

ORDINANCE NO. 2023-02

AN ORDINANCE OF THE TOWNSHIP OF EAST HANOVER, LEBANON COUNTY, PENNSYLVANIA, AMENDING THE ZONING MAP TO PERMIT THE ZONING A 3.948 ACRE TRACT PORTION FROM GENERAL COMMERCIAL TO HIGH-DENSITY RESIDENTIAL (RHD) TO BE CONSISTENT WITH ADJOINING ZONING DISTRICT.

WHEREAS, the Second Class Township Code authorizes the Board of Supervisors to plan for development of East Hanover Township through zoning, subdivision and land development regulations under the Pennsylvania Municipalities Planning Code, 53 P.S. §66517, *et seq.*; and

WHEREAS, the property owner of 10104 Jonestown Road (Tax ID#21-2277351-383717-0000) requested a zoning map amendment to re-zone a 3.948 acre portion of said tract from General Commercial to High-Density Residential District (RHD) consistent with adjoining properties; and

WHEREAS, the Board of Supervisors held a Public Hearing on the proposed Zoning Map Petition on May 30, 2023, pursuant to requirements set forth in the Pennsylvania Municipalities Planning Code, 53 P.S. §10609, *et seq.*; and

WHEREAS, the appropriate notices were provided to the adjoining prior owners at least 30 days and the property was conspicuously posted at least 10 days prior to said hearing; and

NOW, THEREFORE, BE IT ENACTED AND ORDAINED, and it is hereby enacted and ordained by the Board of Supervisors of the Township of East Hanover

Township, Lebanon County, Pennsylvania, that East Hanover Zoning Ordinance is amended as follows:

1. The 3.948 acre portion of the tract of 10104 Jonestown Road (Tax ID#21-2277351-383717-0000) as more fully described on Exhibit "A" attached hereto is hereby re-zoned as High-Density Residential (HDR) and the official East Hanover Township Zoning Map shall be modified accordingly.

2. If any sentence, clause, section or part of this Ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections, or parts of this Ordinance. It is hereby declared as the intent of the East Hanover Township Board of Supervisors that this Ordinance would have been adopted had such unconstitutional, illegal, or invalid sentence, clause, section, or part thereof not been included therein.

3. All Ordinances or parts of Ordinances which are inconsistent herewith are hereby repealed.

4. This Ordinance shall become effective five (5) days after enactment by the Board of Supervisors.

ORDAINED AND ENACTED this 26th day of June, 2023.

TOWNSHIP OF EAST HANOVER

By Edward J. Heagy
Edward J. Heagy, Chairman

[Township Seal]

Attest:

Dennis L. Grubb

Dennis L. Grubb, Township Secretary



LEGAL DESCRIPTION

REQUEST TO CHANGE PORTION OF PROPERTY from C-1 General Commercial Zoning to RHD Residential High Density Zoning

Portion of Map #21-2277351-383717-0000

ALL THAT CERTAIN parcel or piece of land being situated in the Township of East Hanover Township, County of Lebanon and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING AT a point in the centerline of Jonestown Road (East Hanover Township Route 601) at the southeast corner of property of Karen L. Leshner, said point also being on the west line of the **RHD RESIDENTIAL HIGH DENSITY ZONING DISTRICT**; thence along the centerline of aforementioned Jonestown Road the following two (2) courses and distances, viz:-(1) South forty-eight degrees fifty-three minutes no seconds West (S.48°53'00"W.) two hundred fifty and ninety-one hundredths (250.91') feet to a point and thence (2) along a curve to the left for one hundred sixty-four and thirteen hundredths (164.13') feet to a point, radius of said curve is six thousand five hundred and no hundredths (6,500.00') feet; thence through property of Karen L. Leshner North forty-two degrees thirty-four minutes sixteen seconds West (N.42°34'16"W.) two hundred twenty-three and seventy-eight hundredths (223.78') feet to a point in the south line of property of Keith E. Oellig and also the south line of **AGRICULTURAL ZONING DISTRICT**; thence along the south line of aforementioned property of Keith E. Oellig and the **AGRICULTURAL ZONING DISTRICT** the following two (2) courses and distances, viz:-(1) North fifteen degrees eighteen minutes no seconds East (N.15°18'00"E.) four hundred sixty-eight and thirty-three hundredths (468.33') feet to a point and thence (2) South eighty-four degrees forty-two minutes no seconds East (S.84°42'00"E.) one hundred eighty-two and ninety-seven hundredths (182.97') feet to a point in the west line of property of SKAA Properties and also the west line of aforementioned **RHD RESIDENTIAL HIGH DENSITY ZONING DISTRICT**; thence along the west line of aforementioned property of SKAA Properties and also the west line of aforementioned **RHD RESIDENTIAL HIGH DENSITY ZONING DISTRICT** South twenty-five degrees forty-four minutes eighteen seconds East (S.25°44'18"E.) three hundred sixty and fifty hundredths (360.50') feet to a point and place of beginning.

CONTAINING 3.948 acres of land.

