township, but also in neighboring municipalities and within a reasonable driving radius of the Township.

Most facilities are available to the general public while some are restricted to members of a specific organization. Several categories of Park and Recreation areas exist:

- State Game Commission
- Township/School District
- Semi-Public (Churches, Fire Companies, Land Trusts & Civic Groups)
- Private Clubs and Businesses

Due to a variation of ownership and maintenance responsibilities, parks are categorized into several types of recreation, which include regional, community, neighborhood or special use, private or other recreation areas.

The following recreational facilities exist within the Township by the categories previously discussed:

### **REGIONAL PARKS**

The 230-acre Memorial Lake State Park, including the 85-acre Memorial Lake, represents East Hanover Township's only regional facility. The park offers boating, fishing and picnicking facilities to the general public. East Hanover Township residents have access to other regional parks and state lands in Lebanon, Dauphin, Berks and Schuylkill Counties.

### **COMMUNITY PARKS**

One Community Park exists in East Hanover Township. The H.M. Levitz Park is located just off PA Route 443 along the south side of Park Drive, in the northwestern portion of the Township. This park constitutes approximately 105 acres. Facilities at the park include a lodge, three picnic pavilions, volleyball and tennis courts, softball fields and playgrounds. The park also encompasses several nature and walking/hiking trails, as well as a bird sanctuary. Proposed future facilities include a band shell, baseball and soccer fields, basketball courts, camping areas and picnic groves.

### **NEIGHBORHOOD PARKS**

Until its recent sale, there was one neighborhood park in East Hanover Township – the facilities at the East Hanover Elementary School, located on the east side of School House Road. Its playgrounds and playfields were generally available for public use during non-school hours.

## **SPECIAL USE, PRIVATE OR OTHER RECREATION AREAS**

There are other special use, private recreational opportunities within the Township. These special use, private and other recreation areas include:

- East Hanover Lions Club / Seaman's Ballfield.
- Swatara Watershed Park.
- Marquette Lake is located on Fort Indiantown Gap property and is open to the public for boating and fishing.
- Seasonal cottages, sportsmen's clubs and camps

In April 2007, the Board of Supervisors adopted a Park and Recreation Plan for the Township, which further defined needs and recommended programs, acquisition and construction; and, through the adoption of a companion Ordinance, legitimized mandatory dedication of recreation land (or collection of fees in lieu of dedication) as part of future development proposals.

## **TRAFFIC/CIRCULATION**

Another aspect of the Comprehensive Plan is circulation or transportation. The transportation system brings people and goods to and from the community and provides the means of movement from one activity to another within the Township. The evolution of the means of passenger transportation has left Township residents with little public transport. The only remaining method of moving from the home to activities or employment is the private automobile or non-motorized vehicles. Since a large portion of residents must travel to jobs outside the Township (mean travel time to work is nearly 22 minutes), the maintenance and improvement of the road system is paramount to the wellbeing of the residents. In addition, the need of extensive school busing and the movement of goods and products to and from farm, business and industry remain essential.

In July 2023, the Muir Airfield at Fort Indiantown Gap was reclassified to a heliport (the Muir Army Heliport), eliminating any further consideration for its use as a multi-use public/military field (as has been studied in the past). As a result, Township-based air transportation facilities will continue to play no role in serving the needs of East Hanover Township residents. Air transportation is available to residents of East Hanover Township from the Lancaster, Reading, Harrisburg, Philadelphia and Baltimore Airports. All these facilities are within reasonable driving distance and can provide complete national and international service.

There is no local rail service available within the Township – the nearest rail lines are located to the south, in North Londonderry and North Annville Townships.

Public transportation services are rather limited in East Hanover Township. The Lebanon Transit Authority (LT) does not currently operate any bus routes in the Township. The recently constructed LT Park and Ride Facility, which includes parking for more than 90 vehicles, is located at Route 934 and Mill Road - right in between the on ramps for US Route 22 and Interstate 81. The facility hosts express bus service for commuters to and from downtown Harrisburg several times daily. The County of Lebanon also provides shared-ride services. Other community services organizations provide free or reduced fare transportation services. The only other public transit available in East Hanover Township is that provided by the taxi companies of the area.

## **STREETS AND ROADS**

The transportation routes within East Hanover Township consist of State, Township, and private roads. The State roads and some Township roads connect the Township with adjacent townships and boroughs. The Township roads provide the majority of the access to areas within the Township. Maintenance of the roads within the Township is generally the responsibility of the State and the Township. The State usually maintains the roads between centers of population. It also appears that many areas within the Township are not easily accessible by roads.

Interstate 81, U.S. 22 and PA Routes 443 and 934 are the major routes in East Hanover Township. I-81 and U.S. 22 run East / West and divide the Township. They also provide access to adjacent townships and boroughs. PA Route 934 is the major North/South route – between Fort Indiantown Gap and Annville to the south. PA Route 443 runs generally east/north east connecting the Grantville area (in Dauphin County) to the Pine Grove area (in Schuylkill County). Other major roads include Jonestown Road, Gravel Hill Road (SR 4011), Black's Bridge Road (SR 4014) and Ono Road (SR 4007). These roads also connect the Township to neighboring townships and boroughs.

The availability of transportation systems has been a major factor in community development. Mobility is one of the most important characteristics of 20th-Century lifestyle. The automobile has been one of the most important means of transportation. The automobile allows mankind to reside further away from their employment and increases the need for better and safer roads. The location and character of transportation systems have determined the extent and direction of urban growth and frequently decide the allocation of commercial and industrial uses. In East Hanover Township, one of the most important determinants of the timing and location of development is the roadway system.

Increased traffic due to development causes additional wear and damage to existing roads. Many of these roads may not have been designed to handle this increase in demand. As development continues on local roads there may also be a conflict between agricultural and residential use of these roads.

### **ROAD CLASSIFICATIONS**

Historically, East Hanover Township's roads have been subject to the regulations of the State. Standards for new street design are found in the Township's Road Ordinance. Roads are commonly classified according to a system based on their ability to carry volumes of traffic. Roads typically have two important functions. First, they permit physical mobility and the ability to go from one place to another place. Secondly, roadways provide access to individual properties. Although both these two characteristics are found to some extent in every roadway, different types of roadways provide relatively different amounts of access and mobility. For example, major highways (e.g. Interstate 81 and U.S. Route 22) provide a high measure of mobility, by linking different states and regions. However, a road such as Interstate 81 provides relatively little access, because access points are often miles apart. By further analogy, Mt. Laurel Lane in East Hanover Township provides a high level of access because it connects with a number of similar roads as well as driveways. However, it provides relatively little mobility because it serves a small geographic area. The functional classification of a road is an important planning principle.

Roads are commonly categorized by mobility and accessibility. Each characteristic affects the other. Larger roads with several lanes are able to provide greater mobility, but as road size increases, ability to access it decreases. Either larger roads are restricted with traffic lights, (which slows down mobility) or they are accessed by on/off ramps. In comparison, a small road within a subdivision is easily accessible, but mobility on it is restricted to a greater degree.

Regardless of the classification, the adequacy of the circulation system is determined by the ability of roads and highways to perform certain assigned functions of traffic movement. For example, the function of an arterial road is generally to move vehicles from one point to another in an efficient, safe and rapid manner. More than any other type, the arterial road illustrates the conflict between the movement of traffic and the land access function. The two functions are incompatible. When volumes of traffic are low and the density of the abutting development is low, the conflict is not serious. However, when traffic volumes are high and the adjoining land is intensely used, the number of points of conflict increases rapidly. It is therefore important to understand the appropriate functions of different roads in order to prevent misuse and failure of the system.

<b>TABLE 25</b>	
<b>FUNCTIONAL CLASSIFICATIONS - RURAL</b>	
<b><u>Classification</u></b>	<b><u>Function</u></b>

Rural Principal Arterial	Serves corridor movements having trip length and travel density characteristics indicative of substantial statewide or interstate travel.
Rural Minor Arterial	Links cities and larger towns, and forms an integrated network providing interstate and intercounty service.
Rural Collector	Generally serves travel of primarily intra-county rather than statewide importance and constitutes the route on which predominate travel distances are shorter than on arterial routes. Rural collectors are subclassified into two categories - major and minor.
Rural Local	Serves primarily to provide access to adjacent land and provides service to travel over relatively short distances as compared to collectors or other higher systems.

The Transportation Plan Map identifies the major system of state and federal highways and streets in East Hanover Township based on the above classifications.

## **CLASSIFICATION OF ROADS IN THE TOWNSHIP**

### **INTERSTATES/OTHER EXPRESSWAYS**

Interstate 81 (I-81), with one interchange located in the Township.

### **RURAL MINOR ARTERIALS**

U.S. 22 (Allentown Boulevard)

### **RURAL MAJOR COLLECTORS**

PA 934 (Bellegrove Road, Fisher Avenue\*)  
SR 4020 (Fisher Avenue\*)

### **RURAL MINOR COLLECTORS**

PA 443  
SR 4007 (Ono Road)  
SR 4011 (Gravel Hill Road)  
SR 4017 (Harrison School Road) from PA 443 to U.S. 22  
SR 4019 (Asher-Miner Road\*)  
SR 4022 (Clement Avenue\*)

### **RURAL LOCAL ROADS**

All other State and Township roads are classified as local roads.

\* All or portions of road within the boundary of Fort Indiantown Gap is closed as of November 1, 2023 or sometime thereafter.

Land use is greatly affected by the surrounding road system. The classifications of the roads in the Township will be used in the determination of the type of land uses to be allowed in various

locations in the Township. Conversely, these roads will need to provide the necessary access for the specific land uses planned for the Township.

### TRAFFIC VOLUMES

The ability of highways to carry large volumes of traffic is controlled by several factors. The number of traffic lanes, grades, sight distances, proportion of trucks, operating speeds and roadway clearance are some of the more important elements that affect capacity.

The volume of traffic on the principal traffic routes in the Township is also shown in Table 24. annual average daily traffic counts (AADT) obtained from the Pennsylvania Department of Transportation are shown on state routes. The AADT is determined by counting the number of vehicles passing a specific point for one week and averaging the results for each 24-hour period during the week. These counts aid the Department of Transportation in determining which roads should have priority for repairs and/or improvements.

<b>TABLE 26 STATE ROADWAY CHARACTERISTICS EAST HANOVER TOWNSHIP</b>				
<b>ROUTE NO.</b>	<b>FUNCTIONAL CLASSIFICATION</b>	<b>AADT (DATE OF COUNT)</b>	<b>NO. OF LANES</b>	<b>PAVED WIDTH</b>
I-81	01	50,000 – 63,000 (2020/2022)	4	48
US 22	06	8,900 - 9,900 (2020/2022)	4	48
PA 443	08	1,000 – 2,000 (2011)	2	22-33
PA 934	07	7,200 – 9,500 (2020/2022)	2	20-22
SR 4006	09	350 (2011)	2	20-24
SR 4007	08	2,200 - 2,900 (2011)	2	18
SR 4011	08	750 – 3,000 (2011)	2	18-22
SR 4013	09	350 – 400 (2011)	2	18-24
SR 4014	09	200 – 450 (2011)	2	22
SR 4017	08	100 – 900 (2011)	2	14-20
SR 4018	09	500 (2011)	2	22
SR 4019	08	1,300 (2011)	2	33
SR 4020	07	6,400 (2011)	2	22-24
SR 4022	08	1,900 (2011)	2	30
SR 4027	09	3,000 (2011)	2	22
Functional Classifications:				
01 – Interstate/Rural Principal Arterial				
06 – Rural Minor Arterial				
07 – Rural Major Collector				
08 – Rural Minor Collector				
09 – Rural Local				
Source: Pennsylvania Department of Transportation				

Since East Hanover Township contains traffic generators such as businesses, shopping areas, tourist attractions, industry, etc., there are areas of traffic congestion. The highest volumes of traffic are witnessed on I-81, US 22, PA 934/SR 4020 and PA 443, which are the four major traffic routes running through the Township.

### TRAFFIC ACCIDENTS



The utilization of the private automobile as the major mode of transportation within East Hanover Township contributes greatly to the occurrence of traffic accidents within the municipal boundaries. According to the 2010 U.S. Bureau of Census, approximately ninety percent of the labor force in the Township used the private automobile as the means of transportation to work. This high percentage, accompanied by additional volume created by through-traffic, shopping trips, etc., increases the potential for traffic accidents.

### **TRANSPORTATION CAPITAL IMPROVEMENTS PLAN**

Subsequent to the adoption of the 2002 Comprehensive Plan, the Township adopted an Ordinance (the Road Ordinance) that includes standards for the construction and maintenance of new/existing Township roads. In addition, the Township prepared a Transportation Capital Improvements Plan, in accordance with the requirements of Article V-A of the MPC. The Transportation Capital Improvements Plan included the following components, as required by law:

1. *A description of the existing roadways within the designated transportation service area.*
2. *Identification of the roadway improvements needed to correct existing deficiencies, support pass-through traffic, and accommodate the needs of future development traffic within the designated transportation service area.*
3. *The projected cost of each roadway improvement plan for the three conditions mentioned in item (2) above.*
4. *Source of funding and proposed construction schedule for each improvement project.*

Subsequent to the completion of the Transportation Capital Improvements Plan, the Township also adopted a Traffic Impact Fee Ordinance to assess fees to developers to fund construction of eligible roadway improvements.

### **THE STATE TWELVE-YEAR IMPROVEMENT PROGRAM**

The State's Twelve-Year Program targets the Commonwealth's improvement efforts in all modes of transportation: highways, bridges, aviation, rail and transit over a twelve (12) year period. TIP - Transportation Improvement Program - is a staged, four-year, intermodal program of transportation projects, which is consistent with the Long-Range Transportation Plan. By Federal Law, the Lebanon County Planning Department prepares and adopts TIP annually. A project to be funded has to be included in the Lebanon County Long-Range Transportation Plan.

The Long-Range Transportation Update (Lebanonward 2025) dated June 2020 listed the following proposed Transportation Improvement Program (TIP) projects for 2021-2024 and Twelve-Year Program (TYP) projects for 2025-2032 related to East Hanover Township:

#### **First Four Years (2021-2024):**

Allentown Boulevard East Bridge-B Replacement - [Construction]

Allentown Boulevard Bridge Replacement over Tributary over Raccoon Creek - [Preliminary Engineering]

Rehabilitation of PA 934 Bridge over Indiantown Run - [Right-of-Way Acquisition and Construction]

Second Four Years (2025-2028):

Bridge Preservation Activities on Allentown Boulevard Bridge over Fisher Avenue - [Preliminary Engineering and Construction]

US Route 22 Bridge Replacement over Reeds Creek - [Preliminary Engineering and Construction]

SR 4019 Bridge Replacement over Vesle Run - [Construction]

Bridge Preservation Activities on Fisher Avenue Bridge over Swatara Creek - [Preliminary Engineering and Construction]

PA Route 443, Mountain Road Bridge Replacement over Indiantown Run - [Preliminary Engineering and Construction]

Third Four Years (2029-2032):

Bridge Preservation Activities on Allentown Boulevard Bridge over Fisher Avenue - [Preliminary Engineering and Construction]

Lincoln School Road Bridge Replacement over Mill Creek - [Preliminary Engineering and Construction]

Allentown Boulevard Bridge Replacement over Tributary over Raccoon Creek - [Construction]

US Route 22 Bridge Replacement over Reeds Creek - [Preliminary Engineering and Construction]

PA Route 443, Mountain Road Bridge Replacement over Indiantown Run - [Preliminary Engineering and Construction]

Bridge Preservation Activities on Fisher Avenue Bridge over Swatara Creek - [Preliminary Engineering and Construction]

Pleasant View Drive Bridge Replacement - [Preliminary Engineering and Construction]

Jonestown Road Bridge Replacement over Raccoon Creek - [Preliminary Engineering and Construction]

Bridge Preservation Activities on Harrison School Road Bridge over I-81 - [Preliminary Engineering and Construction]

SR 4019 Bridge Replacement over Vesle Run - [Preliminary Engineering and Construction]

The Township road system is supported in part by the Pennsylvania Department of Transportation through Liquid Fuels Allocations. These monies are for construction, repair and maintenance of Township roads. The funding of major highway projects by the State is usually reflected in the State's twelve-year improvement program.

### **AREA TRANSPORTATION EVALUATION**

The following intersections have been identified as areas of concern:

#### **CONCERN FOR REASONS OF CONGESTION**

Harrison School Road and Allentown Boulevard

Gravel Hill Road and Allentown Boulevard

Lincoln School Road and Jonestown Road

#### **CONCERN FOR REASONS OF CONFIGURATION AND/OR SIGHT DISTANCE**

Sherks Church Road and Gravel Hill Road (Sight distance)

PA 934 and Jonestown Road (Traffic signal)

Faith Road and Gravel Hill Road (Sight distance)

Coon Creek Road and Allentown Boulevard (Configuration)

Race Horse Drive and Jonestown Road (Configuration)

Groff Road and Shirks Church Road (Configuration)

Crooked Road and Jonestown Road (Configuration)

Pleasant View Drive and Route 22 (Configuration)

Fox Run Road and Homestead Road (Configuration)

#### **CONCERN FOR REASONS OF WEIGHT LIMITATIONS**

Sherks Church Road Bridge over Raccoon Creek (Posted weight limits and deteriorating condition)

The Township must work closely with Penn DOT and the Lebanon County Metropolitan Planning Organization (LEBCO MPO) to address the above-listed projects, as many involve State roads.

# **ADJACENT MUNICIPAL ZONING**

## **LEBANON COUNTY**

### **COLD SPRING TOWNSHIP - NO ZONING**

#### **UNION TOWNSHIP**

- A Agricultural District permits all agricultural uses (including intensive with standards), open space uses, limited commercial, and single-family homes. Minimum lot size is one (1) to five (5) acres, depending on the type of use.
- C Commercial District permits retail and service uses, offices, recreation facilities, limited industrial uses, highway oriented uses, and a broad range of commercial uses. Residences are permitted as an accessory use. Minimum lot size is one (1) acre.
- R-1 Low Density Residential District permits single-family dwellings, open space uses, and public and quasi-public uses. Minimum residential lot size with on- lot sewer and water is one (1) acre; 10,000 SF with public water and public sewer..

#### **NORTH ANNVILLE TOWNSHIP**

- A Agricultural District permits agricultural uses, open space and recreation uses, public and quasi-public uses, and single family dwellings. Minimum residential lot size is one (1) acre and maximum residential lot size is two (2) acres with on-lot sewer and water.

#### **NORTH LONDONDERRY TOWNSHIP**

- R-1 Low Density Residential District permits agricultural uses, recreation uses, and single-family dwellings. Minimum lot size is one (1) acre.

The border with East Hanover Township includes FEMA designated floodplain areas.

# DAUPHIN COUNTY

## EAST HANOVER TOWNSHIP

- RA Rural Agricultural Zone permits all forms of agriculture, recreational uses, limited commercial and industrial uses, single-family homes, and public and quasi-public uses.
- RR Rural Residential Zone permits nonintensive forms of agriculture, recreational uses, limited commercial uses, single-family homes, and public and quasi-public uses.
- HC Commercial Highway Zone permits highway oriented commercial uses, retail and service establishments, and public and quasi-public uses. Minimum lot size is 15,000 SF with public water and public sewer.
- VR Village Residential Zone permits residential uses, retail and service establishments and public and quasi-public uses. Minimum lot size is 6,000 square feet for duplexes with public water and public sewer; one (1) acre without public water or public sewer.
- CR Commercial Recreational Zone permits commercial recreation to include racetracks, campgrounds and general commercial uses (retail and service). Minimum lot size is 15,000 SF with public water and public sewer; greater without.
- C Conservation Zone permits forestry uses, recreational uses, public and quasi-public uses, and residential uses. Minimum lot size is one (1) acre.
- IC-1 Industrial Commercial 1 Zone permits manufacturing, wholesale uses, trucking operations and similar uses. Selected commercial uses are also permitted. Minimum lot size is one (1) acre for nonindustrial uses and two (2) acres for industrial uses.