SOUTH LEBANON TOWNSHIP
RESOLUTION NUMBER 987

A RESOLUTION OF THE BOARD OF SUPERVISORS OF SOUTHLEBANON TOWNSHIP ADOPTING THE SOUTHLEBANON TOWNSHIP COMPREHENSIVE PLAN PREPARED BY THE LEBANON COUNTY PLANNING DEPARTMENT.

WHEREAS, the Board of Supervisors of South Lebanon Township, County of Lebanon and Commonwealth of Pennsylvania, have caused a Comprehensive Plan to be prepared for it by the Lebanon County Planning Department; and

WHEREAS, said Comprehensive Plan was prepared in accordance with the Pennsylvania Municipalities Planning Code; and

WHEREAS, said Comprehensive Plan was developed by the South Lebanon Township Planning Commission in conjunction with the Lebanon County Planning Department in accordance with the Pennsylvania Municipalities Planning Code; and

WHEREAS, South Lebanon Township believes said plan was necessary considering the growth and development occurring in and around South Lebanon Township and to analyze the Township’s current resources and to develop a blue print for the future growth of the Township, as well as,
to provide the basis for the upgrading of the existing development codes within South Lebanon Township, and

WHEREAS, said Comprehensive Plan was made available to the public for comment and discussion at a public meeting held by the South Lebanon Township Planning Commission and at a public hearing held by the South Lebanon Township Board of Supervisors, and

WHEREAS, the Comprehensive Plan is known as the "South Lebanon Township Comprehensive Plan 2000".

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF SOUTH LEBANON TOWNSHIP, and it is hereby resolved by the authority of the same that the South Lebanon Township Comprehensive Plan 2000 is hereby adopted by South Lebanon Township including all textual matters set forth therein, the existing land use map, future land use maps, and any other maps or charts intended to form the whole or part of said Comprehensive Plan.

ENACTED this 23rd day of May, 2000.

ATTEST: "CURTIS E. KIRBY"  SOUTH LEBANON TOWNSHIP

Secretary                                            BY:                   Robert J. Arnold, Chairman
I do hereby certify the above Resolution Number 987 is a true and correct copy of a Resolution adopted by the South Lebanon Township Board of Supervisors on May 23, 2000.

Curtis E. Kulp
Township Secretary
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BACKGROUND

STUDY
Although officially formed in March, 1840, South Lebanon Township's development began more than a century before when settlers discovered the area's fertile soil and favorable landscape. Although agriculture continues to be an important facet of South Lebanon Township's economy, residential and industrial development have begun to play a larger role in the township's overall profile.

Located in southeastern Pennsylvania, more specifically south central Lebanon County, the township is bounded on the east by Jackson and Heidelberg Townships; on the west by Cornwall Borough and North Cornwall Township; and on the south by Penn and Elizabeth Townships in Lancaster County. The City of Lebanon abuts the township at its northwestern corner and North Lebanon Township forms the northern boundary along U. S. Route 422. U. S. Route 322 and Pa. Routes 897 and 419 traverse the township, while the Pennsylvania Turnpike is located approximately six (6) miles to the south in Lancaster County.

Over the years, several distinct "communities" have emerged and remain a part of today's landmark designations. They include South Hills, Hebron, Avon, Avon Heights, Prescott, Iona, and Midway. Other distinctive landmarks for the community are Cedar Haven (the county home), South Hills Park, the VA Hospital, the Cedar Crest High & Middle School campus and the Rexmont Dam (old Lebanon Reservoir).

Topography of the township's 13,906 acres changes from gently rolling agricultural land in the north to mountainous woodlands in the south, with elevations ranging from 480 feet along the Quittapahilla Creek and Hazel Dyke to 1040 feet above sea level in the Furnace Hills. While agricultural uses predominate across this portion of the Lebanon Valley, residential development has steadily and persistently radiated southward from the City of Lebanon. And more recently, industrial development has found a place in the center of the township.

Stretching from the City limits to the South Mountains, South Lebanon Township offers an appealing blend of urban and rural, industry and woodlands, and macadam highways and earthen trails. The challenge for the 21st century will be to maintain its current pastoral beauty while providing adequate development and growth opportunities for its residents.
CHAPTER 2
COMMUNITY BACKGROUND

A. HISTORICAL PERSPECTIVE

The first permanent white settlers came to the Lebanon Valley around 1723, although squatters were reported to have lived here as early as 1710. These early settlers encountered Indians of the Leni-Lenape tribe, also known as the Delaware. Information indicates that this tribe had no large or permanent villages in the Lebanon Valley, but mainly used the area for hunting and foraging. On September 7, 1732, that portion of Pennsylvania lying between the Delaware and the Susquehanna Rivers and south of the Blue Mountains was sold by the Leni-Lenape for an assortment of cookery, utensils, implements, cloth, tobacco, rum, firearms, gunpowder and lead. Unfortunately, while these Indians were friendly to early settlers, the steady influx of immigrants into the valley taxed this fragile relationship and many would come to regret the barter of munitions for land.

One of the earliest recorded land warrants for the Lebanon area was to Johonn Peter Kucher. From 1737 to 1760 a total of 6 contiguous tracts of land were patented to him for a total acreage of 841 acres. (This land was generally centered around today's intersection of 5th Avenue and East Cumberland St.) Born in Waldu, Saxony in 1710, Kucher was among a group of Palatines who arrived in Philadelphia in 1732. A farmer and blacksmith by trade and a Lutheran by faith, he traveled to the Lebanon Valley and married Anna Barbara Kappenheffer in 1735. Their first home was a log cabin built on his first tract of land, and in 1761, a spacious colonial mansion was constructed in the Hebron area.

In addition to the development of the Kucher home plantation, he also owned and operated a grist mill and saw mill and was active in the community both politically and religiously. Kucher's recognition as the "Father of Hebron" stems most likely from his land donations. In 1748 upon the death of his infant son, he deeded to the Hebron congregation one half acre of land for a cemetery, known as "Gottes Acre". In 1749 he donated twelve (12) acres of land for a Moravian church and school in the same area. Constructed of stone from Kucher's own quarry, the large two-story building was dedicated in January, 1751, and served not only for its intended use, but also as a shelter during Indian attacks and a military prison and hospital for over 200 Hessian prisoners taken at Princeton and Trenton during the Revolutionary War.

Hebron continued to be the principal business center of the valley until 1750 when George Steitz began to develop Steitztown, now known as Lebanon. By 1756-57, both communities had an equal population. Encouraged by this growth, the Moravians "surveyed and laid out a tract of fifty acres, on the south side of the Quittapahilla Creek, which they called Hebron" (#1, p. 195); however, with the exception of several log cabins, it took another century for this area to develop.

Another early land owner in South Lebanon Township was Frederick Stager (Staeger). In 1746 he purchased 500 acres of land south of Avon and built a simple log cabin. In 1782, Adam Stager built a larger limestone farmhouse on the farm. The property ultimately passed into the ownership of Joseph Heilman, and in 1875, several accounts note that a fierce skirmish took place here between Indians and white settlers during the French and Indian War.

Another important land purchase was made by the Light family who purchased the "Krause Farm" in 1900. The farm, part of Kucher's original land warrant, was surveyed into fifty-feet lots,
streets were opened and trees planted. "The Heights" residential development was born. It included that area bounded by East Cumberland (north), the Schaefferstown Road (east), Pershing Avenue (south) and Lincoln Avenue (west). In 1911, Lebanon Heights and adjoining lots to Water Street were annexed to the City of Lebanon as the Eighth Ward. In 1917 the "Five Points" area (intersection of Lincoln Ave., Pershing Ave. and State Drive) also was annexed by the City. Another area annexed by an adjacent municipality was Rexmont. This community initially was developed for the workers at the Cornwall Ore Mines and dated back to the 1860-1875 period. Its annexation by Cornwall Borough in 1926, however, was motivated more by the Ore Mines' expansion of its underground mining operations and the benefits of taxation under one governing body than by community continuity. Additional land south of Pershing Avenue (west of State Drive) was added to the City in 1946 and 1949. The final annexation that took land from South Lebanon Township occurred in 1970 when the City required a large tract of land upon which to construct a new high school.

Much of the early development of South Lebanon Township was for agricultural purposes. Several of the small communities we know today resulted from the need of these farmers and their families to worship and to educate their children. For example, the area known as "Kralls" was a focal point for the Mennonite community who built a meetinghouse (circa 1798) and a school. Iona was another small community built around a school, church and cemetery. History records the establishment of the Iona Grange in 1840 and notes that, "Rich limestone soil and the best farm practice of the folks who became members of the Iona Grange, are directly responsible for the high type farming in that region" (#2, p. 308).

Several other communities within the township owe their existence to the development of the railroad. Avon, Prescott (Station) and Midway (Edisonville Station) were all stops along the area rail lines. Avon Heights, on the other hand, appears to have been the idea of two gentlemen from Reading - Willever and Frace. In 1903 they laid out 387 lots approximately 25 feet by 125 feet in size, located just north of the Lebanon Valley Branch of the Philadelphia and Reading Railway Co. line.

An examination of an 1875 map of South Lebanon Township (#3, p. 62) indicates the following landmarks and land use activities:

| 11 Schools | 1 Livery | 9 Cemeteries | 4 Churches |
| 3 Stores | 1 Wagon Shop | 1 Hotel (Avon) | 2 Mills |

Grange Hall No. 120 (Iona)  
3 Iron ore excavation sites  
1 Coach Factory (Hebron)  
County Poorhouse & a Hospital

13 Lime kilns for burning limestone for ag. uses  
2 Windmills - Water Power sites  
2 Rail Lines & Depots (Avon & Prescott)  
3 Post offices (Avon, Hebron and Iona)

A portion of the Union Canal with 1 lock at Prescott  
The Berks & Dauphin Pike (1819) & Horse Shoe Turnpike (1819)  
A large portion of the Coleman Family Estate (South Mountain area)
B. GOVERNMENT STRUCTURE

Incorporated on March 18, 1840, South Lebanon Township was created by the division of Lebanon Township into North and South Lebanon Townships. In 1853, the township was further divided to create Cornwall Township. At least six (6) more times in its history, South Lebanon Township has lost land area to adjacent municipalities through incorporation or annexation (See Section A of this Chapter) until it currently encompasses approximately 13,906 acres in size. It is a township of the Second Class, and as such, is regulated by the Second Class Township Code, Act of May 1, 1933 (P. L. 103, No. 69) as reenacted and amended.

The township is governed by a three (3) member Board of Supervisors who each serve a six (6) year term, with one (1) board position elected every two years. As the governing body for all municipal matters, the Board of Supervisors is the principal taxing body, directs the maintenance of law and order, and is responsible for the general health, safety and welfare of township residents. Furthermore, the township owns and maintains a municipal building, a 100 acre public park and 49.37 miles of public roads. It is also responsible for monitoring the proper subdivision of land and the management of storm water. To deal with these daily responsibilities, the township employs the following personnel:

**ADMINISTRATION** - Manager, Assistant Manager, & Secretary

**POLICE** - Chief, 6 Officers, 9 Part-time School Police, & Secretary

**PARK** - Superintendent, 8 Seasonal Workers, & 4 Seasonal Recreation Directors

**HIGHWAY** - Road Foreman, 4 Road Workers, & 1-2 Seasonal Youth Workers

**TAX COLLECTOR** (currently vacant)

**ASSESSOR** (currently vacant)

In accordance with the Municipality Authorities Act of 1945, South Lebanon Township created the South Lebanon Township Municipal Authority on November 3, 1977. This authority consists of a five (5) member board charged with the establishment, operation and maintenance of public water and sewer facilities throughout the township. Members are appointed by the Board of Supervisors.

In addition to its own internal operations, the township is a member of several joint-municipal organizations. It is a part of the Cornwall-Lebanon School District, the county-wide refuse authority, and is currently under agreement with the City of Lebanon for sewer and water services. South Lebanon Township also contracts with the Lebanon County Planning Department for the administration and enforcement of the township's zoning ordinance, building code regulations and on-lot sewage program. Intergovernmental coordination is vital in today's community planning efforts since major community improvements frequently have a regional impact and require the cooperative efforts of the host community and its surrounding neighbors.
CHAPTER 3

PHYSICAL CHARACTERISTICS

A. GEOLOGY

A general geologic profile of Lebanon County shows the county almost entirely within the Valley and Ridge Province formed during the Appalachian Evolution. Structurally this is a very complex network of geologic folds and faults formed by compression from the southeast during the late Paleozoic Era. The southern portion of the county, however, is a part of the narrow Lowland Section of the Piedmont Province, which is a series of hills formed by Triassic sandstone, conglomerate and diabase.

More specifically, South Lebanon Township is characterized by several types of bedrock structure. They are briefly described as follows, including their water bearing qualities, beginning in the northern portion of the township and moving southward (#8, Map):

HERSHEY FORMATION (Late Ordovician) - predominantly a dark-gray argillaceous limestone; the shaly-silty character of this limestone makes it the least reliable source of water in the carbonate rocks; water is classified as very hard.

MYERSTOWN FORMATION (Late Ordovician) - a dark-gray, medium-to-fine-grained, crystalline, thin-bedded limestone; yields moderate to large quantities of very hard water.

EPLER FORMATION, Beekmantown Group (Middle Ordovician) - interbedded light-gray limestone and dark-gray dolomite; it is cherty and contains numerous beds of calcarenite; generally capacities for domestic wells are low, but improve for wells located less than 500 feet from the higher yielding Stonehenge Formation; water quality is fair and very hard.

ANNVILLE FORMATION (Middle Ordovician) - primarily a light-gray, finely crystalline, thick-bedded, high calcium limestone; weathered surface has a white sugary texture and fluted form produced by differential weathering along bedding and cleavage planes; not considered an important aquifer because of small areal extent and thinness; water is very hard. This high-calcium limestone is actively quarried in the Avon Heights area.

ONTELAUNEE FORMATION, Beekmantown Group (Middle Ordovician) - a light- to dark-gray, thick-bedded, crystalline dolomite that weathers dark-grayish brown; has a minimum thickness of 500 feet; serves as a reliable source of groundwater but water is very hard.

RICKENBACH FORMATION, Beekmantown Group (Early Ordovician) - a fine crystalline, cherty, dark-gray to gray dolomite; limited data on this aquifer indicates a potential to yield large quantities of water to wells; water is very hard.
STONEHENGE FORMATION, Beekmantown Group (Late Cambrian to Early Ordovician)- a medium-gray, crystalline limestone that is cherty in the upper part and conglomeratic at the base; an excellent source of groundwater, except near the underlying Richland Formation; water is very hard and has a median nitrate concentration of 6.8 mg/L.

RICHLAND FORMATION, Conococheague Group (Late Cambrian) - a gray, thick-bedded, finely crystalline dolomite containing limestone, chert, and calcarenite interbeds; limestone chiefly occurs in the middle section; it is a moderately reliable source of groundwater; water is very hard and has a median nitrate concentration of 5.6 mg/L.

MILLBACH FORMATION, Conococheague Group (Late Cambrian) - pinkish-gray to light-gray, laminated, crystalline limestone containing algal structures and some interbedded dolomite; very reliable water-bearing characteristics; water is very hard.

SCHAFFERTOWN FORMATION, Conococheague Group (Late Cambrian) - a light- to medium-gray limestone containing shaly bands and laminae; parallels the Millbach formation and is very similar in lithology; together with the Millbach Formation, these aquifers are the most reliable water-bearing units in Lebanon Valley; water is very hard.

SNITZ CREEK FORMATION (Middle Cambrian) - a light- to medium-gray, coarsely crystalline dolomite, commonly oolitic and cherty; it is one of the least reliable aquifers in the Lebanon Valley and the water is very hard.

BUFFALO SPRINGS FORMATION (Middle Cambrian) - a light- to pinkish-gray limestone interbedded with light-gray crystalline dolomite; it is a moderately reliable aquifer; capable of yielding adequate quantities to meet industrial and municipal needs, however, wells near the contact of the Buffalo Springs Formation and Triassic rocks have considerably lower specific capacities; water is very hard.

DIABASE (Triassic) - occurs throughout the Triassic hills in southern part of township as large and small intrusive bodies of hard, massive, medium to coarse-grained, dark-gray rock; yields small supplies of moderately hard water that are marginally adequate to inadequate for domestic use; water quality commonly poor due to very shallow circulation system in aquifer; water supplies easily contaminated by improper sewage-disposal practices.

HAMMER CREEK FORMATION (Triassic) - forms the hills in the southern part of Lebanon County; predominantly a red, gray, and brown, very fine to coarse-grained sandstone interbedded with a coarse quartz conglomerate which forms nearly all the higher hills within the outcrop area and some of the prominent ridges; Hammer Creek sandstone yields good-quality, moderately hard water; all lithologic units are capable of yielding adequate water quantities for industrial municipal supply systems; however, long term yield of a well may be no more than one half to one third of the test yield.

The complex structure of the carbonate rocks of this portion of the Lebanon Valley generally strike an east-northeast direction and dip to the south. Progressively younger formations crop out northward and older formations physically overlie younger ones because the rocks are overturned as a part of the south limb of a recumbent synclinorium. This action caused rocks to contain folds and faults, varying in size from several inches to almost a mile. The folding of the rocks was accompan-
ied by thrust faulting and tear faulting which also contributes to its complexity. The oldest and southern most band of rocks exposed in the valley are limestone and dolomite of the Buffalo Springs Formation and the Conococheague Group.

As noted in the rock descriptions above, the bedrock structure has significance in terms of an area's water resources and South Lebanon Township is underlain by alternating beds of limestone and dolomite of Cambrian and Ordovician age. "No rock differs more radically with respect to yield of water than limestone. Some limestone formations rank among the best aquifers; others are unproductive as shale." (#5, p. 2) Ground water recharge from precipitation occurs throughout the township; however, it is the movement and storage of ground water within solution channels which determines the availability of the township's ground water resources. When a well penetrates a solution channel, the water is plentiful; however, when no solution channel is found, neither is water.

The most reliable sources of ground water are the Schaefferstown, Millbach Stonehenge and Ontelanuee Formations, while the least reliable are the Snitz Creek and Epler Formations and the Hershey Limestone. Although yields vary, generally the most productive aquifers, rocks capable of yielding usable quantities of ground water to wells or springs, occur in the northern third of the township. The central third provides moderate yields, although nitrate contamination is common, and the southern third of the township (Triassic hills) has moderate to low yields.

In addition to its bedrock structure, South Lebanon Township can be further classified into two broad categories of soil type. The first is the Hagerstown-Duffield-Clarksburg association characterized by deep, nearly level to moderately steep, well-drained and moderately well-drained soils in limestone valleys. These soils comprise the northern two-thirds of the township ending just south of Route 419 and are considered prime farmland, being Class I and Class II soils according to the 1981 Soil Survey of Lebanon County, PA. Major limitations for most other uses are sinkholes, solution channels and caverns in the bedrock and a seasonal high water table. Ground water contamination is also a hazard for many uses because of the caverns and solution channels.

The other is the Ungers-Neshaminy-Watchung group with deep, nearly level to very steep, well-drained and poorly drained soils on mountains and ridges. These soils cover the slopes, flats and ridges of the remainder of the township. Although predominantly in woodland uses (State Game Lands No. 156), some residential development has occurred where surface stones, slope, and the high water table have not been restrictions.

While the presence of mineral resources in South Lebanon Township is limited, high-grade limestone has been actively quarried in the Avon Heights-Prescott area since 1928. Furthermore, the township's close proximity to the Cornwall Ore Mines is also worthy of note, especially considering the fact that a portion of the mine was located in South Lebanon Township until 1926 when it was annexed by Cornwall Borough. Considered the greatest open-pit ore mines east of Lake Superior, the Cornwall Ore Mines were significant producers of magnetite ore from the mid 1830's until 1973 when the mines were closed as a result of high water from Hurricane Agnes. In addition to the iron ore mined, appreciable quantities of gold, copper, cobalt, nickel and silver were also extracted. Another point of interest is the sandstone and conglomerate beds which provided building stone for many of the homes and barns in the Lebanon Valley. (#9, p. 16)
B. TOPOGRAPHY & PHYSICAL FEATURES

The topography of South Lebanon Township varies greatly from north to south. As mentioned, the township falls into both the Great Valley and Triassic Lowland areas. This means that the northern two-thirds of the township consists of gently rolling farmland with elevations in the range of 500 to 600 feet above sea level, while the southern third consists of a series of ridges and hills which are a part of the Furnace Hills of the South Mountains. As would be expected, slopes in this portion of the township are generally in excess of 10%, and often 20%, which place severe limitations on development potential. The highest point (1,040 feet above sea level) in the township falls within this region and is located approximately 3/4 mile south of the Rexmont Dam.

Lebanon County can be divided into two (2) major drainage basins - the Swatara Creek Basin which empties into the Susquehanna River and the Tulpehocken Creek Basin which is a part of the larger Schuylkill River Basin. South Lebanon Township contributes water to both of these basins. The headwaters of the Quittapahilla Creek can be found in the Iona area, with water flowing northwest and entering the City of Lebanon just south of Route 422 near Hebron. The "Quittie", as it is locally known, flows through the city and several other municipalities before it empties into the Swatara Creek near Valley Glen (where the East Hanover, North Annville and North Londonderry Townships boundaries meet in western Lebanon County).

Another source of water for the Quittie is the Hazel Dyke. This water collects as far south as Rexmont, moving north and then west to enter the City west of the GPU Substation near what would be the intersection of Popular Street and Kiner Avenue. The Hazel Dyke ultimately drains into the Quittapahilla Creek near 12th & Walnut Streets in Lebanon. This watershed was used as early as the 1870's to provide public water to the citizens of the (then) Borough of Lebanon. The first Rexmont Dam was constructed in 1872 to impound and store an adequate water supply for the growing community. Although Lebanon's primary water source eventually became the Highbridge Reservoir in Schuylkill County, the Rexmont Dam was always available as an alternative water supply. Even though the property was sold in 1980 to the Commonwealth of Pennsylvania for development of State Game Land No. 156, the City retained water rights to the property. The Commonwealth is responsible for ownership and maintenance of the impoundments and dam structures.

Several other streams should be noted in the hydrologic profile of the township. These include several tributaries of the Hammer Creek and Walnut Run which are located in the South Mountain region of South Lebanon. These streams flow southward into Lancaster County and empty into the Hammer Creek/Conestoga Creek Basin that contributes water to the Susquehanna River.

The need to study the physical features of a municipality arises as development pressures increase, more marginal lands are considered for development, and open space becomes a finite commodity. Additionally, since the cost to construct public utilities and provide community services is also affected by the natural environment, the combination of site suitability and practical economics needs to be analyzed by the township in order to wisely plan and direct future growth and development.

Using the 1970 Comprehensive Plan of the County of Lebanon, it is possible to analyze slope and hydrology as they relate to feasibility for development. As can be seen from the South Lebanon Township section of the map (#10, p. 51A), much of the southern portion of the township has limits...
for development. Ecologically sensitive areas such as flood plains, stream valleys, poorly drained soils, excessive slopes, etc. pose endless problems for development. Flooding, erosion, water leakage in structures, groundwater and stream contamination from failing on-lot sewage systems, and sink holes are only a few of the potential problems. Certainly it is not impossible to develop such sites; however, it is not unusual to incur additional expenses during the site preparation and development stages, and homeowners, sometimes unknowingly, face the risk of expensive, reoccurring problems in the future. Furthermore, municipal maintenance and service costs can increase considerably on such sites.

While development on such areas should be discouraged, that often is not the case. Therefore, at a minimum, development on ecologically sensitive lands should be limited and strictly controlled. Development designs should compliment the natural environment and its eccentricities and, wherever possible, preserve the natural integrity and resources of the site. Certainly the availability of public utilities, the application of sound stormwater management and erosion control practices, the careful design of streets, and the preservation of ground cover can all serve to minimize development impact. (#9, p. 18)

C. CLIMATE

The climate in southeastern Pennsylvania is generally milder than in other portions of the state. This is due primarily to relatively low elevations and the protection afforded by the mountains to the north and west. While being somewhat milder, southeastern Pennsylvania is occasionally susceptible to severe and torrential snow and rainstorms from the east. Fortunately, these storms do not occur with sufficient frequency to classify the overall climate as harsh.

The atmosphere is generally humid and the normal annual rainfall is about 40 inches. Winter temperatures range from 10° to 60° F., and summer temperatures range from 60° to 95° F. The last killing frosts occur in the spring from the 15th to the 30 of April and the first in fall from the 1st to the 15th of October. The soil seldom freezes deeply enough to prevent plowing until after the middle of November and is generally thawed sufficiently to permit tilling by the 15th of March. Some winter seasons, however, are so mild that the soil is only frozen for several weeks. (#10, p. 46-47)
A. INVENTORY OF LAND USES

An inventory of existing land uses is one of the most important elements in the planning process and is used as a blueprint to design the future of a municipality. The development of South Lebanon Township has occurred in a very traditional fashion. Being an agricultural community located adjacent to a growing borough and then city, development in the township began in those areas closest to the city and then radiated south and east into the farming community. As these areas developed and expanded, they often were annexed by the City of Lebanon (in 1911, 1917, 1946, 1949 and 1970). Another portion of the township lost by annexation was the village of Rexmont. This community, a by-product of the Cornwall Ore Mines, was situated directly above a portion of the underground mines. In 1926 it was included in the newly formed Cornwall Borough along with the rest of the mining operation. As a result, until the middle of this century South Lebanon Township remained an agriculturally oriented community located adjacent to a growing population center.

As the agriculture industry prospered and grew in the Lebanon Valley, the need to transport goods and products spurred the development of major transportation improvements, including the Berks to Dauphin Turnpike, the Union Canal and several railroad lines. These transportation corridors also served as a catalyst for growth and development in South Lebanon Township. Communities such as Hebron, Avon, Prescott, and Midway, not only provided access to transportation facilities, but also attracted homes, churches, schools and businesses.

Much of the central and southern portions of the township were rural, forested or undeveloped, except for agricultural uses, and homesteads were often located some distance apart. Sometimes, just the existence a few homes, a church and a school located together at a crossroads was enough to encourage the naming of the small settlement, as was the case at Krall's Church. These crossroad settlements were often gathering places for the entire township. The community of Iona was just such a place for the agricultural community in South Lebanon Township. It began as the home of the local agricultural grange hall (Grange #120, established in 1874) and the area's post office (circa 1875) and evolved into a sizeable residential community which today is complete with an elementary school, bank, church, and the township’s municipal building. So, while agriculture continued as the predominant land use in the township, residential development began to reach farther and farther into the farming community as post World War II development enticed people to move out of the city, buy a home with a spacious yard and become a part of the American dream.

As indicated by the Lebanon County Interim Plan (#6, p. 4), another factor encouraged this advancement of development into areas surrounding many cities:

*The early 20th century was a settling period of sorts. The transportation routes were in place and the population, commerce, and industry centers were firmly established. From this point on, the majority of the growth in the county radiated from established towns and villages rather than development of new economic centers. During this time, another growth catalyst emerged,*
one which continues to play a crucial role in development. It was at this time that the first large-scale, efficient public utility systems were established.

The benefits of working utility systems years ago were much the same as they are today. The use of public water removed the risk of consuming polluted well water. ... Furthermore, the establishment of public sewer systems, with Lebanon County’s first being in the City of Lebanon in 1940, allowed for much denser housing, and ultimately led to more efficient and effective delivery of services. As a result, Lebanon County began a pattern of growth which continues today.

South Lebanon Township’s development clearly has followed this trend, and the bulk of the township’s development continues to occur in the area south and east of Lebanon City or along major transportation corridors where utilities and roads are more readily accessible. Through the 1960’s, considerable single family residential construction occurred in the township. According to U. S. Census (1990) figures, 14, 246 housing units were built in South Lebanon between 1940 and 1969 – almost matching the 15, 364 units built prior to 1940 – and 1958 was the median year for construction of all housing units in the township. The township then experienced a construction lull through the 1970’s and early 1980’s, whereupon construction activity again increased. As indicated in Table 4-1, today 8.3% of the township’s land area is in residential land use, a 1.3% increase since 1970. (#19, p.6)

Further statistical analysis indicates that since 1984, over 700 building permits have been issued for new housing units (more than half of these since 1990). This data also indicates that 9% of the residential development occurring in Lebanon County during this same period occurred in South Lebanon Township. The majority of this residential development was in the form of single family detached dwellings or townhouses located in major subdivisions. The following is a listing of the size of those subdivisions, their approval dates, and approximate number of housing units approved:

<table>
<thead>
<tr>
<th>Date</th>
<th>Development/Location</th>
<th>Acreage</th>
<th>No. of Housing Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>1979</td>
<td>School Lane Meadows, S. 14th Ave. south of Avon</td>
<td>60.3 Ac.</td>
<td>201</td>
</tr>
<tr>
<td>1988</td>
<td>Stone House Manor, east side of State Dr.</td>
<td>21.26 Ac.</td>
<td>49</td>
</tr>
<tr>
<td>1987</td>
<td>South Hills Run, n/w corner Wilhelm Rd. &amp; Lincoln Ave.</td>
<td>19.12 Ac.</td>
<td>57</td>
</tr>
<tr>
<td>1987</td>
<td>Cedar Court, south of Metro Dr.</td>
<td>5.68 Ac.</td>
<td>41</td>
</tr>
<tr>
<td>1989</td>
<td>Hickory Hills, east side of Rt. 897 near Klein Ave.</td>
<td>53.2 Ac.</td>
<td>192</td>
</tr>
<tr>
<td>1991</td>
<td>Sycamore Mobile Home Park, S. 3rd St. south of Vine St.</td>
<td>21.9 Ac.</td>
<td>118</td>
</tr>
<tr>
<td>1992</td>
<td>Southgate Manor, west side of Mine Rd., north of Iona</td>
<td>31.69 Ac.</td>
<td>74</td>
</tr>
<tr>
<td>1995</td>
<td>Hearthstone, south side of Birch Rd. at Rock Ledge Dr.</td>
<td>5.54 Ac.</td>
<td>64</td>
</tr>
<tr>
<td>1995</td>
<td>Rockledge Meadows, north side of Birch Rd. at Short Rd.</td>
<td>55.89 Ac.</td>
<td>98</td>
</tr>
<tr>
<td>1998</td>
<td>East Evergreen Estates</td>
<td>66.94 Ac.</td>
<td>107</td>
</tr>
<tr>
<td>TOTAL</td>
<td></td>
<td>341.5 Ac.</td>
<td>1,001</td>
</tr>
</tbody>
</table>
In addition to residential development adjacent to the City, considerable residential construction occurred in the Iona area in the 1960’s and 1970’s. Unfortunately this development preceded the advent of public water and sewer facilities to the area and created health concerns from malfunctioning sewage systems. As a result of the high cost of extending water and sewer service to Iona, South Lebanon Township officials have opted to limit future medium and high density residential development only to areas serviced by public water and sewer facilities.

Commercial uses, needing to be easily accessible to customers, initially located close to Lebanon City along principal transportation routes, especially U. S. Route 422. However, as the public has become more automobile oriented, locations along other highways, such as Routes 897 and 419 and State Drive, have also become attractive locations particularly since these roadways are frequently traveled by persons going to and from the workplace. Other commercial uses, scattered here and there throughout the township, are a reminder of how successful (re-zoning) home occupations can grow into full-scale businesses. Only 1.8% of the township’s current land uses are of a commercial nature.

While industrial development (4.5% of the township’s uses) also relies on access to highways, it is to move products rather than to attract customers. Rail service is also attractive to industrial uses for the same reason. Another factor critical to some industrial developments is accessibility of raw materials. Existing limestone resources in the Prescott area, a major highway, and rail service encouraged industrial development along much of the south side of Route 422 in South Lebanon Township.

One anomaly that is interesting to note is the industrial development that occurred in the State Drive and Route 419 area. ALCOA, Aluminum Company of America, purchased over 750 acres of land in 1965, and although this land lacked public services, it was adjacent to PA Route 419, which could provide the necessary transportation linkages for this major corporation. ALCOA only developed a small portion of its land, and as the business climate changed, it was determined that some of the excess acreage could be sold. The extension of public water and sewer service to the area, coupled with its industrial zoning, made the land attractive for further industrial development. Consequently, in the early 1990’s land was sold to the Lebanon County Industrial Development Corp. for creation of an industrial park. As of today, five (5) businesses have located in the park and additional acreage is available for future industrial development.

Approximately 4.3% of South Lebanon Township’s land use is categorized as institutional or public. Institutional uses encompass five (5) schools (including Cedar Crest Middle School, Cedar Crest High School, the Lebanon County Career & Technology Center, South Lebanon Elementary School, and the Buffalo Springs Parochial School), the county nursing home and county prison, Quest, the Veterans Administration Medical Center, the Pennsylvania National Guard Armory, and the Penna. Department of Transportation Driver Exam Center. Included in the public category are four (4) fire companies, numerous churches and cemeteries and township-owned property. Another 13% of the township’s land area is in recreation or conservation use which includes the public, semi-public and private uses listed in Table 6-1 of this report.

Although over 600 acres of agricultural land have been lost to development since 1990, according to a report prepared by the Lebanon County Conservation District in 1995, agriculture continues to be the predominant land use in the township. Recognizing the loss of one of the
development, South Lebanon Township officials adopted municipal zoning regulations in 1973. Those regulations were revised in 1981 to further "protect and preserve the existing agricultural lands of the Township" and to discourage the conversion of prime farmland to non-farm uses. (#23, p. 16) As a result, the township's continued loss of agricultural land is for the most part limited to areas designated for development, where public services are available and where conflicts with farming operations can be minimized.

In 1989 South Lebanon Township began participating in the Lebanon County Agricultural Land Preservation Program – a program which was authorized by Pennsylvania Act 43 of 1981 (Agricultural Area Security Program) and adopted by the Lebanon County Commissioners in the same year. As of April, 2000, there were 5,787 acres of land included in South Lebanon’s agricultural security area. The area includes 93 tax parcels ranging in size from 2 acres to 144 acres (See Appendix Map). The township continues to accept requests for inclusion into the program. Act 43 also allows for the purchase of development rights from farms in the agricultural security area. This is handled by the Lebanon County Agricultural Land Preservation Board, which is administered by the Lebanon County Conservation District. Using established criteria, the Preservation Board analyses potential farms and determines target properties for preservation (See Appendix for Map and Preservation Board Statement). According to the Lebanon County Conservation District, development rights have been purchased on 745 acres of land in South Lebanon Township (as of 4/2000) and consist of nine (9) farms owned by seven (7) landowners (See Appendix Map).

**TABLE 4-1
EXISTING LAND USE**

<table>
<thead>
<tr>
<th>EXISTING LAND USE</th>
<th>AREA IN ACRES</th>
<th>% OF TOTAL LAND AREA</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agriculture</td>
<td>8,064</td>
<td>58.0%</td>
</tr>
<tr>
<td>Residential</td>
<td>1,150</td>
<td>8.3%</td>
</tr>
<tr>
<td>Commercial</td>
<td>251</td>
<td>1.8%</td>
</tr>
<tr>
<td>Industrial, Mining, Quarrying</td>
<td>628</td>
<td>4.5%</td>
</tr>
<tr>
<td>Public</td>
<td>592</td>
<td>4.3%</td>
</tr>
<tr>
<td>Recreation</td>
<td>1762</td>
<td>12.7%</td>
</tr>
<tr>
<td>Vacant or Forest</td>
<td>399</td>
<td>10.5%</td>
</tr>
</tbody>
</table>

Source: Lebanon City-County GIS, 1996 Existing Land Use Data, South Lebanon Township

Perhaps the best summary of South Lebanon Township’s existing land use is to indicate that 93.8% of the township is in either agricultural, residential, public, recreational or forest/vacant land use (See Appendix Maps). These uses are generally low density in nature and have created a pleasant blend of suburban to rural landscape. Services and amenities for area residents are provided either in the City of Lebanon or the area immediately surrounding the city. The township continues to protect its prime farmland and agri-industry by encouraging, via zoning, development in the northern and western sections of the township where public services are more readily available.
B. HOUSING CHARACTERISTICS

As indicated previously, the earliest residential development in the township occurred close to the City of Lebanon and between Route 422 and the rail line in the Avon, Avon Heights and Prescott areas. For the most part, development has continued in these areas, expanding southward from the city beyond Poplar Street between Lincoln Avenue and State Drive during the 1950’s, 1960’s and 1970’s and west of Lincoln Avenue in the 1980’s and 1990’s. The Avon and Avon Heights areas have remained active residential communities, while little new residential development has occurred in the Prescott area. Although some of the township’s earliest housing was annexed by the City, the township does have 78 structures listed on the 1986 Pennsylvania Historical Inventory of Structures (Pennsylvania Historic and Museum Commission); many of these are stone farm houses built as a part of the early agricultural community. There are no structures in South Lebanon Township that are listed on the National Register of Historic Properties.

Much of the rest of South Lebanon’s housing was built since World War II and is in the form of single family detached dwellings located in newly created subdivisions. Examples of this would include the Iona area (developed in the 1960’s and 1970’s) and School Lane Meadows along South 14th Avenue (developed during the 1970’s and 1980’s). A listing of more recent developments can be found on page 11 of this report.

Although somewhat dated, 1990 Census data can provide an overview of the township’s housing picture and how it compares with adjacent municipalities. Table 4-2 inventories the township’s housing vacancy rate, ownership, year built, age of owner(s), type of structure, value and more. Generally, South Lebanon Township’s housing units are single family detached dwellings occupied by the property owner – approximately 50% of those owners are 55 years of age or older. Few housing units lack either complete plumbing or kitchen facilities and average 6.1 rooms per unit. Housing is well constructed and well maintained creating an attractive and appealing environment. While being a suburb of Lebanon City, South Lebanon Township’s median year for construction of housing units is 1958, considerably older than other municipalities adjacent to the city where development pressure is high. Although one third of the township’s housing units were built since 1959, only 11.8% were built since 1979. However, permits issued for new housing units from 1980-1996 indicate renewed growth consistent with other townships adjacent to the city. The median value for these units is in the same range as other communities in the Lebanon urbanized area, as is the median gross rent.

Approximately one third of the persons living in group quarters in Lebanon County reside in South Lebanon Township. This is due to several large institutional uses located in the township. They are as follows:

- Cedar Haven & Renova Center (County nursing home & MHMR facility) 425 beds
- Lebanon County Prison 420 beds
- Veterans Administration Medical Center 360 beds
- Hearthstone Manor 64 beds

During the last decade, a restructuring of V.A. facilities has caused a reduction in the number of residents at the local medical center, which was listed as having a total of 1,004 beds in 1983. These residents either have been transferred to other facilities or absorbed into Lebanon communities in smaller group care homes.
<table>
<thead>
<tr>
<th></th>
<th>South Lebanon</th>
<th>Cornwall</th>
<th>Heidelberg</th>
<th>Jackson</th>
<th>Lebanon City</th>
<th>North Cornwall</th>
<th>North Lebanon</th>
<th>Lebanon County</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total # of Housing Units (HU's)</td>
<td>2,487</td>
<td>1,211</td>
<td>1,301</td>
<td>2,010</td>
<td>10,996</td>
<td>2,029</td>
<td>3,669</td>
<td>44,634</td>
</tr>
<tr>
<td>% HU's Vacant</td>
<td>2.6</td>
<td>2.4</td>
<td>4.1</td>
<td>2.1</td>
<td>4.8</td>
<td>5.0</td>
<td>3.4</td>
<td>4.4</td>
</tr>
<tr>
<td>% Owner Occupied HU's</td>
<td>81.5</td>
<td>79.6</td>
<td>83.3</td>
<td>85.4</td>
<td>52.1</td>
<td>62.4</td>
<td>85.9</td>
<td>71.0</td>
</tr>
<tr>
<td>Mean # of Rooms per HU</td>
<td>6.1</td>
<td>6.4</td>
<td>6.5</td>
<td>6.0</td>
<td>5.3</td>
<td>5.8</td>
<td>5.8</td>
<td>5.8</td>
</tr>
<tr>
<td># of HU's Lacking Complete Kitchen or Plumbing Facilities</td>
<td>10 units</td>
<td>0 units</td>
<td>13 units</td>
<td>9 units</td>
<td>111 units</td>
<td>10 units</td>
<td>0 units</td>
<td>279 units</td>
</tr>
<tr>
<td>% HU's Built Since 1959</td>
<td>37.4</td>
<td>61.2</td>
<td>46.6</td>
<td>61.0</td>
<td>24.9</td>
<td>64.2</td>
<td>68.2</td>
<td>45.0</td>
</tr>
<tr>
<td>% HU's Built Since 1979</td>
<td>11.8</td>
<td>32.8</td>
<td>8.4</td>
<td>16.2</td>
<td>6.1</td>
<td>22.7</td>
<td>38.0</td>
<td>13.9</td>
</tr>
<tr>
<td>Building Permits for HU's Issued 1980-1996</td>
<td>757</td>
<td>455</td>
<td>203</td>
<td>470</td>
<td>401</td>
<td>811</td>
<td>1,040</td>
<td>8,577</td>
</tr>
<tr>
<td>% Moved into HU before 1980</td>
<td>54.9</td>
<td>59.9</td>
<td>59.9</td>
<td>54.1</td>
<td>41.3</td>
<td>41.6</td>
<td>48.3</td>
<td>46.5</td>
</tr>
<tr>
<td>% of Owner Occupied HU's with Owners 55 years of Age or Older</td>
<td>50.6</td>
<td>35.1</td>
<td>37.1</td>
<td>43.5</td>
<td>51.6</td>
<td>45.4</td>
<td>40.7</td>
<td>43.9</td>
</tr>
<tr>
<td>% of HU's - Single Family Detached Units</td>
<td>79.5</td>
<td>66.2</td>
<td>85.2</td>
<td>75.2</td>
<td>25.0</td>
<td>50.8</td>
<td>71.4</td>
<td>56.1</td>
</tr>
<tr>
<td>Median Value of Owner Occupied HU's</td>
<td>$75,200</td>
<td>$92,000</td>
<td>$80,500</td>
<td>$79,900</td>
<td>$44,400</td>
<td>$76,100</td>
<td>$77,600</td>
<td>$70,500</td>
</tr>
<tr>
<td>People/Household in 1990</td>
<td>2.63</td>
<td>2.57</td>
<td>3.04</td>
<td>2.91</td>
<td>2.34</td>
<td>2.47</td>
<td>2.73</td>
<td>2.58</td>
</tr>
<tr>
<td>Living in Group Quarters</td>
<td>1,161</td>
<td>189</td>
<td>0</td>
<td>0</td>
<td>322</td>
<td>143</td>
<td>6</td>
<td>3,488</td>
</tr>
<tr>
<td>Median Gross Rent</td>
<td>$377</td>
<td>$723</td>
<td>$380</td>
<td>$352</td>
<td>$312</td>
<td>$472</td>
<td>$379</td>
<td>$355</td>
</tr>
</tbody>
</table>
The following 1990 Census statistics provide a comparison of housing types to be found in South Lebanon Township versus the county as a whole:

<table>
<thead>
<tr>
<th></th>
<th>South Lebanon</th>
<th>Lebanon County</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Family, detached</td>
<td>79.5%</td>
<td>56.1%</td>
</tr>
<tr>
<td>Single Family, attached</td>
<td>8.9%</td>
<td>17.2%</td>
</tr>
<tr>
<td>Two Family</td>
<td>3.9%</td>
<td>6.0%</td>
</tr>
<tr>
<td>Three or Four Family</td>
<td>4.5%</td>
<td>6.0%</td>
</tr>
<tr>
<td>Five or more</td>
<td>1.9%</td>
<td>7.4%</td>
</tr>
<tr>
<td>Mobile Home</td>
<td>.4%</td>
<td>6.1%</td>
</tr>
<tr>
<td>Other</td>
<td>.9%</td>
<td>1.2%</td>
</tr>
<tr>
<td><strong>Total Housing Units</strong></td>
<td><strong>2,489</strong></td>
<td><strong>44,634</strong></td>
</tr>
</tbody>
</table>

The recent resurgence of development in the township is similar to countywide trends. The extension of public water and sewer service into the heart of the township will likely attract even more residential development in the future, including the higher density type of development in evidence in the Hickory Hills or Sycamore Park developments. The combination of public utilities and their allowance of higher density development, location with respect to the surrounding urbanized area of Lebanon and adjacent counties, and the township’s pastoral beauty will only serve as an attraction for residential developers. Even though the township has recognized this trend and taken steps to control and direct this development to the appropriate areas of the township, continued improvements to the township’s infrastructure will be critical to the successful handling of such development as it occurs.

C. VETERANS ADMINISTRATION MEDICAL CENTER

The Veterans Administration Medical Center admitted its first patient in September of 1947. The original hospital buildings were built on 575 acres of farmland with a bed capacity of 501. Today it includes 65 separate buildings (on 253 acres) with a total operating capacity of 360 beds. The Center provides medical, surgical, rehabilitative, psychiatric, and nursing home care to U. S. veterans in south central Pennsylvania. The facility offers the following care areas:

7 beds surgical  
6 beds rehabilitative medical  
129 beds psychiatric  
29 beds sub-acute  
23 beds internal medicine  
166 beds nursing home

Additionally, approximately 20 specialty outpatient clinics are offered. During the 1996-97 year, the staff of 1,044 full-time equivalent employees and approximately 450 volunteers cared for 17,025 patients, over 2,850 hospitalizations, and 121,276 outpatient visits. The V. A. Medical Center is affiliated with the Pennsylvania State University College of Medicine at Hershey, which allows for more in-depth medical treatment for the veteran population.
D. COUNTY-OWNED FACILITIES

The County of Lebanon owns and operates three (3) facilities located in South Lebanon Township; they are the Lebanon County Correctional Facility, Cedar Haven and the Renova Center. All three are located on a 79+ acre tract of land, with access to Cedar Haven and Renova Center from South 5th Avenue and access to the prison from the area of 7th Avenue and East Walnut Street.

The Lebanon County Correctional Facility was opened in September of 1980 and served to replace the existing prison (built circa 1890) located in the City of Lebanon. It was expanded and renovated in 1994 to its current capacity of 420 beds. Average occupancy at the prison is 350-400 inmates. The facility is operated by a staff of 117 and provides food, medical/pharmaceutical, laundry, recreational, educational, pastoral and treatment services to prisoners. As a county facility, sentencing terms for inmates are generally less than 5 years. A work-release program is also provided. In addition to reciprocal agreements with Lancaster, Berks and Dauphin County prisons, the Lebanon facility has contracts with the Immigration and Naturalization Service, Federal Bureau of Prisons and the U. S. Marshals Service.

Opened in 1966, Cedar Haven is a county-operated nursing home for residents of Lebanon County. It provides a complete range of nursing and related ancillary services to elderly residents who require skilled or intermediate nursing care. Currently operating at capacity, 400 beds, there is generally a 2-3 month waiting list for acceptance into the facility. It is staffed by approximately 500 full-time and part-time employees and administrators. Also attached to the Cedar Haven building are the Eldercare facilities, a service operated by the Lebanon County Area Agency on Aging. Eldercare serves continent adults 60+ and older needing various levels of supervision on a weekday basis and overnight/extended care on an as-needed basis.

Renova Center is an Intermediate Care Residential Facility which provides a wide range of rehabilitative and medical services to individuals with severe or profound mental retardation, multiple handicaps and/or complex medical conditions. It has a 25 bed capacity and is directly attached to Cedar Haven, allowing both facilities to share some patient services (e.g., laundry facilities, food services, recreation activities, etc.). Renova Center was opened in 1975.

E. DEVELOPMENT & OBJECTIVES OF ADJACENT MUNICIPALITIES

South Lebanon Township shares boundaries with six (6) Lebanon County municipalities – Jackson, Heidelberg, North Lebanon, and North Cornwall Townships, Cornwall Borough and the City of Lebanon. Additionally, Penn and Elizabeth Townships in Lancaster County border the township to the south. In accordance with the Pennsylvania Municipalities Planning Code, all adjacent municipalities were contacted to obtain copies of zoning ordinances and comprehensive plans. All six (6) Lebanon County municipalities have adopted comprehensive plans and implemented zoning regulations. Elizabeth and Penn Townships, Lancaster County also have comprehensive plans and zoning ordinances; however, Elizabeth Township is in the process of revising its comprehensive plan.

The township relies upon the public water and sewer facilities of the City of Lebanon, as do all of the municipalities surrounding the city. The township is a part of the Cornwall-Lebanon School District as are North Lebanon, North Cornwall, and West Cornwall Townships, and
Mt. Gretna and Cornwall Boroughs. It is the location of the district's middle/high school complex and administrative building and one (1) elementary school.

Since the township abuts eight (8) different municipalities, an assortment of different zoning districts impact on the township's zoning designations and future land use planning. Zoning in Jackson, Heidelberg, Elizabeth and Penn Townships is either agriculture or conservation, with two small exceptions. There is a small residential (R-1) district in the Flintville area along Route 897 and a strip of industrial zoning just east of Prescott along East King Street. Neither designation poses a land use conflict.

The zoning in Cornwall Borough is predominantly agriculture or residential forest, except in the Rexmont area where medium density residential (R-2) zoning exists and along the north side of Route 419 as it enters the borough where low density (R-1) is designated. Significant expansion of these residential areas would most likely not only impact Cornwall Borough, but South Lebanon Township facilities as well. For example, the proposed 120+ unit townhouse development in Rexmont, Cornwall Borough, will in all likelihood increase traffic not only on borough roads, but also on South Lebanon's secondary roads. Additionally, this 22 acre, medium-density residential development, situated as closely as it is to the rural, agricultural areas of South Lebanon, will place pressure on the township to allow expansion of residential uses into this area, thus potentially triggering another aspect of development worthy of consideration. There are a growing number of conflicts between residential and agricultural uses, particularly with respect to concentrated animal operations. As more and more residential development is allowed to extend into the farming community, increased intolerance of many aspects of farming operations is becoming apparent.

Furthermore, due to the large amount of residual land from the Cornwall Mining operation - which has the potential to be reused for heavy industrial activities - development in Cornwall Borough has the ability to have long reaching effects on the rural, agricultural and residential communities surrounding it. Fortunately, Cornwall Borough has enacted relatively stringent performance standards in its Industrial District zoning to attempt to mitigate the effects (e.g., increased traffic or noise, hazardous discharges, etc.) of such development before they occur.

Abutting districts in North Lebanon and North Cornwall Townships and Lebanon City are fairly similar, with uses ranging from agriculture and residential to industrial, office/institutional and commercial. While most uses are compatible, an area of concern is the Route 422 corridor. Increased development on this major east-west arterial, especially close to the city, has caused an increase in traffic congestion and hazardous traffic patterns. Particular attention should be placed on limiting the number of access points onto this highway (and other collector and/or arterial routes) to reduce development impact on the road's ability to efficiently move traffic through the county. Decades of uncontrolled development along the segment of Route 422 west of the City of Lebanon have taken their toll on the road's use as the major east/west arterial, often causing sub-standard secondary roads to handle this traffic. Careful coordination between municipal officials along major transportation corridors would assist in preserving the roadway's integrity for future generations and prevent unnecessary problems from occurring.

A review of the future land use map for Lebanon County, which is a part of the Lebanon County Interim Plan (1987), finds that South Lebanon Township has been developing in a manner consistent with the plan. Both Lancaster County municipalities' comprehensive plans and the county's overall plan indicate conservation or land preservation designations along South
Lebanon's southern boundary. The more recent Lebanon County municipal plans for Cornwall Borough, Lebanon City and North Lebanon Township closely follow their existing zoning designations. Heidelberg, Jackson and North Cornwall Townships' plans are somewhat dated, having been prepared around 1970. The Jackson Township plan indicates cropland or vacant, while Heidelberg's future land use map shows no agricultural designation. It indicates Low Density Residential or Rural Density Residential. North Cornwall is presently updating its planning documents, however, there do not appear to be any serious conflicts under the older plan.
CHAPTER 5

POPULATION

A. GENERAL POPULATION CHARACTERISTICS

Efforts to establish a population trend for the township are complicated by South Lebanon’s history of population growth and then annexation of those growth areas by adjacent municipalities. As indicated in Chapter 2, there have been at least seven (7) such reductions of township land area (totaling 2-3 square miles) to today’s 21.2 square miles. U.S. Census Bureau records indicate the following population counts for the township and how they compare to overall county trends:

<table>
<thead>
<tr>
<th>Year</th>
<th>Total Population S. Lebanon Twp.</th>
<th>Loss of Land Area</th>
<th>% Increase/Decrease over Last Decade</th>
<th>% Increase/Decrease Countywide</th>
</tr>
</thead>
<tbody>
<tr>
<td>1860</td>
<td>1729</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1880</td>
<td>2117</td>
<td></td>
<td></td>
<td>19.2</td>
</tr>
<tr>
<td>1900</td>
<td>2882</td>
<td>***</td>
<td>22.4</td>
<td>42.2</td>
</tr>
<tr>
<td>1930</td>
<td>2726</td>
<td></td>
<td>-5.4</td>
<td>24.7</td>
</tr>
<tr>
<td>1940</td>
<td>3168</td>
<td></td>
<td>16.2</td>
<td>8.3</td>
</tr>
<tr>
<td>1950</td>
<td>4488</td>
<td></td>
<td>41.7</td>
<td>12.5</td>
</tr>
<tr>
<td>1960</td>
<td>6584</td>
<td>**</td>
<td>46.7</td>
<td>11.2</td>
</tr>
<tr>
<td>1970</td>
<td>7706</td>
<td></td>
<td>17.0</td>
<td>9.7</td>
</tr>
<tr>
<td>1980</td>
<td>7491</td>
<td>~</td>
<td>-3.2</td>
<td>8.9</td>
</tr>
<tr>
<td>1990</td>
<td>7491</td>
<td></td>
<td>.1</td>
<td>4.75</td>
</tr>
</tbody>
</table>

As can be seen from the above statistics, South Lebanon Township population growth has certainly been affected by boundary changes; however, more recently other factors have also contributed to the township’s limited growth. Looking at demographics for the past three decennial censuses, several statistics stand out (See Table 5-1). For example, there has been a 32.6% decrease in the number of children ages 0-19, as well as a 23.2% reduction in residents aged 40-59. Furthermore, there has been a steady decrease in the number of women of childbearing ages (ages 15 through 44) during the same period.

Conversely, there has been a 62.8% increase in residents ages 60-79 and a 116.6% increase in those 80 years of age and older. Housing statistics also show a higher than county percentage of owner occupied homes of persons 55 years of age and older, and a higher percentage of households with no children or persons living alone. These factors coupled with (1) changes at the V. A. Medical Center, where the resident population was reduced significantly, (2) the relocation of county prison facilities to the township in the 1980’s, (3) a major expansion of the prison facilities in the 1990’s, and (4) additional beds added to the Cedar Haven operation have all been reflected in the township’s overall population. The loss of population between 1970 and 1990 surprised many who had viewed South Lebanon Township as a viable part of the urban growth area for Lebanon City and County. While other municipalities adjacent to the city were growing by 10%, 15%, and even 20% per decade, South Lebanon Township’s growth seemed to come to an unexpected halt.
### TABLE 5-1
**POPULATION COMPARISON 1970-1990**
**SOUTH LEBANON TOWNSHIP**

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>0-4</td>
<td>523</td>
<td>358</td>
<td>417</td>
</tr>
<tr>
<td>5-9</td>
<td>700</td>
<td>411</td>
<td>462</td>
</tr>
<tr>
<td>10-14</td>
<td>753</td>
<td>507</td>
<td>443</td>
</tr>
<tr>
<td>15-19</td>
<td>570</td>
<td>589</td>
<td>370</td>
</tr>
<tr>
<td>20-24</td>
<td>373</td>
<td>429</td>
<td>398</td>
</tr>
<tr>
<td>25-29</td>
<td>399</td>
<td>426</td>
<td>513</td>
</tr>
<tr>
<td>30-34</td>
<td>426</td>
<td>426</td>
<td>586</td>
</tr>
<tr>
<td>35-39</td>
<td>452</td>
<td>417</td>
<td>533</td>
</tr>
<tr>
<td>40-44</td>
<td>637</td>
<td>396</td>
<td>479</td>
</tr>
<tr>
<td>45-49</td>
<td>575</td>
<td>485</td>
<td>436</td>
</tr>
<tr>
<td>50-54</td>
<td>593</td>
<td>570</td>
<td>390</td>
</tr>
<tr>
<td>55-59</td>
<td>463</td>
<td>562</td>
<td>419</td>
</tr>
<tr>
<td>60-64</td>
<td>381</td>
<td>511</td>
<td>494</td>
</tr>
<tr>
<td>65-69</td>
<td>262</td>
<td>429</td>
<td>402</td>
</tr>
<tr>
<td>70-74</td>
<td>238</td>
<td>299</td>
<td>399</td>
</tr>
<tr>
<td>75-79</td>
<td>168</td>
<td>233</td>
<td>337</td>
</tr>
<tr>
<td>80-84</td>
<td>104</td>
<td>190</td>
<td>190</td>
</tr>
<tr>
<td>85 &amp; UP</td>
<td>89</td>
<td>193</td>
<td>223</td>
</tr>
<tr>
<td>TOTAL</td>
<td>7,706</td>
<td>7,431</td>
<td>7,491</td>
</tr>
</tbody>
</table>

As mentioned above, (1) an aging population, (2) fluctuations of population in group facilities such as the V. A. Medical Center, Cedar Haven and the prison, and (3) limited residential development in the township in the 1970's and 1980's could all account for the 2.79% decrease in the township’s population from 1970 to 1990. On the other hand, building permit statistics for 1990 through 1997 indicate that the highest level of new housing starts in Lebanon County during that period occurred in South Lebanon Township. This growth will undoubtedly be realized in the 2000 Census. However, it is important to note that most of the approved subdivision plans, which spurred on this building activity, are now in their final phases of development. The only exception to this an approved plan (99 single-family dwellings) in the East Evergreen and Fonderwhite Road area, which is in phase 1 of construction. Consequently, unless additional subdivision activity occurs in the near future, which is conceivable since water and sewer facilities have been extended outward into the township, South Lebanon’s residential development activity may settle into another lull. Certainly the 2000 Census will provide planners with a host of valuable information with which to study and analyze South Lebanon’s growth trends.
## Table 5-2
### 1990 Population Demographics for South Lebanon Township

<table>
<thead>
<tr>
<th></th>
<th>South Lebanon</th>
<th>Cornwall</th>
<th>Heidelberg</th>
<th>Jackson</th>
<th>Lebanon City</th>
<th>North Cornwall</th>
<th>North Lebanon</th>
<th>Lebanon County</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>1990 Total Population</strong></td>
<td>7,491</td>
<td>3,231</td>
<td>3,797</td>
<td>5,732</td>
<td>24,800</td>
<td>4,886</td>
<td>9,741</td>
<td>113,744</td>
</tr>
<tr>
<td><strong>Population Density</strong></td>
<td>353</td>
<td>333</td>
<td>156</td>
<td>242</td>
<td>5,511</td>
<td>504</td>
<td>601</td>
<td>313</td>
</tr>
<tr>
<td><strong>Race as % of Total:</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>White</td>
<td>97.4%</td>
<td>98%</td>
<td>99%</td>
<td>99.5%</td>
<td>94.2%</td>
<td>95.7%</td>
<td>97.7%</td>
<td>97.5%</td>
</tr>
<tr>
<td>Black</td>
<td>1.0%</td>
<td>1%</td>
<td>1%</td>
<td>1%</td>
<td>1.4%</td>
<td>0.6%</td>
<td>0.5%</td>
<td>0.6%</td>
</tr>
<tr>
<td>Other</td>
<td>1.6%</td>
<td>1%</td>
<td>8%</td>
<td>5%</td>
<td>4.4%</td>
<td>3.7%</td>
<td>1.8%</td>
<td>1.9%</td>
</tr>
<tr>
<td><strong>% of Spanish Origin</strong></td>
<td>2%</td>
<td>3%</td>
<td>4%</td>
<td>2%</td>
<td>6.9%</td>
<td>3.8%</td>
<td>1.8%</td>
<td>2.4%</td>
</tr>
<tr>
<td><strong>Male (% of total)</strong></td>
<td>3,915</td>
<td>1,519</td>
<td>1,875</td>
<td>2,870</td>
<td>11,727</td>
<td>2,295</td>
<td>4,779</td>
<td>55,512</td>
</tr>
<tr>
<td></td>
<td>(52%)</td>
<td>(47%)</td>
<td>(49%)</td>
<td>(50%)</td>
<td>(47%)</td>
<td>(47%)</td>
<td>(49%)</td>
<td>(49%)</td>
</tr>
<tr>
<td><strong>Female (% of total)</strong></td>
<td>3,576</td>
<td>1,712</td>
<td>1,922</td>
<td>2,862</td>
<td>13,073</td>
<td>2,591</td>
<td>4,962</td>
<td>58,232</td>
</tr>
<tr>
<td></td>
<td>(46%)</td>
<td>(53%)</td>
<td>(51%)</td>
<td>(50%)</td>
<td>(53%)</td>
<td>(53%)</td>
<td>(51%)</td>
<td>(51%)</td>
</tr>
<tr>
<td><strong>Number of Families</strong></td>
<td>1,883</td>
<td>894</td>
<td>1,059</td>
<td>1,606</td>
<td>6,454</td>
<td>1,382</td>
<td>2,857</td>
<td>31,163</td>
</tr>
<tr>
<td><strong>Median Family Income</strong></td>
<td>$37,836</td>
<td>$44,073</td>
<td>$34,000</td>
<td>$35,260</td>
<td>$26,598</td>
<td>$34,611</td>
<td>$35,334</td>
<td>$34,383</td>
</tr>
<tr>
<td><strong>Per Capita Income</strong></td>
<td>$13,258</td>
<td>$19,064</td>
<td>$13,054</td>
<td>$12,638</td>
<td>$11,203</td>
<td>$17,037</td>
<td>$12,515</td>
<td>$13,209</td>
</tr>
<tr>
<td><strong>Total Households</strong></td>
<td>2,439</td>
<td>1,182</td>
<td>1,250</td>
<td>1,968</td>
<td>10,468</td>
<td>1,922</td>
<td>3,565</td>
<td>42,688</td>
</tr>
<tr>
<td><strong>Persons per House hold</strong></td>
<td>2.63</td>
<td>2.57</td>
<td>3.04</td>
<td>2.91</td>
<td>2.34</td>
<td>2.47</td>
<td>2.73</td>
<td>2.58</td>
</tr>
<tr>
<td><strong>% Increase in Households since 1980</strong></td>
<td>10.1%</td>
<td>45.9%</td>
<td>9.9%</td>
<td>23.7%</td>
<td>3.4%</td>
<td>21.4%</td>
<td>25%</td>
<td>12.5%</td>
</tr>
<tr>
<td><strong>% of 1 or 2 Person Households</strong></td>
<td>45.8%</td>
<td>56.7%</td>
<td>48.2%</td>
<td>48.3%</td>
<td>63.5%</td>
<td>63.2%</td>
<td>50.1%</td>
<td>56.8%</td>
</tr>
<tr>
<td><strong>% of Family Households with no own children or living alone</strong></td>
<td>59.5%</td>
<td>57.0%</td>
<td>53.8%</td>
<td>53.9%</td>
<td>57.4%</td>
<td>60.3%</td>
<td>51.1%</td>
<td>56.9%</td>
</tr>
<tr>
<td><strong>% of Pop. Ages 0-17</strong></td>
<td>19.7%</td>
<td>22.7%</td>
<td>30.5%</td>
<td>28.4%</td>
<td>23.7%</td>
<td>22.2%</td>
<td>25.2%</td>
<td>24.4%</td>
</tr>
<tr>
<td><strong>% of Pop. Ages 65+</strong></td>
<td>16.6%</td>
<td>21.1%</td>
<td>9.8%</td>
<td>11.8%</td>
<td>17.6%</td>
<td>17.9%</td>
<td>12.2%</td>
<td>14.7%</td>
</tr>
<tr>
<td><strong>Median Age</strong></td>
<td>38.2</td>
<td>39.1</td>
<td>33.5</td>
<td>34.3</td>
<td>34.4</td>
<td>38.5</td>
<td>35.8</td>
<td>35.1</td>
</tr>
</tbody>
</table>
Since U.S. Census Data is available for South Lebanon Township by Census Tracts, the following information is provided. Please note that Tract 34 has been split into two areas – Tract 34 (North) is the area adjacent to the City of Lebanon, while Tract 34 (South) is bounded on the north by a line extending from Wilhelm Avenue to Pine Avenue and then to State Drive and bounded on the west by State Drive and including South Hills Park, the V. A. Medical Center and the Cedar Crest Middle/High School Complex. (See Appendix Maps)

<table>
<thead>
<tr>
<th>TABLE 5-3</th>
</tr>
</thead>
<tbody>
<tr>
<td>1990 POPULATION DEMOGRAPHICS FOR CENSUS TRACTS IN SOUTH LEBANON TOWNSHIP</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>1990 Census Data</th>
<th>TRACT 32</th>
<th>TRACT 33</th>
<th>TRACT 34 (NORTH)</th>
<th>TRACT 34 (SOUTH)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Population</td>
<td>2,708</td>
<td>2,455</td>
<td>1,764</td>
<td>564</td>
</tr>
<tr>
<td>Male</td>
<td>49.5%</td>
<td>50.8%</td>
<td>45.5%</td>
<td>93.9%</td>
</tr>
<tr>
<td>Female</td>
<td>50.5%</td>
<td>49.2%</td>
<td>54.5%</td>
<td>6.7%</td>
</tr>
<tr>
<td>Race : White</td>
<td>97.7%</td>
<td>97.2%</td>
<td>98.7%</td>
<td>92.2%</td>
</tr>
<tr>
<td>Black</td>
<td>.3%</td>
<td>.9%</td>
<td>.2%</td>
<td>7.3%</td>
</tr>
<tr>
<td>Other</td>
<td>2%</td>
<td>1.9%</td>
<td>1.1%</td>
<td>.5%</td>
</tr>
<tr>
<td>% of Residents of Hispanic Origin</td>
<td>1.3%</td>
<td>3.5%</td>
<td>1.0%</td>
<td>2%</td>
</tr>
<tr>
<td>Age Groups: 0-4</td>
<td>182</td>
<td>129</td>
<td>85</td>
<td>2</td>
</tr>
<tr>
<td>5-17</td>
<td>537</td>
<td>366</td>
<td>196</td>
<td>3</td>
</tr>
<tr>
<td>18-44</td>
<td>968</td>
<td>942</td>
<td>545</td>
<td>95</td>
</tr>
<tr>
<td>45-64</td>
<td>681</td>
<td>427</td>
<td>462</td>
<td>136</td>
</tr>
<tr>
<td>65 and over</td>
<td>279</td>
<td>523</td>
<td>453</td>
<td>284</td>
</tr>
<tr>
<td>Number of Households</td>
<td>281</td>
<td>525</td>
<td>454</td>
<td>29</td>
</tr>
<tr>
<td>Person Per Household</td>
<td>2.84</td>
<td>2.73</td>
<td>2.31</td>
<td>2.03</td>
</tr>
<tr>
<td>Persons in Families</td>
<td>2499</td>
<td>1,589</td>
<td>1,493</td>
<td>53</td>
</tr>
<tr>
<td>Total Families</td>
<td>806</td>
<td>507</td>
<td>547</td>
<td>23</td>
</tr>
<tr>
<td>Persons Per Family</td>
<td>3.10</td>
<td>3.13</td>
<td>2.73</td>
<td>2.3</td>
</tr>
<tr>
<td>Number of Housing Units</td>
<td>978</td>
<td>682</td>
<td>773</td>
<td>32</td>
</tr>
<tr>
<td>Owner Occupied Housing Units</td>
<td>776</td>
<td>521</td>
<td>641</td>
<td>19</td>
</tr>
<tr>
<td>Renter Occupied Housing Units</td>
<td>179</td>
<td>139</td>
<td>121</td>
<td>10</td>
</tr>
<tr>
<td>Vacant Housing Units</td>
<td>23</td>
<td>22</td>
<td>11</td>
<td>3</td>
</tr>
<tr>
<td>Median Value of Owner Occupied Housing Units</td>
<td>$90,800</td>
<td>$59,000</td>
<td>$72,800</td>
<td>$69,600</td>
</tr>
<tr>
<td>Median Contract Rent</td>
<td>$299</td>
<td>$276</td>
<td>$383</td>
<td>$375</td>
</tr>
<tr>
<td>Households with 1 or more persons 60 years of age and older</td>
<td>30.3%</td>
<td>30.9%</td>
<td>53.9%</td>
<td>41.4%</td>
</tr>
<tr>
<td>Persons Living in Group Quarters</td>
<td>0</td>
<td>650</td>
<td>6</td>
<td>505</td>
</tr>
</tbody>
</table>
Currently the 1990 census provides the township with its most accurate data. The following is a graphic depiction of the age cohort distribution for males and females in the township:

Further analysis of township residents indicates that residents are most likely to be Caucasian, married (66.6%), living in their own home (median value $75,000) which is inhabited by 2.63 people. Residents are also generally native-born Pennsylvanians (86.6%) of German decent, either of single or multiple ancestry (92.1%). They typically work in Lebanon County (76.9%) and travel approximately 19 minutes to work, driving alone in a private vehicle. Income levels are higher than the median county family income, ranking in the top one-third of the county. In fact, South Lebanon Township’s median income ($37,836) is comparable to that of adjacent urban counties - Berks ($37,755), Dauphin ($37,254) or Lancaster ($37,791) - rather than to Lebanon County ($34,383). Other 1990 data, which can be used to analyze South Lebanon Township’s growth, development and community need can be found in Table 5-2.

It is also important to consider school district census information and projections. According to the Data Book of the Cornwall-Lebanon School District, which has been compiled (March, 1995) to facilitate the Strategic Planning Process of the district, enrollment is projected to increase 18.3% from 1992-93 through 2002-03. These projections were prepared by the Pennsylvania Department of Education, Office of Management Assistance. Similar projections made by the school district closely parallel those of the state - a 20% increase in enrollment from 1988-89 through 1997-98. Furthermore, building permit records show that residential development in the district took a 41% share of the overall county new housing starts during that same period. At one time, this would have indicated strong family-oriented development; however, a recent random survey of townhouse developments at selected sites in South Lebanon and North Cornwall Township indicate that at least 40-50% of these units were sold to single owners. This data, of course, does not indicate the marital or family status of the owner, but it does seem to indicate occupancy by non-traditional families or singles which would ultimately affect the person per household statistic used to prepare population projections.
B. FUTURE POPULATION TRENDS

Estimating the population of any municipality for the next twenty years is not an easy prospect because so many variables can drastically affect the accuracy of such projections. The opening of a new development, a change in the profile of residents (e.g., elderly to child rearing age, etc.) or the extension of public utilities into undeveloped areas can all vastly alter the number and composition of a community.

As discussed previously, the township's foundation was that of an agrarian community, earning its livelihood by working the land and obtaining its services and necessities in the adjacent City of Lebanon. The demographics of the area, however, have been changing since World War II. In 1990, only 117 people in the township list their occupation in the category of farming, forestry or fishing on Census Bureau questionnaires. Residents now work in construction, manufacturing, wholesale or retail trades, or other service industries. Additionally, almost 500 residents work for a local, state or federal government agency or office, while others hold clerical positions or work in the transportation, communication or real estate industry. Since only 22.9% of families in South Lebanon Township have only one employed worker in the family, employment or type of employment plays a larger and larger part in determining housing needs, affordability and location. Furthermore, in our current mobile society, relocation due to job changes or changing housing needs is relatively common place.

So, where does that leave South Lebanon Township? Although detailed information from the 2000 Census will not be available for several years, other sources of information can provide us with clues as to possible future changes. As mentioned above, past population trends can often provide a clue as to the potential growth and development of an area. Unfortunately, when looking at South Lebanon Township's growth history, a clear pattern is not discernable.
It is also important to consider school district census information and projections. According to the Data Book of the Cornwall-Lebanon School District, which was compiled in March, 1995 to facilitate the Strategic Planning Process of the district, enrollment is projected to increase 18.3% from 1992-93 through the 2002-03 school year. These projections were prepared by the Pennsylvania Department of Education, Office of Management Assistance. Similar projections made by the school district closely parallel those of the state – a 20.7% increase in enrollment from 1988-89 through 1997-98. Based upon these projections, since 1990 the district constructed an additional elementary school and then expanded it, relocated and expanded an existing elementary school, and renovated and expanded the middle/high school complex to meet the needs of a growing school population.

Building permit records confirm that the district took a 41% share of the overall new housing starts throughout the county during that same period. At one time, this would have indicated predominantly family-oriented development; however, a recent survey of townhouse developments in selected sites in South Lebanon and North Cornwall Township revealed that, at least at the time of sale, approximately 40-50% of these units were sold to single owners. This data, of course, does not indicate the marital or family status of owners, but it does seem to indicate occupancy by non-traditional or single parent families or persons living alone, which would ultimately affect the person per household statistic used to prepare population projection.

All signs seem to indicate that some growth will continue to occur within the township. The question is, “How much growth and when will it occur?” The recent availability of public water and sewer facilities within the township’s designed growth area will undoubtedly attract further residential development, while strict agricultural preservation requirements will limit non-agricultural development in the Agricultural District. The existence of the Lebanon Valley Business Park could also attract additional development to the township, as could the growing Office and Institutional District in adjacent North Cornwall Township. Combining all of these factors with a good financial climate for builders as well as mortgagees, the following population projections have been prepared:

<table>
<thead>
<tr>
<th>SOUTH LEBANON TOWNSHIP</th>
<th>POPULATION PROJECTIONS</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>1980 CENSUS</td>
</tr>
<tr>
<td></td>
<td>7,431</td>
</tr>
</tbody>
</table>

The Cohort Survival Model for population projections was used to develop the population estimates for South Lebanon Township. While this is the standard most recognized by contemporary demographers, it does not factor into the model many of the variables present in the real world. The economic base; labor force; quality of housing, schools and community services; safety; and even social prestige can all attract or not attract potential residents. Nor does it consider the trends of the whole urban area in which the smaller geographic area (South Lebanon Township) resides. The migration patterns within and surrounding urban areas can greatly affect the accuracy of such projections.
Another factor which appears to be influencing development within Lebanon County is the availability of reasonably priced development land already zoned for such development. As more and more land is consumed for development in the South Central Pennsylvania area, as development costs rise, and as workers are more and more willing to commute longer distances to work in order to enjoy a more rural home setting, locations in Lebanon County become more and more attractive for residential development.

For all of the reasons mentioned in this and other chapters of this report, the population projections for South Lebanon Township were adjusted to account for the many peripheral factors that affect population growth. The assumption was made that South Lebanon Township has experienced, in recent years, a slow, but perceptible growth and will continue to do so through the year 2010. It is important to remember, however, that these figures are just estimates. They are "best guesses" made at a moment in time and subject to all of the factors available at the particular moment. They can, and should, be adjusted as information changes. Particular attention should be given to data obtained from the 2000 Census, and how that data either supports or contradicts the trends established by the township over the study period of this document.
A. **TOWNSHIP PROPERTIES, BUILDINGS AND EMPLOYEES**

An assessment of the township's community facilities should begin with an inventory of municipally owned facilities, that is, those owned either by the township itself or a township authority. The South Lebanon Township Authority owns several small tracts of land containing pumping stations for public sewer service. Additionally, the township has acquired several tracts of land in the Hebron area for parking lots, for the purpose of alleviating on-street parking congestion in this higher density residential area.

By far the largest tract of land owned by South Lebanon Township is the 100 acre South Hills Park, situated along the eastern side of Lincoln Avenue at Wilhelm Avenue. From 1967 to the present, the township has added to the original 35' acre parcel to develop a community park offering a wide range of passive and active recreational opportunities, including a summer youth activity program. Park facilities include tennis courts, basketball courts, a volley ball court, picnic pavilions, a driving range, baseball fields, soccer fields, tot lots, and a 1.1 mile macadamized walking trail. Also, beginning in 1997, the township assumed responsibility for the operation and maintenance of the 9-hole golf course located south of the park on the Veterans Administration Medical Center grounds. The township anticipates negotiating a long-term lease arrangement with the VA for future use of the golf course.

The township also owns a tract of land at 1800 South 5th Avenue upon which is situated the township's municipal building. First occupied in 1969, the building houses the administrative operations of the township, the authority and the police department. Township maintenance operations are also conducted in this facility and involve equipment storage and maintenance activities. This includes first and second level maintenance, however, major repairs and state inspections are handled by outside professionals. Equipment stored in the building include the following:

- Backhoe
- Front end loader
- Street sweeper
- Dump trucks (4)
- Paver w/trailer
- Blacktop machine
- Roller
- Wood chipper
- Mowers
- Leaf machine
- Pickup
- Township snow removal equipment is stored (during the off season) in the township salt shed located at the east end of the South Hills Park along State Drive.

To assist in the operation and maintenance of the township and its facilities, the following positions are presently on the township payroll:

- **Police** - 1 Chief & 6 Officers
  - 9 Part-time School Police
  - 1 Secretary
- **Administration** - 1 Manager
  - 1 Assistant Manager
  - 1 Secretary
- **Park** - 1 Superintendent
  - 14 Seasonal Workers
  - 4 Recreation Directors
- **Highway** - 1 Road Foreman
  - 4 Road Workers
  - 1-2 Seasonal Student Workers

In addition to the above listed employees, the township retains (on an as-needed basis) a solicitor and engineering consultant for guidance in legal matters, stormwater management requirements, authority business, and environmental concerns.
B. COMMUNITY SERVICES

1. POLICE PROTECTION

The township police force includes one (1) Police Chief and five (6) officers. These positions consist of five (6) full-time and one (1) part-time officers who have at their disposal three (3) police cruisers. With current manpower, the Police Department provides 24-hour coverage daily. Estimated response time to any location within the township is 8-10 minutes. Only on rare occasions does South Lebanon Township contact the Penna. State Police for assistance.

The International Association of Chiefs of Police (IACP) has developed a method for determining patrol force manpower needs based on the number of complaints or incidents experienced in a community. The Pennsylvania Department of Community and Economic Development has found the IACP method to be most reliable in determining manpower needs. This method determines the level of required patrol officer positions but does not include supervisors, administrators, or specialists. According to this method, South Lebanon Township would need the equivalent of 5.3 full-time patrol officers to provide 24-hour coverage. These statistics do not, however, take into account the township's close proximity to the City of Lebanon and a major suburban shopping area, nor the existence of the Cedar Crest High School/Middle School Complex, the Career and Technology Center, and the growing Lebanon Valley Industrial Park within the township's jurisdiction. Increasingly, local police are called to assist in student incidents and employee conflicts rather than the traditional security patrolling of such facilities.

South Lebanon Township has also been an active participant in the D.A.R.E. program, a local drug prevention program for elementary school children. The program is designed to involve local law enforcement officers in the education process. It is estimated that the designated DARE officer's involvement in the program requires approximately 125 man-hours each year.

Factoring together the IACP guidelines, the involvement in the D.A.R.E. program, and the increasing number of requests for police action or support at the various school complexes and the industrial park, current police staffing should most likely be increased to handle these additional responsibilities. The police department recommends increasing its staffing by two (2) patrol officers in order to provide the level of service expected by the community. This increase would allow one officer to handle the more specialized juvenile problems and the obligations of the D.A.R.E. program.

2. AMBULANCE/MEDICAL SERVICES

Ambulance service for South Lebanon Township is provided by the First Aid and Safety Patrol (FASP). It houses four (4) basic life support (B.L.S.) vehicles, two (2) advanced life support (A.L.S.) vehicles and 1 Alternative Coach Transport vehicle at two locations - its headquarters at 254 South 11th Street in Lebanon and at a station located at the Cornwall Manor retirement community in Cornwall Borough. This round-the-clock service is staffed by paid personnel, including 10 Medics for A.L.S. requests, 30 full- and part-time EMT's for B.L.S. calls and an Executive Director and secretary. Response time is generally in the 2-4 minute range, with the bulk of calls having an under eight (8) minute response time.

As an independent, not-profit organization, First Aid and Safety Patrol received approximately
90% of its funding through billable services. Less than 10% is received through membership or subscription fees. FASP does not receive municipal funding.

Medical care is available at a number of locations for area residents. The Good Samaritan Hospital (210 beds) and its Hyman S. Caplan Pavilion provide acute health care facilities. Within 15 miles of South Lebanon Township is the Milton S. Hershey Medical Centers, home of the College of Medicine and University Hospital of the Pennsylvania State University, and its affiliate, the University Hospital Rehabilitation Center for Children and Adults in Elizabethtown. As of this report, HMC was in the process of merging with Geisinger Health Systems located in Danville, PA. The merger will be named Penn State Geisinger and create a health system providing 1,345 licensed hospital beds, 13,280 employees, 560 medical residents and 443 medical students to the area.

3. FIRE PROTECTION

Using the standard four (4) mile radius for service areas, eighteen (18) fire companies can be called upon in case of emergencies in South Lebanon Township, four (4) of which are located within the township. Response time is estimated at less than 5 minutes for any location within the township. Although the response sequence varies depending upon the location of the call, Stations 25 (Friendship), Station 26 (Hebron), Station 27 (Avon), and Station 29 (Prescott) are located within the township and have first call responsibilities. The primary response for forest or wild fires in the South Mountain area would be from the Rexmont Fire Co. (Cornwall Borough) and the Schaefferstown Fire Co. (Heidelberg Township).

Funding for fire company maintenance, equipment purchases and fire fighting activities comes primarily from fund raising activities conducted by the individual fire companies, including direct mailings for donations, banquet hall rentals, catering fees, and other activities. Unfortunately, only 15-20% of the direct mailing appeals result in a contribution. Consequently, the fire companies also rely on municipal support from the South Lebanon Township Board of Supervisors. It is anticipated that in 1999 each fire company will receive approximately $8,000 from the township.

Fortunately, from a fiscal point of view, it is expected that local fire companies will continue to be manned by volunteers; however, the reality is that it is becoming increasingly more difficult to attract volunteers for these duties. The time commitment for training, job restrictions, and employment opportunities outside Lebanon County have all served to reduce the available number of volunteers. At some point in the future, fire companies may need to consider the creation of paid positions to serve as the core of the fire fighting corps, with volunteers providing additional manpower.

It is also important to note that all four (4) fire companies in the township are located in the extreme northern section of the township, all within 1-2 miles of another fire company. This is not unusual since these companies were located in several of the area’s earliest communities, obviously where fire protection was first needed. However, in more recent times, other areas of the township have also experienced development, including the agricultural community, which often has a sizeable investment in property and equipment. As the township’s population continues to grow and extend southward, consideration should be given to locating fire-fighting equipment in other areas of the township. This could be in the form of creating new companies or relocating existing facilities.
**FIRE EQUIPMENT:**

**FRIENDSHIP FIRE CO.** – also houses associated social club with banquet facilities

<table>
<thead>
<tr>
<th>Year</th>
<th>Engine Type</th>
<th>gpm</th>
<th>Tank Capacity</th>
</tr>
</thead>
<tbody>
<tr>
<td>1983</td>
<td>Pierce Engine</td>
<td>1250</td>
<td>750 gal.</td>
</tr>
<tr>
<td>1995</td>
<td>Emergency One Protector</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**HEBRON FIRE CO.** – also houses associated banquet facilities

<table>
<thead>
<tr>
<th>Year</th>
<th>Engine Type</th>
<th>gpm</th>
<th>Tank Capacity</th>
</tr>
</thead>
<tbody>
<tr>
<td>1984</td>
<td>GMC Engine</td>
<td>1000</td>
<td>750 gal.</td>
</tr>
<tr>
<td>1982</td>
<td>Mack Engine with Baker Aerial Scope Ladder (75')</td>
<td>250</td>
<td>300 gal. (for brush fires)</td>
</tr>
<tr>
<td>1977</td>
<td>GMC Squad/Rescue Truck</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**CITIZEN FIRE CO. OF AVON** – also houses associated social club with banquet facilities

<table>
<thead>
<tr>
<th>Year</th>
<th>Engine Type</th>
<th>gpm</th>
<th>Tank Capacity</th>
</tr>
</thead>
<tbody>
<tr>
<td>1975</td>
<td>Dodge Hamerly Mini-Pumper</td>
<td>250</td>
<td>300 gal.</td>
</tr>
<tr>
<td>1999</td>
<td>New Lexington Pumper</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**PRESCOTT FIRE CO.** – also houses associated banquet facilities

<table>
<thead>
<tr>
<th>Year</th>
<th>Engine Type</th>
<th>gpm</th>
<th>Tank Capacity</th>
</tr>
</thead>
<tbody>
<tr>
<td>1970</td>
<td>Hahn Engine</td>
<td>1000</td>
<td>500 gal.</td>
</tr>
<tr>
<td>1966</td>
<td>International Tanker</td>
<td>250</td>
<td>1500 gal.</td>
</tr>
<tr>
<td>1973</td>
<td>International Tanker</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1977</td>
<td>International Tanker</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**SOUTHE LEBANON TOWNSHIP FIRE POLICE** –

<table>
<thead>
<tr>
<th>Year</th>
<th>Van Type</th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>1981</td>
<td>Ford Van</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

As a part of the Emergency Management Agency’s Enhanced-911 program, all of South Lebanon Township has been street addressed. This countywide program will allow for improved response to fire locations, including properties in the more remote South Mountain section of the township.

4. **SCHOOLS/DAY CARE**

South Lebanon Township falls within the Cornwall-Lebanon School District along with North Lebanon, North Cornwall, West Cornwall Townships and Cornwall and Mt. Gretna Boroughs. The district currently includes four (4) elementary schools (grades K-5), Cedar Crest Middle School (Grades 6-8) and Cedar Crest High School (Grades 9-12). The total district school census as of June, 1997 was 4,473 and was distributed as follows:

<table>
<thead>
<tr>
<th>School</th>
<th>Design Capacity (as of Sept., 1997)</th>
<th>Enrollment (as of June, 1997)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cedar Crest High School</td>
<td>1,690</td>
<td>1,281</td>
</tr>
<tr>
<td>Cedar Crest Middle School</td>
<td>1,372</td>
<td>1,126</td>
</tr>
<tr>
<td>South Lebanon Elementary</td>
<td>650</td>
<td>479</td>
</tr>
<tr>
<td>Cornwall Elementary</td>
<td>725</td>
<td>486</td>
</tr>
<tr>
<td>Ebenezer Elementary</td>
<td>875</td>
<td>601</td>
</tr>
<tr>
<td>Union Canal Elementary</td>
<td>750</td>
<td>500</td>
</tr>
</tbody>
</table>

South Lebanon Township children receive a quality education at either the South Lebanon,
Union Canal, or Cornwall Elementary Schools and at the Cedar Crest Middle School and High School. The Cedar Crest Middle/High School complex and South Lebanon Elementary School are located within the township's boundaries.

South Lebanon Elementary  
Date opened: 1957  
Most recent renovation: 1978  
Site Size: 40 Acres

Cedar Crest Middle School  
Date opened: 1969  
Most recent renovation: 1997  
Site Size: 70 Acres *

Cedar Crest High School  
Date opened: 1966  
Most recent renovation: 1997  
Site Size: 70 Acres *

(*Combined site size)

The most recent Cornwall-Lebanon School District Long Range Plan (1989) indicates that considerable growth is occurring within the district. The construction of the Union Canal Elementary School in 1990 (addition added in 1995) and the construction of the new Ebenezer Elementary School in 1996 will relieve the current situation; however, it will be necessary to watch enrollment and development trends to provide adequate school housing. Actual and projected district-wide student enrollment figures are as follows:

CORNWALL LEBANON SCHOOL DISTRICT
STUDENT ENROLLMENT
ACTUAL AND PROJECTED

<table>
<thead>
<tr>
<th>YEAR</th>
<th>ENROLLMENT</th>
<th># INCREASE</th>
<th>% INCREASE</th>
</tr>
</thead>
<tbody>
<tr>
<td>1988-89</td>
<td>3,824</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1989-90</td>
<td>3,877</td>
<td>53</td>
<td>1.39%</td>
</tr>
<tr>
<td>1990-91</td>
<td>4,014</td>
<td>137</td>
<td>3.53%</td>
</tr>
<tr>
<td>1991-92</td>
<td>4,082</td>
<td>68</td>
<td>1.69%</td>
</tr>
<tr>
<td>1992-93</td>
<td>4,196</td>
<td>114</td>
<td>2.79%</td>
</tr>
<tr>
<td>1993-94</td>
<td>4,256</td>
<td>60</td>
<td>1.43%</td>
</tr>
<tr>
<td>1994-95</td>
<td>4,313</td>
<td>57</td>
<td>1.34%</td>
</tr>
<tr>
<td>1995-96</td>
<td>4,425</td>
<td>112</td>
<td>2.60%</td>
</tr>
<tr>
<td>1996-97</td>
<td>4,533</td>
<td>108</td>
<td>2.44%</td>
</tr>
<tr>
<td>1997-98</td>
<td>4,614</td>
<td>81</td>
<td>1.79%</td>
</tr>
<tr>
<td>1998-99</td>
<td>4,673</td>
<td>59</td>
<td>1.28%</td>
</tr>
<tr>
<td>1999-00</td>
<td>4,723</td>
<td>50</td>
<td>1.07%</td>
</tr>
<tr>
<td>TOTAL</td>
<td>899</td>
<td></td>
<td>23.51%</td>
</tr>
</tbody>
</table>

According to Pennsylvania Department of Education records, the Buffalo Springs Parochial School is an Old Order Amish school, which educates students in grades 1 through 8. Located at 1901 Birch Road, this private school was constructed in 1970-71. It currently employs three
teachers and its enrollment for 1996-97 was 51 students and for 1997-98, 26 students. Their records also indicated that the enrollment is generally in the 40-50 student range.

The Lebanon County Career and Technology Center (CTC) is also located in South Lebanon Township – 833 Metro Drive. Organized in 1964, CTC provides technical training in 26 programs to high school students and adults from all six of the county school districts. In 1992, a $4.2 million renovation was completed which established the school as a state-of-the-art technical training facility. The Joint Operating Committee of CTC is composed of one school board member from each school district and has the authority for the day-to-day operations of the school.

Current enrollment shows that 649 high school students (juniors and seniors) from the six districts and 25 adult students registered for the 1997-98 daytime program. Additionally, there were approximately 400 adult students entered in adult evening courses, with an expected spring enrollment of 450. Furthermore, CTC students have the opportunity to earn college credits through articulation partnerships with several area colleges and technical schools.

Also located in South Lebanon Township is QUEST, Inc. (Quality Employment Services & Training, Inc.), formerly know as the Lebanon County Workshop. QUEST, Inc. provides vocational rehabilitative services for disabled persons over the age of 17. Programs include vocational evaluations, personal and work adjustment training, industrial training, and job placement. Sponsorship of participants is through third party agencies such as Mental Health/Mental Retardation Agencies or the Office of Vocational Rehabilitation.

As more women join the work force, the availability of quality childcare for infants, preschoolers and young school-age children has also become a concern. This need has been addressed by the Lebanon Valley YMCA program called S.A.C.C. – School Age Childcare. The S.A.C.C. Program was incorporated into the Cornwall-Lebanon School District in 1991 and now has been instituted in all four elementary buildings, providing a wide variety of childcare services. These services range from before- and after-school care for children Kindergarten through 5th grade. Infant and preschool childcare is also provided at the Union Canal and Ebenezer Schools. A total of 255 children were served by S.A.C.C. during the 1996-1997 school year.

The S.A.C.C. program has expanded to provide summer daytime care at selected sites. For the 1997 summer vacation period, full-day care was provided for 101 school age children and 30 preschool children at three (3) of the district’s four (4) elementary schools.

5. LIBRARY FACILITIES

Library facilities for students can be found, of course, in the various schools in the district. Additionally, South Lebanon Township is a part of the Lebanon County Library system, which has its main, and largest, library at 7th and Willow Streets, Lebanon. This facility holds over 75,000 books, CD’s, audios, videos and other resource materials. It has over 24,000 registered patrons and it 1997 circulated 245,000 items. The Library is open 7 days a week during the school year for a total of 68 hours per week. Approximately 25% of the funding for the library system is from individual contributions, memorial donations and fund raising, specifically the Buy-A-Book campaign and the annual Silent Auction. It is also a United Way recipient agency.
6. TELEPHONE AND POSTAL SERVICE

Telephone service is provided to the area by Bell of Pennsylvania. The South Lebanon exchange is basically the same as the City of Lebanon (228, 270, 272, 273, 274 and 279) and may be found under the Lebanon listing in the telephone directory.

South Lebanon Township residents are served by the Lebanon Post Office, 8th and Chestnut Streets. For persons living in the southern portion of the township, residents may choose mail delivery to either the Cornwall (17016) or Rexmont (17085) post offices where boxes are available (390 and 112 boxes respectively). All mail not delivered to post office boxes use rural delivery with a Lebanon address.

7. UTILITIES

Electrical service to the township is provided by the Metropolitan Edison-Pennsylvania Electric Company, which has its general office in Reading. A local county office is situated in the township at Metro Drive and Rte. 897.

The UGI Corporation, Lebanon Office, provides natural gas service to the northwestern quadrant of South Lebanon Township. Service extends to the Cedar Crest Middle/High School campus on the east and as far south as the Alcoa plant. Although UGI has no current expansion plans for this area, it does hope to provide service to the Cornwall Manor retirement community (Cornwall Borough) within the next decade.

8. SOLID WASTE MANAGEMENT/RECYCLING

South Lebanon Township is a member of the Greater Lebanon Refuse Authority. The authority, chartered in 1959, manages the county's landfill, which is located in parts of North Lebanon, North Annville, and Swatara Townships. All of the municipalities in Lebanon County are members of the authority and are represented on the board.

As a result of Penna. Act 101-1988, the Municipal Waste Planning, Recycling and Waste Reduction Act, the Lebanon County Commissioners prepared a solid waste management plan for Lebanon County in 1990. According to the plan, South Lebanon Township's annual waste stream for 1990 was estimated to be 5,854 tons. This solid waste or refuse is handled by private haulers who are licensed by the township. It is anticipated that by the year 2000, South Lebanon's solid waste will have increased to 6,147 tons annually. The GLRA is preparing a plan update which should be available in late 1999 or early 2000.

As mandated by the state, the township currently requires recycling of glass, newsprint, bimetals, aluminum and plastics. Collection is done by private haulers and conducted every other week. There are no drop-off/collection points in the township.

The township provides a seasonal leaf collection service to residents of developed areas. The collected leaves are utilized locally for mulch. A spring clean-up program is also in place to pickup leaves and small tree branches.
C. RECREATION

Webster defines recreation as, "refreshment of one's mind or body after work through an amusing or stimulating activity". While most of us realize the importance of recreation to the physical and mental well being of a person, it is often an overlooked component of community planning. A shorter workweek, growing numbers of retired citizens, and an increased interest in physical fitness have all contributed to an increased demand for recreational facilities. That demand can cover a wide range of activities - structured or unstructured, leisurely or vigorous, in the heart of the forest or in a bustling community park - and a well-planned community strives to meet a variety of these needs.

South Lebanon Township's primary focus for recreation is South Hills Park and the Summer Youth Activity Program. The 100-acre South Hills Park (See Section A of this Chapter) provides a diversity of passive and active recreational opportunities not only for township residents, but also for residents of surrounding municipalities. Receiving no outside financial support, the township currently spends approximately $100,000 annually for maintenance and staffing of park facilities and to conduct the summer program. In addition to this, the township has also agreed, beginning in 1997, to operate the 9-hole golf course located immediately south of the park on the Veterans Administration Medical Center grounds. If all goes well, the township hopes to negotiate a long-term lease for continued operation of the course.

The Summer Youth Activity Program begins every June and extends for nine (9) weeks during the summer. The township provides one play leader at each of its three sites - South Hills Park, Avon Playground and South Lebanon Elementary School in Iona. Activities provided include arts/crafts, board games, kickball and other sports, and swimming at the Cedar Crest High School pool when that facility is open. According to township records, approximately 75 children participated in the Summer Youth Activity Program in 1998.

As can be seen from Table 6-1, South Lebanon Township is home to a wide variety of recreational facilities, covering over 2,000 acres of land, most of which are open to public use. Also included in this inventory are school-based recreational facilities. Publicly financed through school taxes, these areas are commonly available for public use during non-school hours and benefit school age youths for daytime use. These facilities, when combined with those located in surrounding areas, provide a healthy variety of activities to stimulate the mind and body.

Since we live in the age of the automobile, access to recreational facilities need not be limited to those available in our immediate community. The areas surrounding South Lebanon Township abound in both passive and active recreational opportunities. Due west of the township lies an 431-acre addition to State Game Land #156, which was acquired from Cornwall Borough in 1995. Further west lies the Governor Dick Hill conservation area, over 1,000 acres of natural open space with a hiking trail to an observation tower at its summit. Also situated west of the township is State Game Land #145 (2,792 acres of Pennsylvania woodland), Conewago Lake (a 15-acre facility offering swimming, concessions, picnicking, playground apparatus and a clubhouse), and, of course, a variety of summer activities available from the Mt. Gretna Chautauqua and Mt. Gretna Campmeeting Association.
<table>
<thead>
<tr>
<th>Name</th>
<th>Area</th>
<th>Facilities Available</th>
<th>Ownership/Management</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>PUBLIC</strong></td>
<td></td>
<td><strong>---------------------------</strong></td>
<td></td>
</tr>
<tr>
<td>Avon Playground</td>
<td>15 Ac.</td>
<td>Athletic Fields, Bandshell, Picnic Areas, Tennis Courts, Playground Apparatus, Summer Youth Recreation Program</td>
<td></td>
</tr>
<tr>
<td>South Hills Park</td>
<td>100 Ac.</td>
<td>Athletic Fields, Tennis Courts, Picnic Pavilions &amp; Areas, Driving Range, Playground Apparatus, Basketball, Volleyball, Walking Trail, Summer Youth Recreation Program</td>
<td></td>
</tr>
<tr>
<td>State Game Lands #156 (Rexmont Dam)</td>
<td>1568 Ac.</td>
<td>Conservation/Open Space, Hiking, Hunting, Fishing</td>
<td></td>
</tr>
<tr>
<td>Horse-Shoe Trail</td>
<td>135 miles</td>
<td>Hiking, Horseback Riding, Snowmobiling – extends from Schuylkill River in Chester Co. to the Appalachian Trail in Dauphin Co.</td>
<td></td>
</tr>
<tr>
<td><strong>SEMI-PUBLIC</strong></td>
<td></td>
<td><strong>---------------------------</strong></td>
<td></td>
</tr>
<tr>
<td>Lions Club Park</td>
<td>4 Ac.</td>
<td>Athletic Fields, Playground Apparatus, Picnic Pavilions</td>
<td></td>
</tr>
<tr>
<td>Prescott Field</td>
<td>3 Ac.</td>
<td>Athletic Fields</td>
<td></td>
</tr>
<tr>
<td><strong>PRIVATE</strong></td>
<td></td>
<td><strong>---------------------------</strong></td>
<td></td>
</tr>
<tr>
<td>Pine Acres</td>
<td>20 Ac.</td>
<td>Camping, Picnic Areas, Open Play Area, Retreat Facilities</td>
<td></td>
</tr>
<tr>
<td>Lancaster YMCA</td>
<td>120.33 Ac.</td>
<td>Recreation Hall, Athletic Fields, Boating, Camping, Archery, Shooting Range, Swimming, Hiking Horseback Riding, Fishing</td>
<td></td>
</tr>
<tr>
<td></td>
<td>(43 Ac. in S. Leb.)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Iona Swim Club</td>
<td>6 Ac.</td>
<td>Swimming</td>
<td></td>
</tr>
<tr>
<td><strong>SCHOOLS</strong></td>
<td></td>
<td><strong>---------------------------</strong></td>
<td></td>
</tr>
<tr>
<td>Cedar Crest Middle/High School Complex</td>
<td>70 Ac.</td>
<td>Athletic Fields, Indoor Gym &amp; Swimming Pool, Tennis Courts, Track, Cross Country Course</td>
<td></td>
</tr>
<tr>
<td>South Lebanon Elementary School</td>
<td>40 Ac.</td>
<td>Indoor Gym, Athletic Fields, Playground Apparatus, Summer Youth Recreation Program</td>
<td></td>
</tr>
</tbody>
</table>
Other recreational facilities within easy traveling distance of South Lebanon Township (approximately a 10-mile radius) are the following public, private and semi-private areas:

8 – fishing, gunning or sportsmen’s clubs
3 – private camps – Kirchenwald, Kiwanis, Mack
6 – private campgrounds
1 – private riding club – Quentin Riding Club
3 – miniature golf courses – Mt. Gretna, Coleman, Yogy’s
6 – public golf courses – Fairview, Royal Oaks, Lebanon Valley,
   – Pine Meadows, Freeport Mills, Iron Valley
1 – country club (offering golf, tennis, pool, restaurant/banquet facilities)
3 – City of Lebanon Schools with outdoor recreation facilities
3 – private swim clubs – Northeast, Iona, Fairview
2 – private hatcheries/recreational fishing – Arrowhead & Willow Springs

Additionally, less than 10 miles to the east lies one of the region’s most impressive conservation areas, the Middle Creek Waterfowl Project. The Project covers just over 5,000 acres in both Lebanon and Lancaster Counties and offers fishing, hunting, a waterfowl museum, observation areas, picnic facilities, hiking trails and an educational game management trail. Three (3) regional parks lie within a 25-mile radius of South Lebanon Township and provide additional recreational opportunities for residents. Memorial Lake State Park (230 acres with 85 acre lake) in northern Lebanon County offers picnicking, boating, and fishing. Blue Marsh Lake, a federal parkland located in Berks County, contains 5,796 acres for picnicking, overnight camping, boating, hiking, fishing, hunting, swimming and much more. Swatara State Park (3,516 acres), also located in northern Lebanon County, is still in the development stage due to water quality issues for the proposed lake. Dam construction is slated for the year 2000 if state and federal permit applications are approved in 1998. When completed, the park will offer water-based recreation (boating, fishing and swimming); environmental education programs; bicycle, hiking and equestrian trails; picnicking; observation areas for the lake; camping facilities; and hunting. Another 10 state parks are located within a 50-mile radius of the township and offer similar facilities.

Although not normally included as recreational areas, there are numerous historical sites which may provide leisure time, relaxation, and recreational value. Included in this list is the Union Canal Tunnel Park, the Cornwall Mines and Furnace, the Grubb Mansion, Dinosaur Rock (a rock formation of the Triassic Age shaped in the form of a dinosaur’s head), and several historic homesteads in the Schaefferstown, Millbach and Newmanstown areas.

According to 1995 Local Government Financial Statistics Report for 1995, the township spent $90,311 for recreational activities and maintenance. This amounts to 6% of the township’s total budget or $12.06 per resident of the township. In order to provide a comparison, the following figures were obtained from the Center for Local Government Statistics (DCED) and reflect 1995 expenditures for operation and maintenance of recreation facilities versus the 1990 population:
<table>
<thead>
<tr>
<th>Township</th>
<th>Per Capita Expense</th>
</tr>
</thead>
<tbody>
<tr>
<td>Heidelberg Township</td>
<td>$1.05</td>
</tr>
<tr>
<td>Jackson Township</td>
<td>$6.67*</td>
</tr>
<tr>
<td>North Cornwall Township</td>
<td>$2.48</td>
</tr>
<tr>
<td>North Lebanon Township</td>
<td>$1.98</td>
</tr>
<tr>
<td>West Cornwall Township</td>
<td>$.45</td>
</tr>
</tbody>
</table>

*Does not include $50,000 for land acquisition costs in 1995 for Jackson Township.

As can be seen from these figures, expenditures for recreational facilities throughout the state vary greatly; however, as municipal populations and available leisure time increase, so must a community's commitment to recreation. As can be seen, South Lebanon Township has certainly accepted the challenge.

In an effort to respond to the leisure needs of the Commonwealth's residents, Pennsylvania's Recreation Plan, 1991-1997 identified those activities in which the public participates (see Table 6-2). It also identified recreational facilities which should be provided or expanded and those which should be rehabilitated. They are as follows:

<table>
<thead>
<tr>
<th>PROVIDED OR EXPANDED</th>
<th>REHABILITATED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bicycle paths</td>
<td>Bicycle paths</td>
</tr>
<tr>
<td>Wildlife areas</td>
<td>Playgrounds</td>
</tr>
<tr>
<td>Natural/wild areas</td>
<td>Natural/wild areas</td>
</tr>
<tr>
<td>Hiking trails</td>
<td>Hiking trails</td>
</tr>
<tr>
<td>Picnic areas</td>
<td>Picnic areas</td>
</tr>
</tbody>
</table>

Also noted in the plan as recreational deficiencies are playground programs, athletics/sports, art and crafts/hobbies, cultural arts and adult education.

When determining the adequacy of recreation facilities for a municipality, a whole host of factors must be considered, not the least of which are national guidelines. However, as public officials and planners have discovered, standards are NOT a substitute for good planning nor are parks and recreation facilities about numbers. They are about people and what they need in their lives. Perhaps the following excerpt from Pennsylvania's Recreation Plan 1986-1990 (p. 122) best explains current and future recreation trends:

*Today's fast-paced, highly technical society has produced new stresses and pressure. The home is seen as a sanctuary from stress, and travel for leisure is frequently closer to this home base. The focus on family and children has returned, causing parents to investigate and scrutinize the amenities their communities offer...Consumer demand for outdoor recreation opportunities will be on the rise in the next decade, and many retirees will be heavy users of recreation facilities. Quality is the watchword for the 90's and beyond, because leisure time is scarce – but very important – in American society.*
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Sightseeing</td>
<td>68.1%</td>
<td>73.8%</td>
<td>-5.7%</td>
</tr>
<tr>
<td>Picnicking</td>
<td>66.1%</td>
<td>71.7%</td>
<td>-5.6%</td>
</tr>
<tr>
<td>Swimming</td>
<td>58.7%</td>
<td>69.1%</td>
<td>-10.4%</td>
</tr>
<tr>
<td>Jogging/Walking for Fitness</td>
<td>51.6%</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Hiking/Nature Walks</td>
<td>48.5%</td>
<td>42.8%</td>
<td>5.7%</td>
</tr>
<tr>
<td>Bicycling</td>
<td>42.5%</td>
<td>56.5%</td>
<td>-14.0%</td>
</tr>
<tr>
<td>Fishing</td>
<td>33.3%</td>
<td>34.0%</td>
<td>-0.7%</td>
</tr>
<tr>
<td>Boating</td>
<td>29.6%</td>
<td>34.6%</td>
<td>-5.0%</td>
</tr>
<tr>
<td>Camping</td>
<td>28.5%</td>
<td>33.4%</td>
<td>-4.9%</td>
</tr>
<tr>
<td>Bird/Wildlife Watching</td>
<td>24.9%</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Basketball</td>
<td>22.9%</td>
<td>24.4%</td>
<td>-1.5%</td>
</tr>
<tr>
<td>Baseball/Softball</td>
<td>22.7%</td>
<td>35.5%</td>
<td>-12.8%</td>
</tr>
<tr>
<td>Hunting/Sport Shooting</td>
<td>19.2%</td>
<td>17.5%</td>
<td>1.7%</td>
</tr>
<tr>
<td>Golf</td>
<td>15.4%</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Football/Soccer</td>
<td>12.0%</td>
<td>21.1%</td>
<td>-9.1%</td>
</tr>
<tr>
<td>Off-Road Motor Sports</td>
<td>12.0%</td>
<td>14.0%</td>
<td>-2.0%</td>
</tr>
<tr>
<td>Tennis</td>
<td>11.1%</td>
<td>25.4%</td>
<td>-14.3%</td>
</tr>
<tr>
<td>Ice Skating</td>
<td>7.9%</td>
<td>23.9%</td>
<td>-16.0%</td>
</tr>
<tr>
<td>Horseback Riding</td>
<td>7.9%</td>
<td>11.2%</td>
<td>-3.3%</td>
</tr>
<tr>
<td>Snow-Skiing</td>
<td>7.4%</td>
<td>4.7%</td>
<td>2.7%</td>
</tr>
</tbody>
</table>

Consequently, while the National Recreation and Parks Association (NRPA) may suggest a guideline of 10 Acres per 1,000 people as a recreation land use minimum, today’s society requires a certain level of service in those facilities. It is no longer acceptable to just set aside a specified number of acres of land to satisfy a standard. Land dedicated for recreational use must be developed as such and offer the services demanded by each individual community.

South Lebanon Township residents are fortunate in that not only does the township exceed national standards, but the facilities which exist offer a wide range of recreational opportunities. In fact, township statistics indicate that 89,250 people utilized South Hill Park facilities in 1996. South Lebanon Township also exceeded the recommendations found in the Lebanon County Recreation and Open Space Plan done in the early 1970’s. Those recommendations were for a total of 25 Acres/1,000 residents and distributed as follows:

<table>
<thead>
<tr>
<th>S. Lebanon Township’s Recommended Allotment</th>
</tr>
</thead>
<tbody>
<tr>
<td>10 Acres as open space</td>
</tr>
<tr>
<td>10 Acres of local township/</td>
</tr>
<tr>
<td>school district land</td>
</tr>
<tr>
<td>5 Acres of county-owned recreation land</td>
</tr>
</tbody>
</table>

A goal of an additional 25 Acres/1,000 persons was also recommended for regional state parks.

A comparison of the above standards to Table 6-1 clearly shows the abundance of recreational opportunities available to South Lebanon Township residents, and indeed, residents in the entire south central portion of the county. Unfortunately, this places an extra burden on township resources since South Hill Park serves more as a regional park than as a municipal park. The obvious inequities in municipal recreational programs and lack of county recreational facilities or financial support to municipal programs makes South Hills Park an even greater asset to the area.

Curiously enough, the Recreation and Open Space Plan done for the county circa 1972-73 listed South Lebanon Township as having more than standard recreation opportunities when the park was only 35 Acres in size. It also questioned any expansion of facilities pending an examination of the township’s ability to financially maintain the park. Fortunately for the township and area residents, South Lebanon officials had the foresight to broaden their vision for the township and planned for the long-term needs of their residents.
D. PUBLIC WATER AND SEWER FACILITIES

The availability of potable water and the sanitary disposal of sewage are essential components of a community. Although many communities installed such utilities years ago, these systems were designed for a much different lifestyle. Today’s mode of living and modern conveniences utilize and dispose of much larger quantities of water (e.g., daily bathing, washing machines, dish washers, etc.). As a consequence, these existing facilities are frequently inadequate to meet today’s needs. Much the same can be said of the rural community where older wells and on-lot systems can no longer meet the demands of current residents or where pollution from surface or subsurface contaminants pose a threat.

1. PUBLIC WATER FACILITIES

Water for South Lebanon Township is obtained from private wells or from the City of Lebanon Authority. As of 1997, almost 75% of the households in the township were served by Lebanon municipal water. The two original water mains which traversed the township have either been upgraded or replaced and a 3 million gallon standpipe was constructed in 1986. The standpipe is located east of the Cedar Crest Middle/High School complex on the north side of East Evergreen Road. Areas served by municipal water include the area immediately adjacent to the City of Lebanon, South Hills, the V. A. Medical Center, Cedar Crest Middle and High School, Iona, Evergreen Heights, Hickory Hills, Rockledge Meadows, Stone House Manor, Hearthstone Manor, Avon, Avon Heights and the Lebanon Valley Industrial Park. Stoney Estates, located at South 5th Avenue and Iona Road, is also serviced by City water.

With respect to on-lot water sources, the township’s 1987 Comprehensive Sewage Plan indicates that well depths ranging from 35 to 497 feet can be expected depending upon the site’s geology. Also noted is, “Nitrate sample testing performed in the ground water resources study indicated that nitrate levels in the formations containing limestone may exceed the allowable EPA/DER [DEP] standards of 10 parts per million.” The plan indicates that testing of ground water resources should continue in areas not served by municipal water and sewer, in order to monitor nitrate levels and identify other organic chemicals which may be present in excessive levels. This is critical to preserving and protecting the township’s water quality.

2. PUBLIC SEWER FACILITIES

As required by the Penna. Dept. of Environmental Protection, South Lebanon Township has prepared a Comprehensive Sewage (Act 537) Plan which delineates the method of treatment of the township’s wastewater, whether it be individual subsurface sewage disposal systems or a publicly operated sewage system. The 1987 plan is an update of the township’s 1974 Comprehensive Sewage Plan.

Subsurface, on-lot sewage disposal systems in South Lebanon Township are permitted and monitored by the Lebanon County Planning Department. Permits are issued in accordance with Chapters 71-73 of the Pennsylvania Sewage Facilities Act. As indicated by the 1987 Comprehensive Sewage Plan, on-lot system malfunctions in the Iona area reached a level where connection to public sewers became a necessity in order to assure the safety of area residents. Service to the area was completed in 1991. In an effort to prevent the reoccurrence of this type of medium to higher density development on marginal soils, the township adopted zoning regulations limiting medium and higher density
development to areas having access to public water and sewer facilities.

Public sewer service, in addition to the Iona area, is provided in the northwestern segment of the township as well as the Lebanon Valley Industrial Park, Avon, V. A. Medical Center, Stone House Manor, Hickory Hills, Evergreen Heights and Hearthstone Manor. Sewer service is delivered by the South Lebanon Township Authority, and all wastewater is conveyed to and treated by the Lebanon City Wastewater Treatment Plant. South Lebanon Township has a maintenance program for all gravity sewer lines within the township where, in three-year cycles, all lines are flushed. This preventive maintenance has minimized blockage and major problems within the system.

Future extensions to the Avon Heights/Prescott, Stoney Estates and Colonial Estates areas are not currently planned by the township since such extensions are presently cost prohibitive. The township does, however, expect to connect the existing residences along Meadowview, Greenfield and Maplewood Drives when sewer is extended and completed for the proposed East Evergreen Estates, to be located on the north side of East Evergreen Road, east of Fonderwhite Road.

There are three privately owned sewer facilities in the township. Private collection lines constructed by the V. A. Medical Center and the Cornwall-Lebanon School District intersect with a municipal line at the Medical Center, and the wastewater therein is conveyed for treatment to the Lebanon City treatment plant. Alcoa Industries has treatment facilities, which consist of an extended aeration packaged plant and a spray irrigation system. Disposal of both employee waste and industrial waste is permitted and directly monitored by Penna. Dept. of Environmental Protection. Township involvement with these private systems is minimal and only as directed by law; maintenance on these systems is private, as well.
A. PUBLIC STREETS AND HIGHWAYS

One of the major elements of a comprehensive plan is the circulation of people and goods from one place to another. Although transportation can take many forms, today's society primarily relies upon motor vehicles for its mobility. Consequently, this study will concentrate on the characteristics of the township's public streets and highways.

The circulation network of a typical community will consume 30 percent of its total developed area and will define the types, sizes, and boundaries of major land uses. For this reason the coordination of the circulation network with existing and proposed development is crucial. Most importantly, a circulation network should be arranged so as to provide safe and expedient movement within the community as well as to provide suitable links to the outside world via existing and proposed highways.

One of the methods used to analyze a community's circulation system is to classify each road according to its relationship to existing land uses and other roadways. They can be classified as follows:

**ARTERIAL** – Normally a continuous route, functioning to move traffic quickly and safely great distances; it should be a limited access, divided highway.

**COLLECTOR** – A route serving to gather traffic from roads and carry it to and from arterial highways and local traffic generators (e.g., business centers, schools, public buildings, industrial areas, etc.)

**LOCAL** – A road providing for access to properties and easements for utilities.

Approximately 70.84 linear miles of roadways exist in South Lebanon Township as of August, 1999. The primary transportation routes, classified as arterial or collector roads, are state owned and account for a total of 18.96 miles. They are as follows:

<table>
<thead>
<tr>
<th>ROADWAY</th>
<th>CLASSIFICATION</th>
<th>PAVEMENT WIDTH</th>
<th>1996 MAX. ADTV*</th>
</tr>
</thead>
<tbody>
<tr>
<td>U. S. Route 322</td>
<td>Arterial</td>
<td>22' – 24'</td>
<td>5,404</td>
</tr>
<tr>
<td>U. S. Route 422</td>
<td>Arterial</td>
<td>39' – 44'</td>
<td>27,399</td>
</tr>
<tr>
<td>Pa. Route 419</td>
<td>Collector</td>
<td>16’ – 20’</td>
<td>4,229</td>
</tr>
<tr>
<td>Pa. Route 897</td>
<td>Collector</td>
<td>20’</td>
<td>4,489</td>
</tr>
<tr>
<td>State Drive (SR2003)</td>
<td>Collector</td>
<td>22’ – 38’</td>
<td>4,389</td>
</tr>
</tbody>
</table>

*ADTV - Average Daily Traffic Volume as provided by Penna. DOT's 1996 RMS List. Figures represent the highest count for that portion of the road located within the township. Suggested update for figures is 2% per year.
The remaining 48.52 miles of township roads and 4.84 miles of state roads form the township's secondary roadway system. The majority of these roads are local subdivision or village streets, which provide direct access to township residences or farms. These local streets feed onto collector roads, which connect to arterial highways, thereby forming a well-defined circulation system.

The township's two arterial highways, U.S. Routes 322 and 422, are also two of the main east-west arterials for Lebanon County. These two roadways connect Lebanon County to surrounding urban areas, including Harrisburg (state capital), Reading and Philadelphia – and have done so since the early 1800's. Only ¾ mile of Route 322 (Twenty-eighth Division Highway) is located in South Lebanon and does not intersect with any other roadways as it passes through the township.

U.S. Route 422, also known as the Benjamin Franklin Highway, bisects Lebanon County as well as the City of Lebanon, Cleona and Palmyra Boroughs, and Annville, Jackson and North Londonderry Townships. It also passes through the northern end of Myerstown Borough. While it remains an arterial highway for the county, its efficiency has been compromised by the amount of development allowed along the corridor. This development has required the installation of numerous traffic lights – at least 27 within the corridor – and speed limit reductions from 55 mph to 25 mph in many areas. Although South Lebanon officials have little control over much of this highway, a portion of U.S. Route 422 does form the northern boundary of the township and intersects (in Lebanon City) with Pa. Route 897, a principal collector road for the township. Careful consideration should be given to projects proposed along this corridor, as well as to projects located elsewhere which might also impact on the highway. In particular, additional access points should be limited and careful design of points of ingress and egress should be implemented. It is also recommended that, where applicable, developers should be required to prepare traffic studies, in order to more clearly define potential development impacts.

Collector roads in the township include Pa. Route 419, Pa. Route 897 and State Drive (SR 2003). All being state maintained roads, these collectors provide good north-south and east-west circulation throughout most of the township. Route 419 connects and provides access to Pa. Route 501 in Schaefferstown (Heidelberg Township) and Pa. Route 72 in Quentin (West Cornwall Township), which are major arterials in the area. Pa. Route 897 links the southeastern areas of Lebanon County, in particular Schaefferstown (Heidelberg Township), to the City of Lebanon and Route 422.

State Drive provides north-south access from Pa. Route 419 to the City of Lebanon and U.S. Route 422. State Drive also provides businesses located in the Lebanon Valley Business Park with access to major transportation corridors, such as the Pennsylvania Turnpike and Interstates 81 and 78, via Pa. Routes 419 and 72. With the Cedar Crest Middle/High School complex located north of East Evergreen Road between Lincoln Avenue and State Drive, much of the school's student and teacher traffic also uses State Drive, particularly with the construction of Falcon Drive – a private roadway constructed by the school district to improve access to the school property. This access drive has reduced congestion at the intersection of State Drive and East Evergreen Road at dismissal time. A random traffic count, done in the fall of 1998 at the afternoon dismissal time, indicated that at least 110 vehicles used Falcon Drive as a means of egress from the school facilities. School buses, on the other hand, exit the facilities via East Evergreen Road. The school district provides a traffic control officer at Lincoln Avenue and East Evergreen Road during arrival and dismissal times.

The remainder of the roadways within the township function as secondary or local roads, primarily for short distance, low speed travel. Older township roads have right-of-way widths
varying from 33.5 to 60 feet; however, since 1975, the township has required 50 feet rights-of-way for all newly constructed roads.

As with many other aspects of the township’s development, its circulation system evolved primarily to get a product to the marketplace. Roads were initially built to transport farm products from the farm to the marketplace, and roads also allowed farmers access to services and goods provided within the city. As production grew and markets expanded, dirt roads could no longer be relied upon to handle transportation easily and consistently. Furthermore, the advent of the canal system and rail service provided an even larger market for local farming products. And finally, more and more residents began to find employment off the farm and had more leisure time to pursue recreational activities. As South Lebanon’s population grew and changed, the township’s road system needed to improve to provide better access to the outside world for residents who were travelling farther and farther to work and to play.

Because the township’s population will continue to grow, it becomes increasingly more important for South Lebanon to maintain the integrity of its streets and highways. Encroachments on arterial and collector roads can easily create safety hazards and reduce the efficiency of their carrying capacity. The introduction of stop signs and signal lights, required as a result of increased traffic and strip development, also will limit the efficiency of these roads. In order to minimize any negative aspects of development, the township needs to carefully examine the location of proposed development — development both within and outside the township. The subsequent effects of development on the traffic patterns of a community can often take years to resolve. As mentioned previously, uncontrolled development along the Routes 422, 322 and 72 corridors has limited the ability of these roads to move traffic quickly and safely. Furthermore, as a consequence of poor traffic movement, local travelers frequently create “short cuts”, using local roads not designed to handle the resulting higher traffic volumes nor the higher speed traffic.

Several major bypass products (including a Route 422 Bypass) have been initiated in Lebanon County in recent years in an effort to correct circulation problems through the heart of the county. In fact, Route 422 and Route 72 Bypasses around the city were, at one time or another, proposed to pass through South Lebanon Township. Unfortunately, not one of these projects has come to fruition, leaving local officials with the unenviable task of trying to find solutions where none are economically feasible. Cliché or not, “an ounce of prevention is worth a pound of cure” and the cost/benefit ratio for careful planning and timely implementation is well worth the cost.

B. ACCIDENT SURVEY

No matter how efficient or well planned a highway system may be, accidents will happen. Often the reasons for these accidents do not become apparent until numerous mishaps occur and a pattern develops. For this reason, an accident survey was conducted utilizing information provided by the South Lebanon Township Police Department. The survey analyzed all reported accidents occurring within township boundaries during the period 1995 through 1997. The survey included 278 accidents reported and investigated by the township Police Department. During this period there were 5 fatalities and 170 persons were injured in traffic accidents. The results of this survey revealed the following statistics as to the causes of these accidents:
OVERALL CAUSES OF ACCIDENTS –

59% of these accidents occurred when there were no adverse conditions present in the road surface or weather.

21% of these accidents involved a failure to stop properly for a posted stop sign or traffic control light (15% of these accidents involved wet, rainy conditions)

47% of these accidents involved carelessness or speeding

15% of these accidents involved sliding or losing control on slippery roads

17% of these accidents involved DUI, falling asleep, mechanical failure, or other causes

The Accident Survey Map (See Appendix Maps) indicates higher than normal accident sites during the survey period. For the purposes of this analysis, only sites with a minimum of six (6) accidents during the period were mapped. These sites indicate that additional study should be made of these areas and suitable safety improvements made where appropriate. For example, accident data indicated that in the area of the U. S. 422 and East Walnut Street intersection, motorists frequently failed to properly stop for stop signs, rear-ended vehicles stopped for these signs, and were confused by the changing traffic patterns. Excessive speed was also often a factor in this area. In this case, improved signing or street markings might be a suitable safety improvement. It is also important to consider the higher traffic volume found on both of these roads.

Other intersections of concern were at Route 897 and S. 14th Avenue, Route 897 and Mine/East Evergreen Roads, Birch Road and S. 14th Avenue, Lincoln Avenue and East Evergreen Road, and State Drive and Poplar Street. At these locations, failure to stop for stop signs, rear-ended vehicles, improper turning movements, and speeding were the predominant causes of accidents. A field survey of the intersections did not reveal any obvious contributing site conditions; however, the township may still need to address safety improvements such as additional signing, road markings, rumble strips or perhaps even traffic control lights. For example, the Lincoln Avenue and East Evergreen Road intersection, by virtue of its proximity to the school complex and periodic high traffic volume, may ultimately require a traffic control light to effectively regulate traffic at this intersection.

As the population of the township grows, so too will the traffic congestion on its roads. Careful design of roads, the addition of turning lanes, proper signing and road markings, and a diligent road maintenance program will all serve to reduce the incidence of accidents on township roadways, and hopefully, prevent some of them from ever occurring. Periodic “windshield” surveys should also be conducted to alert township officials of encroachments (e.g., trees, shrubs, structures, etc.) into clear sight triangles for intersections or driveways, deteriorating road surfaces, faded road markings etc. Furthermore, continued analysis of accident data will provide the township with a tool to pinpoint developing problem areas and will provide the documentation to justify the need for safety improvements as they become necessary.
C. PUBLIC TRANSPORTATION

Public transportation, in the form of railroads and canals, was very much a part of the growth and development of South Lebanon Township; however, as in most parts of the country, the public's preference for the automobile and private transportation has prevailed. Today, the only form of public transportation that remains available to township residents is bus service provided by COLT (County of Lebanon Transit Authority). COLT has a total of eleven (11) scheduled runs, Monday through Saturday, four (4) of which pass through the township. Three (3) additional runs provide twice daily transportation for Quest clients. All runs originate at the 7th & Willow Street Terminal, which is located in the City of Lebanon. Service begins at 6:07 a.m. weekdays and ends at 6:07 p.m. On Saturday service runs from 7:07 a.m. to 7:07 p.m. There is no fixed route service on Sundays. Senior citizens may ride COLT free of charge weekdays from 9:00 a.m. to 3:30 p.m. and all day Saturday. Stops (scheduled or flag) in South Lebanon Township include the V. A. Medical Center, Cedar Haven, the Plaza 422 shopping area, the Cedar Crest Middle & High School campus, and the communities of Iona, Prescott, Avon and Avon Heights.

COLT also provides a Demand Responsive Transportation Program for clients over the age of 60 or those on medical assistance when visiting a doctor. At least one day's notice is required for scheduling and service on Sundays is also provided.

Even though public transportation is limited within the township, a wide variety of facilities are available elsewhere in Lebanon County or in adjacent Dauphin, Berks or Lancaster Counties. The following is a list of those facilities easily accessible to area residents:

Several taxicab companies in Lebanon County
Two Lebanon County limousine companies – services all major airlines
Capitol Trailways (Lebanon) – inter-city and interstate bus service
AMTRAK service from Lancaster and Harrisburg
Harrisburg International Airport – daily scheduled passenger and air freight service
Lancaster Airport (Lititz) – limited daily scheduled passenger service and charter service
Reading Regional Airport – limited daily scheduled passenger service and charter service
Reigle Airport – chartered service
Deck Airport – chartered service
THE PLAN
CHAPTER 8
GOALS AND OBJECTIVES

Goals and objectives, while often taken lightly, are the most crucial component of any comprehensive plan, for these statements become the basis for the entire municipal planning program. They are incorporated into the recommendations presented in the four (4) basic elements of the overall plan, which are as follows:

- Land Use Plan
- Housing Plan
- Circulation Plan
- Community Facilities Plan

The value of long-range planning, however, is derived not from the development, but from the implementation of these goals and objectives. Consequently, as township work programs are formulated, consideration should be given not only to the recommendations found in the planning elements, but also to the overall implementation of the goals and objectives of the township. To carry the planning process one step further, both inter-municipal and inter-county planning should also be considered in order to achieve a truly coordinated planning effort.

The program for implementation can be divided into two (2) broad categories. The first includes a set of well-conceived development controls, which are used to implement many aspects of the housing and land use plans, and to a certain degree, parts of the circulation plan. These controls include subdivision and land development regulations, zoning requirements, building codes, an official map, and sewage regulations. Obviously, the effectiveness of regulatory measures is dependent upon the quality of their design and consistency of enforcement. The second and more difficult part of the implementation process involves the expenditure of public funds. The provision of community facilities and transportation improvements as proposed in the comprehensive plan are expensive and require careful financial planning. To this end, township officials should institute a sound capital improvements program and budget, with allocations to that fund on a regular basis. While the financing for such projects can be supplemented by many sources, including state and federal grants, development impact fees, and user fees, a commitment of local tax dollars is generally necessary. Therefore, it is important that local officials involve resident taxpayers in the planning process to assure their cooperation in the implementation phase of these projects.

The following, therefore, are the goals and objectives developed by South Lebanon Township to protect and promote the general health, safety and welfare of its residents:

- TO PRESERVE AND PROTECT THE AGRICULTURAL HERITAGE AND ECONOMY OF THE TOWNSHIP

As the agricultural industry changes to meet the demands of a global economy in the 21st century, the township will need to examine how to protect and preserve its agricultural heritage. Furthermore, township officials will need to address how these far-reaching changes to agribusiness will affect the township as a whole.
• TO PROMOTE RESIDENTIAL DEVELOPMENT IN THE TOWNSHIP WHICH WILL PROVIDE A DIVERSITY OF HOUSING OPPORTUNITIES

While residential development in South Lebanon Township has been occurring at a slower pace than in other areas surrounding the City of Lebanon, the township did see an increase of over 700 new dwelling units since 1980. It is important that the township insures that a wide variety of housing types are provided to meet the various needs of area residents and that such development is located in areas of the township which are equipped with adequate community facilities with which to support such growth. Furthermore, said development should incorporate resource conservation strategies and be designed to facilitate creation of a more livable community.

• TO FOSTER THE HARMONIOUS COEXISTENCE OF RESIDENTIAL, INSTITUTIONAL, AGRICULTURAL AND BUSINESS INTERESTS IN THE TOWNSHIP THROUGH THE DEVELOPMENT AND IMPLEMENTATION OF PRUDENT LAND USE CONTROL MEASURES

The blending of a variety of land uses into one geographic area, as required by the Pennsylvania Municipalities Planning Code, is frequently challenging. While attempting to allow the reasonable use of private property throughout the municipality, the township also has a responsibility to protect existing residents and businesses from any adverse affects of new development and urban sprawl. The implementation and enforcement of well designed land use regulations, which allow development in a manner consistent with the well being of the township, is critical.

• TO IMPROVE THE TOWNSHIP’S CIRCULATION NETWORK

As the growth and development of a community is linked to its transportation system, it is essential that the township institutes measures to protect from encroachment its major transportation corridors, either through the purchase of easements or by limiting development along said corridors. Furthermore, the township needs to develop a work program, which (1) allows for the continued repair, maintenance and improvement of local roads and (2) includes the application for funds and successful programming of projects requiring state and federal assistance. The township should also begin to study and discover ways to incorporate alternate facilities (e.g., walkways, sidewalks, pathways, bikeways, etc.) into the overall circulation network. The creation of practical routes connecting to high frequency destinations and residential areas could help to reduce traffic congestion on existing roadways.

• TO PRESERVE AND PROVIDE ADEQUATE RECREATION, OPEN SPACE AND CONSERVATION LANDS FOR TOWNSHIP RESIDENTS

A community is its people, and today’s population, more than any other, is interested in recreation for themselves and their families. The township has made a substantial commitment to recreation through its Summer Youth Activity Program and the development and operation of South Hills Park. However, the preservation and protection of open space and conservation lands is an ongoing process and needs to be addressed with each major development or land use change which occurs. So, too, must recreation programs and facilities be modified as the
interests and pastimes of the public change over time. In order to accomplish this, the township should consider the establishment of a Parks and Recreation Board, which would address the recreational needs of the community.

- **PROVIDE AND MAINTAIN ADEQUATE COMMUNITY FACILITIES AND MUNICIPAL SUPPORT SERVICES**

  Growth within the township requires a proportionate expansion of its community facilities and services. The township will need to review, on a regular basis, the effectiveness of existing programs and facilities and determine whether facilities can be expanded or if new ones will be required. Additionally, the township should remain open to exploring alternatives to current methods of service, such as multi-municipal services or facilities, joint school-township projects, etc. As the composition of the population changes (e.g., larger elderly population, more children, etc.), so may the nature of its demands upon the township; therefore, careful monitoring of the use of facilities and services will allow the township to adapt its programs to meet the needs of residents.

- **TO PROTECT THE NATURAL ENVIRONMENT AND ECOLOGICALLY SENSITIVE LANDS VIA A COMPREHENSIVE PROGRAM OF DEVELOPMENT CONTROLS AND CONSERVATION MEASURES**

  Flood plains, marshes, watersheds, wooded mountain slopes, etc. are more than just ecologically sensitive lands or natural resources. They are sanctuaries for wildlife and waterfowl; they help to purify the air we breathe and the water we drink; they are peaceful retreats from our hectic daily lives; they provide many of the luxuries we all enjoy; and they are much, much more. We seldom realize the importance of our environment until it deteriorates as a result of abuse, inappropriate development or careless overuse. Therefore, to prevent such occurrences, sound conservation programs and restrictions should be incorporated into all phases of the township’s land development ordinances. South Lebanon Township should also continue its recycling program and institute appropriate resource and energy conservation measures wherever possible.

- **TO ENCOURAGE THE CONTINUED DEVELOPMENT OF LEBANON VALLEY BUSINESS PARK AS WELL AS A VARIETY OF OFFICE AND INDUSTRIAL USES TO LOCATE IN THE TOWNSHIP**

  Development of industrial and office uses will not only help to support the local economy, but will also supplement the township’s tax base and provide employment opportunities for area residents. It is the township’s responsibility to review and select quality industrial and business development, which will enhance rather than detract from the township’s quality of life.

- **TO DEVELOP AN ONGOING PROGRAM OF REDEVELOPMENT AND REVITALIZATION OF OLDER EXISTING COMMUNITIES**

  The township should regularly evaluate its existing housing stock and non-residential facilities with an eye toward encouraging renewal and reuse of vacant or deteriorating structures.
Additionally, the township should actively provide programs, which encourage existing property owners to adequately maintain and upgrade their properties and the structures located thereon. Furthermore, institutional uses, which often serve as community anchors, should be retained in the community and should be encouraged to expand their facilities and functions to more fully interact with the surrounding uses and property owners.

- **TO CONTROL THE EXPANSION OF URBAN SPRAWL AND LOSS OF NON-RENEWABLE RESOURCES.**

By limiting the extension of public water and sewer service into agricultural areas, encouraging in-fill development strategies, and strengthening policies which protect the township’s rural character and environmental resources, South Lebanon Township has the tools to allow reasonable development within the township while preserving its quality of life.
CHAPTER 9

FUTURE LAND USE PLAN

The future land use plan provides general guidelines for the orderly growth and development of South Lebanon Township. It will form the basis for future planning for housing, community facilities and emergency services, utility expansions, improvements to the circulation system, etc.; it will also be used to update the township’s zoning ordinance and map. In order to formulate this plan, the information gained in the background study (e.g., existing land uses, physical limitations, circulation study, etc.) must be balanced against the consequences, either favorable or unfavorable, of changing land uses or potential new development. Based on this analysis, individual land use categories have been created and are delineated on the Future Land Use Map (See Map Appendix). These land use designations have been determined to be the most advantageous site for the particular use as it exists or will exist in South Lebanon Township.

Seven (7) basic categories for future land use have been designated for South Lebanon Township. They are: 1) agriculture, sporadic development and vacant land, 2) lower density residential, 3) higher density residential, 4) public, semi-public, and institutional, 5) commercial uses and professional offices, 6) industry, mining and quarrying, 7) conservation, recreation, forest, and flood plain. The description and color codification of each use is provided in the following outline:

(1) Agriculture, Sporadic Development and Vacant Land (light green on land use map) – As indicated in Chapter 4 of this plan, 58% of the township is used for agricultural purposes, and approximately 75% of the township is prime farmland or farmland of state-wide importance. Since one of the township’s goals is to preserve its agricultural heritage and economy, continued efforts are needed to protect farming operations from residential and other incompatible intrusions. In the 1980’s and again in the 1990’s, the township revised its zoning regulations to limit subdivision and land development on prime agricultural soils. In 1991 township officials also worked with farmers to create an agricultural security area as provided for by Pennsylvania Act 43 of 1981 (Agricultural Area Security Act). The township should continue to implement and enforce policies and land use regulations which are designed to discourage development on productive farmland located in the central and northeastern areas of the township and to encourage development in areas closest to the City of Lebanon where amenities and support services exist. Furthermore, if land use densities can be increased in residential districts and public water and sewer service is extended only to those areas designated for such development, this should help to lessen development pressure on agricultural lands and allow for more efficient use of land slated for development. Additionally, the township should monitor changes in the agricultural industry to ensure that new uses and procedures in the industry do not also threaten the preservation of prime soils or have a detrimental effect on the township as a whole. For example, Concentrated Animal Operations (CAO’s) have become economically attractive to the farming community; however, residents living near these facilities are expressing considerable opposition to these operations in terms of the size of the operations, odors, potential pollution problems, loss of tillable land, etc.

(2) Lower Density Residential (yellow on land use map) – Even though the bulk of the township is covered by prime agricultural soils, South Lebanon Township’s location
adjacent to the City of Lebanon makes it a part of the city’s urbanized area. The township recognizes, therefore, the need to create policies and regulations which will limit the loss of agricultural land and reduce urban sprawl while at the same time accommodate a growing population. Furthermore, the environmental problems experienced by residents of the Iona area, have strengthened the township’s resolve to allow large scale residential development only in areas serviced by public water and sewer facilities. Consequently, the township has designated a portion of the South Hills area situated between South Lincoln Avenue and State Drive, the existing Iona residential area, and much of the area north of East Evergreen Road for Lower Density Residential development. Close proximity to South Hills Park, schools, local health care facilities, shopping centers and other community services make these areas attractive locations in which to live. The area south of Avon is also designated for lower density residential development and serves as an extension of the existing, older urban area. Avon Heights, a residential anomaly created before the implementation of zoning regulations, is also designated for Lower Density Residential use.

(3) **Higher Density Residential (orange on land use map)** – As mentioned in Section (2) above, most of the area south and east of the City of Lebanon has been marked for residential growth. A higher density of residential development has been designated for those areas adjacent to existing, higher density areas of Lebanon City. These areas include the extreme northwestern corner of the township, Hebron, Avon, and the east side of Route 897 at Klein Avenue. Although higher density development often is not popular with local residents, the township has a responsibility to provide affordable housing and to practice good stewardship of the township’s land resources. Close proximity to public services, utilities and commercial facilities also makes these locations suitable for the higher density designation.

(4) **Public, Semi-Public, and Institutional (blue on land use map)** – Three areas of the township have concentrations of public, semi-public and/or institutional uses and are designated as such on the Future Land Use Map. They include: a) the County facilities (prison, Cedar Haven, LCCTC, etc.) located on both sides of Birch Road from Metro Drive to the Walnut Street Extension, b) the Cedar Crest Middle/High School complex and the Veterans Administration Medical Center, and c) the South Lebanon Township Building and South Lebanon Elementary school properties. All of these locations are serviced by public utility service.

(5) **Commercial Uses and Professional Offices (red on land use map)** – As noted, South Lebanon’s location adjacent to the City of Lebanon and its close proximity to several commercial areas in adjacent townships, relieves it of the necessity of creating extensive commercial development within the township. Several existing commercial sites lend themselves to a commercial designation on the Future Land Use Map, in particular the Midway area of East Evergreen Road, along Route 897 at Metro Drive, and along the south side of Route 422 corridor from Hebron east to Avon. Two other small commercial areas have been designated in order to provide limited neighborhood commercial facilities for residents as they travel to and from their homes. One is situated at the intersection of State Drive and East Evergreen Road and the other is along Route 897 near Klein Avenue. Portions of several parcels in an Office and Institutional District located principally in North Cornwall Township extend into South
Lebanon Township and have been included in this land use classification for regulatory consistency.

(6) **Industry, Mining, and Quarrying (purple on land use map)** – South Lebanon Township has two major industrial areas. One is located along the south side of Route 422 where existing limestone resources and transportation facilities have made the area attractive to quarrying operations and related industries. The other industrial site, the Lebanon Valley Business Park, is situated along the east side of State Drive between East Evergreen Road and Pa. Route 419 and is an industrial park currently under development by the Lebanon Valley Economic Development Corporation. The industrial park is served by both public water and sewer facilities. As of mid-1999, eight (8) industrial concerns operate at this site and additional land has been designated for the future expansion of the industrial park.

(7) **Conservation, Recreation, Forest, and Flood Plain (dark green on land use map)** – As development pressures increase on township land, it becomes important to preserve and protect ecologically sensitive lands, including flood prone areas, and open space and recreation sites for future generations. In many cases these sites can be one in the same and may even include public facilities such as school or fire company properties. As noted in Chapter 6 of this plan, the residents of South Lebanon Township have access to a wide variety of open space, conservation and recreation areas. The major focus of South Lebanon’s recreation program; however, is South Hills Park, the township’s 100 acre facility. Providing a wide variety of passive and active recreational opportunities, this municipal park is an outstanding facility, which should serve as a model for other area municipalities. Supplementing the park’s facilities, are the Cedar Crest Middle/High School and South Lebanon Elementary School facilities, the Avon Playground and other assorted public, semi-public and private operations. Also included in this designation is the Furnace Hills (South Mountain) portion of the township which includes State Game Lands #156 (Rexmont Dam) and part of the Lancaster YMCA camp property.

Comparing the Future Land Use Map of this plan to the township’s 1970 plan shows only minor variations. Probably the most noticeable change is the adjustment of agricultural and residential boundaries to condense residential uses in the area directly south and east of the City of Lebanon, with agricultural uses beginning from that point outward to the township boundary. As indicated previously, this allows the township to extend services to developed portions of the township in a more cost efficient manner – services that not only include public water and sewer facilities, but also police and fire protection, schools, etc.). Conversely, agricultural lands are protected from the pressures of urban sprawl and its resulting impacts.

As residential development has progressed into the township, commercial and industrial districts also have been adjusted to accommodate the unique needs of all of these uses. These adjustments reflect the commercial mall development along the nearby Route 72 corridor. Furthermore, the demise of the Route 422 Bypass also required adjustments to commercial designations, several of which had been located to serve this highway. And finally, designation of U. S. Route 322 as a limited access highway eliminated the need for a commercial area in the southern portion of the township.
In summary, South Lebanon Township has proceeded along its planned development path very much in line with guidelines conceived almost 30 years ago. This was accomplished principally via the development, implementation and enforcement of subdivision, storm water management, zoning and on-lot sewage regulations designed to accomplish these objectives. Involvement in and discussions with the agricultural community has allowed the township to develop sound agricultural industry zoning and an agricultural security area to protect the township's farming economy, while participation in the National Flood Insurance Program has served to preserve the township's ecologically sensitive flood plain as it protects residents from increased risks of flood damage.
CHAPTER 10

HOUSING PLAN

According to population projections, by the year 2010, South Lebanon Township will have a population of 7,770. This is an increase of 279 residents (or a 3.7% increase) since the 1990 census. While this slow growth scenario is projected to continue into the next century, it is also generally accepted that South Lebanon Township will begin to experience the same growth and development pressures that have been felt by other Lebanon County municipalities.

As areas surrounding Lebanon County have become more developed, development costs in those areas have risen, choice development sites have disappeared and surplus public water and sewer capacities have been exhausted. Developers have discovered Lebanon County as an attractive alternative to Berks, Lancaster and Dauphin Counties in terms of development costs and site availability. The rural characteristics, which once had eliminated Lebanon County as a potential site, have now become attributes eagerly sought by the beleaguered metropolitan resident. Furthermore, longer commuting times have almost become status quo for those workers seeking the higher salaries offered in metropolitan areas. Developers have recognized these trends and embraced them as they also discovered lower development costs, more available land, and faster plan review times in Lebanon County.

Recent industrial and commercial development in northern Lebanon County near I-81 is also expected to stimulate increased residential building activity throughout the county, but most especially in those municipalities located in northern Lebanon County. Again extension of public water and sewer facilities into this portion of the county will allow development on the marginal soils found there. Additionally, should current explorations into the creation of a county airport at Muir Airfield in the Fort Indiantown Gap Military Reservation be positive, a further strengthening of development interest in the northern half of the county will occur.

While much of what has been discussed deals with northern Lebanon County, South Lebanon Township is expected to receive its fair share of development interest as land availability, sewer capacity, etc. become an issue. As indicated in Chapter 5 of this Plan, the 2000 census should provide critical data to the township which will allow it to better pinpoint changes in population numbers, household composition and size, and shifts in the overall resident profile.

Regardless of current or past trends, South Lebanon Township needs to provide housing for current and future individuals and families. This should be accomplished, as per Article III of the Pennsylvania Municipalities Planning Code, by conserving presently sound housing, rehabilitating housing in declining neighborhoods and accommodating new housing in different dwelling types and at appropriate densities for all-income levels. In order to do this, while also preserving sensitive agricultural land, the township will need to clearly define an acceptable urban growth boundary and support it by adopting appropriate zoning regulations, by limiting public water and sewer service extensions beyond that boundary, and by locating adequate community facilities and roads within the area to support such development. Furthermore, zoning regulations must be designed and implemented which allow for housing diversity, both in style and cost.

Although the largest percentage of housing constructed in the township in recent years has been single family dwellings, a sizeable portion of the housing has included higher density development...
such as mobile/modular homes (118 units in Sycamore Mobile Home Park) or townhouse units as were constructed at Hickory Hills (132 units) and Stone House Manor (24 units). Additionally, Hearthstone Manor, which opened in 1997, offers 64 units for retirees and Cedar Haven, the county nursing home, provides 400 beds for elderly residents of the county. The township also has 41 subsidized housing units at Cedar Court. In terms of rental units, little multi-family rental housing has been constructed in South Lebanon’s higher density residential districts, possibly due to the over 500 rental units available in and around the Plaza Shopping Center in adjacent North Cornwall township.

Table 10-1

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Table 10-1 demonstrates the difficulty using either population or housing unit data to determine future housing needs for South Lebanon Township as it enters the 21st century. While over 500 new housing units have been constructed according to building permit records, the township’s population has actually decreased from 1970 to 1990. Permits have been issued for another 450 housing units from 1990-1996 with little change in population evident in population estimates. While many believe that the decrease in residents at the Veteran’s Administration Hospital affected the township’s total population count, group quarters statistics seem to indicate that an increased prison population and expansions at the county nursing home have offset that decline. Again, the 2000 census should help the township to analyze changes to its base population and determine new trends in population growth and housing needs.
CHAPTER 11
COMMUNITY FACILITIES PLAN

Development and population growth in any community will place increased demands on its community services. As a consequence, provisions should be made to insure the adequacy of such services through the anticipated needs of the future. The following is a combination of conclusions and recommendations resulting in a Community Facilities Plan.

A. Municipal Building and Properties

Since the initial background study was completed, the township has purchased two (2) additional tracts of land. A triangular parcel located at the intersection of East Cumberland and King Streets in Avon was acquired in mid 1998 and will be cleared and developed into a passive recreational area with benches and a picnic table. Another small parcel located in Avon Heights is in the acquisition stage and will most likely be redeveloped as a tot lot or small children’s play area.

The existing municipal building continues to provide sufficient space for township operations. A building addition, constructed in 1982 to provide space for a district justice’s office, was vacated in 1998 when county officials moved the office to a location within the Lebanon County Prison, which is also situated in South Lebanon Township. This space has provided the township with additional storage area. In 1996 the roof was replaced on the township building and in 1998 a salt shed was constructed to the rear of the township building, leaving the old salt shed along State Drive for long-term storage.

While the municipal building adequately serves the needs of the township, it was constructed in 1969 and should be evaluated for possible renovations or modernization changes, which might better facilitate service to the public and provide increased security for municipal employees. Also in terms of modernization and improved efficiency, the township should evaluate storage facilities at the South Hills Park. Currently there are several small buildings scattered throughout the park where maintenance equipment is housed. At some point in the future, the township might want to consider a centralized storage facility. This facility, however, should be designed, located and constructed in a manner, which will enhance, not detract from, the natural beauty of the park.

B. Recreation

Few communities in Lebanon County have access to the amount or variety of recreational opportunities which are available in South Lebanon Township. Even fewer municipalities have made the commitment to recreation that South Lebanon has made through its development and operation of the South Hills Park and the V. A. Medical Center’s golf course. Furthermore, the list of recreational facilities available within a ten (10) mile and also a fifty (50) mile radius of the township is also quite impressive (See Chapter 6). Clearly, providing quality recreational facilities is a primary objective of the township’s governing body.

While the township’s recreation facilities are exemplary, there is always room for improvement. One means of improving the township recreation program is to establish an ongoing evaluation of the use of the park’s facilities and programs. This should provide the necessary information to
adjust facilities and uses to accommodate the changing needs of area residents. Additionally, since residents from other municipalities heavily use the park, the township should monitor this use to ensure that South Lebanon residents have adequate access to park facilities. If it should become evident that South Lebanon residents can no longer compete for access to the park, the township will need to take steps to address the problem.

Another aspect of improving recreational facilities is the acquisition of additional land area for that purpose. Should land adjacent to the park become available for sale, the township should investigate possible acquisition, if economically feasible. Not only would this allow for expansion of the park’s facilities, but would also protect the property from possible encroachment by non-compatible uses. Acquisition of property located between South Hills Park and the V. A. Medical Center would further anchor the existing block of land in public use — land that extends from the South Hills area through the Cedar Crest Middle/High School campus to East Evergreen Road.

Adequate funding for maintenance, programs and even future land acquisitions are also critical to the success of the township’s recreation program. Since the township only receives approximately $6,000 per year in user fees (principally for pavilion rentals), it is fortunate that the township recently has been able to secure several grants (totaling $20,000) from the Commonwealth of Pennsylvania which have allowed it to rebuild and upgrade a park tot lot. South Lebanon Township is scheduled to receive an additional $20,000 during the next round of funding to complete the tot lot project, to replace some of the park’s benches, and to place new picnic tables at various (non-pavilion) locations within the park. Considering that the annual park budget is approximately $100,000, most of which comes from the general budget, additional sources of funding are important to the life of the park.

One means of dealing with the above listed concerns and limited township financial resources, is the establishment of a Park and Recreation Board for South Lebanon Township. A Park and Recreation Board could assist township officials to develop strategies, make decisions, mediate compromises, solicit funds, plan for the future, and evaluate the present. The Board could assist in the preparation of a Comprehensive Recreation, Park and Open Space Plan. Such a plan positions the township to obtain fair and reasonable fees or land contributions from developers and to better qualify for future recreation grants as they become available. It also provides clearly defined priorities, measurable goals and a concise work program for future governing boards. The viability of the township’s future recreation program will be secured through the infrastructure and financial planning put in place by today’s municipal officials. The establishment of a Park and Recreation Board would give South Lebanon Township one more tool to accomplish this goal.

C. Community Services

1. POLICE PROTECTION

Staffing in the South Lebanon Township Police Department includes 1 Chief and 6 Officers (6 full-time and 1 part-time positions), 9 part-time school police, and 1 secretary. Using the International Association of Chiefs of Police (IACP) method for determining patrol force manpower, South Lebanon Township exceeds the recommended equivalent of 5.3 full-time patrol officers to provide 24-hour coverage. As previously noted, however, this recommendation does not take into consideration the existence of higher than normal incident generators such as the Cedar Crest Middle/High School complex, the Career and Technology Center, the Lebanon Valley
Business Park, all of which are located in the township, and several shopping areas situated in adjacent municipalities. The township’s close proximity to the City of Lebanon also impacts upon the department’s manpower needs.

At the time that the background information was gathered for this plan, South Lebanon Township Police had 1 Chief and 5 Officers on staff and was recommending the hiring of two (2) additional officers. Since that time, the Township Supervisors have authorized the hiring of one (1) additional officer. While this only partially fills the department’s request, it does increase police coverage to a level in excess of that recommended by the IACP. The Police Department and the Board of Supervisors should continue to monitor police activity, incident reports, and caseload to determine if and when additional officers are needed.

2. AMBULANCE/MEDICAL SERVICES AND FIRE PROTECTION

The background study indicates that these services are readily available to township residents. The First Aid and Safety Patrol provides 24-hour service via medics for advanced life support and EMT’s for basic life support requirements. Furthermore, adequate medical care is available either at Lebanon’s Good Samaritan Hospital or at one of several other fine hospitals located in the surrounding counties.

In terms of fire protection, the fire companies in South Lebanon Township are facing the same challenges as other volunteer fire companies throughout the country – an increasing number of calls, a dwindling pool of volunteers, and limited financial resources. Local Emergency Management Agency (EMA) personnel concur with this assessment. Of particular concern with respect to volunteers, are response capabilities during the daytime hours of 8:00 a.m. to 5:00 p.m. when volunteers are at their regular places of employment. Distances between home and the workplace have increased to the extent that volunteers are unable to answer calls effectively. Furthermore, with today’s hectic lifestyle, the time commitment needed for training and for call response far exceeds that which most people are willing to give. Although fire officials currently indicate that they can continue to function using volunteers, ultimately they well have to consider employing trained professionals to serve in at least some of these capacities during certain times of the day.

Another challenge facing fire companies is funding. Each of the four (4) fire companies in South Lebanon Township receive financial support directly from the township (1999 - $8,000/fire company). These payments, in addition to direct mail solicitations to residents, revenues received from their social clubs and banquet facilities, and other fundraising activities, have allowed these companies to maintain their facilities and fire fighting equipment at an acceptable level. However, costs will continue to rise, dramatically so, if paid fire fighters become a necessity, undoubtedly requiring an even larger financial contribution from the township’s general fund.

As noted in Chapter 6, all four (4) fire companies are located in the northern portion of the township, within 1-2 miles of one another. As development progresses outward from the City of Lebanon into the township, consideration should be given to relocating one of the existing fire stations to the central portion of the township to better serve residents in that area and to provide improved service to the farming community. Obviously, a second option would be to create a 5th fire company; however, the preferred plan of action would be to relocate an existing company. The creation of an additional fire company would not only place an increased financial burden upon the township, but it would also further strain the existing volunteer pool and infringe upon the
fundraising and solicitation activities of the currently existing four (4) companies. Because there are generally very strong community ties to local fire stations, township residents and the fire companies should be an integral part of any redistricting/relocation decisions.

3. SCHOOLS AND DAY CARE

The Cornwall-Lebanon School district is well known for its quality education, which perhaps offers one reason why many of the municipalities within the district are experiencing above average population increases (e.g., Cornwall Borough, North Cornwall Township, North Lebanon Township, etc.). These increases have already required renovations and expansions to existing facilities and the construction of a new elementary school in the northeastern portion of the district. However, new development plans for within the district continue to be submitted to the county planning office. For the period 1980-1989, building permits were issued for 1,790 new housing units in the district. From 1990-98, 1,900 permits were issued for new housing units – an 18% increase over the previous period. In South Lebanon Township during the same two periods, 299 and 555 permits respectively were issued – an 86% increase. Another perspective on these statistics shows that an average of 29 permits for new housing units were issued yearly in the 1980's. In the 1990's this jumped to 62 permits per year. While these statistics indicate a steadily increasing number of new housing units within the district, even more dramatic increases are certainly a possibility. For example, in 1990 in North Cornwall Township, three preliminary plans were submitted for over 750 housing units – with another 350 units expected in other phases of these same developments. Although approximately half of these plans were eventually withdrawn, the potential for large-scale development exists in the district and within South Lebanon Township – the kind of development that can drastically alter the composition of a municipality or a school district. Furthermore, depending upon where development occurs within the township, the school district must redistribute elementary school age children to one or another of its four (4) elementary schools. This has meant that children living at the same address have had to attend more than one school during their elementary schooling or that children in the same family have attended two different schools, depending upon the school’s capacity for their grade level. In order to avoid these kinds of problems, school officials need to keep abreast of the development activity occurring within the district in order to properly handle changes in the school population.

With renovations now complete at the Cedar Crest Middle/High School complex, the district has begun its renovation/expansion project at Cornwall Elementary and renovations to South Lebanon Elementary are expected to begin in 2002-2003. According to district officials, these and other recent school renovations and additions should see the district through projected enrollments to the 2007-2008 school year. While these projections show a decrease in the overall school population through the period, they are based on an assumed decrease in the number of live births occurring in the district during the next decade. This is a trend which has not been evident in Lebanon County, therefore, close monitoring of the annual birth rate and migration to the township of women in the childbearing age group should be done in order to anticipate any dramatic changes to the school population.

The S.A.C.C. (School Age Child Care) Program operated by the Lebanon YMCA continues to provide a valuable daycare service to working parents throughout Lebanon County. For the 1998-99 school year, enrollment in the S.A.C.C. Program in the Cornwall-Lebanon School district rose 7.8% to 275 children and the summer program rose 13% to 148 children, even though the Cornwall Elementary site was unavailable due to renovations. S.A.C.C. Program directors do not expect any
major changes to the program for the next several years and are hopeful that the Cornwall Elementary site will again be available to Summer S.A.C.C. Program when renovations are completed. The school districts and municipalities should be encouraged to support this service, not only to assist working parents, but also to provide a safe and structured environment for school age children during non-school hours.

4. UTILITIES

Adequate electric and telephone service is available to municipal residents. Efforts are being made to extend natural gas service throughout the township as soon as financially feasible for the supplier, UGI.

In mid-1999, AES Ironwood, Inc. secured a building permit to proceed with the construction of a 720-megawatt natural gas-fired, combined cycle electric generating plant in South Lebanon Township. The facility will be located on the north side of King Street between East Street and Prescott Road and is expected to go on-line in 2001. The electricity generated by AES Ironwood will be purchased and distributed by Williams Energy Marketing & Trading Company.

5. SOLID WASTE MANAGEMENT

Lebanon County’s landfill is operated by the Greater Lebanon Refuse Authority (GLRA), which has representation from all of the county’s municipalities, including South Lebanon Township. The authority is currently updating its 1990 plan; however, projections indicate that the existing landfill has a 15-20 year capacity. There are two (2) wastewater treatment facilities on the site: a natural aquatic life treatment system (NALTS) which treats areas of the landfill used prior to 1991 and a 26-acre lined site which handles new waste. The lined site has been permitted for a 25-acre future expansion. Since 1991, this landfill has had the distinction of having no on-site violations. Furthermore, in 1994 it was recognized as the “Best Landfill Operation in North America” by the Solid Waste Management Association of North America. In 1996, it took 2nd place in the same category.

While GLRA’s landfill has functioned very well for county residents for the past 30 years, disposal of solid waste should be a concern of every municipality and its residents as landfills do begin to project future capacities. One means of reducing solid waste is through recycling. The township currently recycles glass, newsprint, bimetal, aluminum and plastic and complies with the requirements of Act 101, which regulates recycling for municipalities of South Lebanon’s size. According to the Lebanon County Recycling Coordinator, no additional requirements are expected to be promulgated through Act 101 in the near future. It is recommended, however, that the township periodically assess its recycling program to determine current market trends and possible areas of improvement in service to residents.

6. WATER AND SEWER STUDIES

As indicated in the background study, the availability of potable water and the disposal of sewage waste are critical components of a modern community — and ones which are often taken for granted. Fortunately for South Lebanon Township, its location adjacent to Lebanon City has allowed township residents the luxury of having access to the existing public water and sewer systems operated by the City of Lebanon. As such, public water and sewer service is provided (or
accessible) to the bulk of the areas in the township which are zoned for either residential, commercial, industrial or office uses. That being the case, the township plans only to authorize extensions of service within those areas as the need arises and does not anticipate extending service into agricultural or forested areas. However, since the South Lebanon Comprehensive Sewage Plan – 537 Plan Update was last revised in 1987, the township should arrange to have a new plan prepared in the near future. (While Chapter 71 of the Sewage Facilities Act requires the preparation of revised plans “whenever they become inadequate to meet the needs of a municipality”, the Penna. Department of Environmental Protection recommends updates every five years.) This would allow the township to better evaluate future line extensions and capacity needs.

Since a large portion of the township does not have access to public sewer service, the township should continue enforcement of Act 537 regulations. At this point enforcement is provided through the Lebanon County Planning Department’s Sewage Enforcement Program. This allows the township to permit and regulate on-lot disposal of sewage, comply with Commonwealth requirements, and do it at no cost to the township.

Since the City of Lebanon handles water line extensions and permitting in the township, data concerning public water service should be obtained through the City’s planning documents. However, since approximately one-quarter of South Lebanon’s residents still rely upon on-lot water sources, periodic testing should be performed to insure that nitrate levels and the presence of other organic chemicals have not exceeded recommended levels in the township’s water table.
CHAPTER 12
CIRCULATION

The long-range objective of the circulation plan is to establish the framework for an efficient system of transporting goods and people throughout the township — a system which will support the township’s present and recommended future land use scheme. If this can be accomplished, future growth and development can be accommodated without major traffic or safety problems. Consequently, future land use activities must be carefully monitored to assure that all growth is well supported by this system or that the appropriate changes can be made to handle projected activities. Implementation of the following recommendations will serve to accomplish this objective.

A. Public Streets and Highways

As indicated in the Background Study of this plan, the township’s circulation pattern was established early in its history as roads were constructed to get agricultural products to local and then regional markets. Also, as Lebanon’s urbanized area grew and expanded, roads extended outward from the City to accommodate this development. Although the township was located in close proximity to the Cornwall Ore Mines, development of the mining operation had little effect on the transportation patterns of South Lebanon Township, particularly in light of the fact that the Rexmont area was annexed by Cornwall Borough in the 1920’s.

Today South Lebanon Township is served by two arterial highways, U. S. Routes 322 and 422, and three collector roads, Pa. Routes 419, 897 and SR 2003 (State Drive). U. S. Routes 322 and 422 serve to connect portions of Lebanon County to major population centers in the surrounding counties. At several times in the county’s history, bypass routes for these highways have been suggested which would have had an impact on South Lebanon Township’s development. The proposed Route 422 Bypass would have passed through the township just south of South Hills Park. Additionally, one of several proposed corridors for a Route 72 Relief (Bypass) Route around the City of Lebanon also would have traversed the township. As of this writing, however, both of these projects are defunct. At some point in the future when traffic congestion on the existing Routes 322, 422 and 72 reach unacceptable levels, the Pennsylvania Department of Transportation and Lebanon County Officials will have to seriously consider bypass routes around the City of Lebanon and other populated areas in these corridors. At that time, South Lebanon Township officials will need to seriously evaluate such proposals, not only for their impact on the township, but also for their regional implications and benefits. Until that eventuality occurs, municipal officials need to protect existing arterial and collector routes to limit as much deterioration as possible, for as long as possible.

Initially, most roadways were designed to carry vehicles quickly and safely great distances; however, as development occurred, traffic increased, vehicle speeds decreased, turning movements into driveways created hazards, and the roadways could no longer operate as efficiently or as safely as designed. For these reasons, development along collector and arterial highways should be carefully regulated. If development does occur, it should be designed with larger building setbacks (75’ to 100’ from the right-of-way line), wider lot widths to reduce the number of potential access points (minimum 200’ to 300’ widths depending upon the use district), and limitations on the number, location, and type of driveways intersecting with the major road. Additionally, improvements in the required front yard should be limited to provide increased visibility for entering and exiting the...
property, to provide a buffer area from the higher speed traffic, and to allow for future expansion of the roadway. These additional requirements should be incorporated into the township's zoning and subdivision regulations and apply to development along State Drive, Pa. Routes 897 and 419, and U. S. Routes 422 and 322.

Areas of concern for South Lebanon Township officials include the following intersections:

- U. S. Route 422 & East Walnut Street
- Pa. Route 897 & South 14th Avenue
- Pa. Route 897 & Mine/East Evergreen Roads
- Birch Road & South 14th Avenue
- Lincoln Avenue and East Evergreen Road
- State Drive & Poplar Street

As indicated in Chapter 7 of the Background Study, a field survey of these intersections did not uncover any obvious physical deficiencies that were contributing factors for these accidents. Failure to stop for stop signs, rear-ending vehicles, improper turning movements and speeding were the primary causes of reported accidents, and generally fall into the category of human error. As traffic volumes increase on township roadways, so will the incidence of accidents of this type. For this reason, it is critical that the township monitor accident activity and reported roadway problems in order to implement safety improvements as the need arises. Furthermore, periodic "windshield" surveys by township officials would also assist in identifying problems as they develop.

Part of the appeal of South Lebanon Township is its pastoral beauty and orderly residential developments with tidily landscaped yards. While this presents a "pretty picture", it can harbor unforeseen maintenance and safety hazards if not properly managed. An incorrectly banked curve in the road, a steeper than normal residential street, or a poorly located intersection or driveway can cause problems where none were anticipated. As noted above, encroachments onto collector or arterial highways can also have far reaching consequences for a community. Therefore, if the township's transportation system is to adequately serve its residents and motorists, particular attention must be paid to the entire development scenario - not only the location and design of new roadways, but also the effect new development will have upon existing streets, the township's ability to provide services to property owners located along such roads, and even how a particular type of development will affect traffic patterns on collector or arterial roads in the area. Municipalities should more carefully consider the regional aspects of development and highway construction if they are to continue to enjoy the quality of transportation to which we have become accustomed. Consequently, today's municipal officials need to critically consider and possibly upgrade not only their guidelines for public streets, but also their entire profile of development requirements.

B. Public Transportation

Although the popularity of public transportation has waned in recent years, the County Of Lebanon Transit Authority (COLT) continues to provide daily bus service to South Lebanon Township residents and has no plans to alter these routes in the foreseeable future. This service includes regularly scheduled bus service and demand responsive service for special needs clients. Other forms of public transportation, including intercity/interstate bus, limousine, taxicab, air, and rail service, are also accessible to township residents, although most of these carriers are located...
outside the township in other Lebanon County municipalities or surrounding counties. Since public transportation is governed by demand and the ability to provide cost effective transportation, should such demand warrant additional routes or the extension of existing routes or service, carriers most likely would respond accordingly. Certainly, efforts to encourage any form of carpooling or shared ridership programs initiated by COLT, local businesses, industries, etc. should be supported by township officials whenever possible.

C. Pedestrian Systems, Bikeways, and Shared Bike/Ped Facilities

Recent recreation surveys indicate that the American public considers recreation to be an important part of their leisure time activities. This includes something as simple as an after-dinner walk, an early morning run, or a weekend bicycle ride. Also, due to increasingly busy schedules, more and more workers are trying to incorporate exercise into their daily routines by walking or riding to and from work and during their lunch hours. While many of the township's local roads are not heavily traveled and can accommodate some of these activities, this situation is not ideal because these roadways were not designed for shared use. For example, the existence of South Hills Park in a heavily residential area encourages children and adults to bicycle to the facility. Wilhelm and Lincoln Avenues, however, are relatively narrow roadways with no shoulders, making biking or hiking hazardous. Additionally, many outdoor enthusiasts are serious hikers and bikers and frequently utilize main thoroughfares to travel considerable distances, often to go from one recreational facility to another. As a part of an overall recreation planning effort, attention should be given to upgrading and designating certain township roads as preferred pedestrian/bike routes thereby encouraging cyclists, etc. to use these specially adapted routes and removing them from more dangerous roadways. Furthermore, the township should keep abreast of the Lebanon Valley Rails-to-Trails planned development of the abandoned railroad line, which intersects Wilhelm Avenue and connects the City of Lebanon to the Lancaster County Rail-Trail in southwestern Lebanon County. If this project becomes a reality, not only would the rail trail attract additional outdoor enthusiasts to South Hills Park, but it could become an integral part of an even larger biking/hiking facility for township residents.

The bottom line is that recreation must be considered not only in the development of a community park or tot lot, but also in the construction or reconstruction of local streets and highways, the development of housing projects, and the design of commercial and industrial centers. In an era when road congestion is becoming problematic, alternative methods of transportation should be investigated and implemented whenever and wherever possible.
CHAPTER 13

IMPLEMENTATION AND CONTINUED PLANNING

The implementation of the goals and objectives of the comprehensive plan requires the development of a coordinated work program, which generally, should be implemented as soon as possible. Realistically, however, a township's financial limitations must be considered in determining priorities and scheduling projects for the program. The following is a general work program offered for South Lebanon Township. It has been designed to accomplish the goals and objectives outlined in this plan and reflects the unique potential of the township.

PRESENT THROUGH 2005

1. Review existing building code, zoning, and subdivision regulations to determine their effectiveness, particularly in light of the recommendations of this plan. Revise said regulations accordingly. Consider the following:
   - How to best preserve agricultural acreage
   - What effect concentrated animal operations have on the township as a whole and on agricultural preservation efforts
   - Limiting access points on major roadways to preserve the efficiency of transportation corridors
   - Implementing, where practical, new and innovative methods of development control as they become acceptable
   - Incorporating recreational uses and bike/pedestrian trails into new development proposals

2. Develop a maintenance and safety enhancement program and budget for the continued improvement of local streets and intersections, including those listed as problem areas in this plan.

3. Assess facilities at existing municipal building. Consider modernization, handicap accessibility, and security renovations and any expansion of the physical plant that might be deemed necessary to handle the township's future growth.

4. Create a Park and Recreation Board to coordinate recreational activities, explore new recreational opportunities, and research the availability of supplementary funding sources. Continue maintenance of existing recreational facilities.

5. Prepare an Open Space and Recreation Plan for the township. Utilize the Park and Recreation Board to coordinate recreational planning efforts. As a part of the planning process, consider implementation of impact fees to be used for recreation development in the township. Also investigate the possible purchase of land adjacent to South Hills Park as an addition to the park, and work with the Lebanon Valley Rails-to-Trails organization to develop the abandoned Conrail railroad bed as a rail-trail.

6. Update the existing Comprehensive Sewage Plan – 537 Plan – for the township. Limit sewer extensions to those areas located within the designated growth areas.
2006 THROUGH 2010

1. Study the possible relocation or reorganization of the township’s four (4) fire companies to better serve the entire township. Involve community leaders and fire company personnel in the decision process. Also evaluate the need to establish a paid fire fighting staff to supplement the existing volunteer corps.

2. As a part of the recreation and transportation planning process, establish a preferred bike/pedestrian trail or shared roadway designation within the township. Consider the efforts and goals of Lebanon Valley Rails-to-Trails in the development of any bike/pedestrian trail in the township. Carefully consider origin and destination potentials (e.g., schools, recreation sites, major residential areas, etc.) for travel and recreation in the design of such a route. Provide appropriate signing of the route and promote public awareness of the designation.

3. Assess status of solid waste management planning in Lebanon County. Reassess the township’s current recycling program and investigate other recycling opportunities available.

4. Investigate the need to hire an additional police officer. Consider additional specialized training for officers in the area of juvenile problems in order to handle the increased incidence of police intervention at township schools.

LONG-TERM IMPROVEMENTS – POST 2010

1. Investigate possible construction of a new maintenance facility at South Hills Park. Such facility should replace several small buildings at the park and be as multi-functional as possible. Building should blend appropriately into the park environment.

2. Review existing Comprehensive Plan, Open Space and Recreation Plan, Comprehensive Sewage Plan, and existing building, zoning, and subdivision regulations to determine their continued effectiveness.

As can be seen from the ambitions work program itemized above, the completion of the township’s comprehensive plan does not indicate an end to the planning process. It sets in motion the continued maintenance and improvement of the township’s physical assets and everyday operation. To be effective, this plan, its goals and objectives, and the resulting work program must be conscientiously implemented and adjusted as the need arises.

It has been as a result of the past efforts of farsighted municipal officials that South Lebanon Township has developed into the well-planned community that it is today. Continued and consistent enforcement and periodic updating of municipal regulations, codes and ordinances are necessary to sustain this trend and to successfully take the township into the 21st Century.
South Lebanon Township
U.S. Census Bureau Tracts

Census Tracts
- Tract 32
- Tract 33
- Tract 34

Produced by the Lebanon City/County GIS Department (Sept. 1996)
Property boundaries digitized from 1:4000 scale
Road, railroad and hydrologic data enhanced from the Indiana University of Pennsylvania
Penna. DOT 1:25,000 road files.
Census Tracts digitized based on information provided by the U.S. Census Bureau.
South Lebanon Township
Accident Survey
1995-1997

Arterial/Collector Roads
Multiple Accidents Site
- location with 6 or more
accidents reported during
survey period

Produced by the Lebanon City/County GIS Department (2-99).
Metadata available on request from the Lebanon City/County GIS Department.
South Lebanon Township
Future Land Use

Future Land Use
- Agriculture
- Recreation, Forest, & Conservation
- Lower Density Residential
- Higher Density Residential
- Public, Semi-Public, & Institutional
- Commercial & Professional Offices
- Industrial, Mining, Quarrying, etc.
- 100 Year Flood Plain

Produced by the Lebanon City/County GIS Department (Aug. 1989).
Metadata provided on request from the Lebanon City/County GIS Department.
Revised 03/09/00.
South Lebanon Township
Areas Targeted for Agricultural Preservation
South Lebanon Township
Preserved Agricultural Easements

Preserved Agricultural Easements
Property Lines

Produced by the Lebanon City/County GIS Department (April 2000).
Data used or re-used from the Lebanon City/County GIS Department.
The Lebanon County Agricultural Land Preservation Program was approved by the County Commissioners in 1989. It has been administered through an independent commissioner-appointed board of volunteers through the Lebanon County Conservation District since 1991. At press time 38 farms and over 4,000 acres of quality Lebanon County agricultural land have been preserved through perpetual agricultural conservation easements. Approximately 9 farms owned by 7 landowners and totaling 745 acres have been preserved to date in South Lebanon Township. Participation in this program is completely voluntary.

What is preservation? An agricultural tract of land is deemed to be preserved through the joint county/state program when their development rights have been purchased. This precludes the property from being developed for purposes other than agriculture. An appraisal calculating the difference between development value and agricultural value is done on the highest scoring farms and used to determine the agricultural conservation easement value. An offer is made to the landowner for the agricultural conservation easement based on the value determined in the appraisal. The offer of the Board is capped at $1,500.00 an acre (easement value per acre in Lebanon County has been averaging slightly more than $2,000.00 an acre) which classifies most transactions as bargain sales and allows the difference to be applied as a charitable contribution for tax purposes. If the offer of the Board is accepted, a restriction on non-agricultural development is placed on a new deed developed and recorded for the property. This deed restriction is forever enduring and included in the deeds of all new owners of the property to follow. It is important to note that only the development rights to the farm are being purchased. The land is still owned by the property owner and can be sold at any time but must stay in agricultural use. The property will however only have agricultural value. At this time there has not been enough history to provide an accurate average selling price for agricultural land preserved through this program in Lebanon County. Experience in Lancaster County has shown there to be a significant market for preserved farmland that is selling for near development value prices.

Minimum criteria for a farm to file an application for preservation include: enrollment in an agricultural security area administered by the township; having 50% of the land in crop or pasture land; having 50% of the soils in classes I-IV (prime agricultural soils that are the most productive for production agriculture); having a conservation plan protecting the soil and water approved by the USDA Natural Resources Conservation Service at the time of closing (this includes a nutrient management plan meeting the state Nutrient Management Act "ACT 6" level of detail); 50 or more acres unless situated next to a perpetual agricultural conservation easement or producing a unique crop in which case a minimum of 10 acres is admissible; compatibility with municipal land development plans: willingness to accept a cap of $1,500.00 an acre; no more than 50% of its acreage enrolled in a reserve program such as the Conservation Reserve Program (CRP).

It is important to understand that it is the philosophy of this program to give heavy credence to a municipality’s agricultural security area with regard to the issue of compatibility with a municipality’s land development plans. Although it is not part of our scoring criteria and the Lebanon program does not require a parcel to be zoned agriculture, agricultural zoning continues to be an important partner of farmland preservation. It has been quantified in Lancaster County to have slowed the conversion of productive agricultural land by approximately 2/3 each year.

To facilitate further preservation in Lebanon County the Board has preserved two tracts of farmland through dollar purchases (basically a donation) and is negotiating with three other tracts in this manner. Although our program is permitted to process a dollar purchase on a parcel
not in an agricultural security area, they have opted not to do this and prefer that all clients be in an agricultural security area for purposes of state indemnification if possible. The Lebanon program also prefers to have dollar purchases put into a format meeting state approval to gain this indemnification although we are currently working on a "county only" easement that will not meet state requirements and would require defense only by the County of Lebanon.

Additionally, the Lebanon program attempts to preserve contiguous tracts of farmland as they are more economically viable to farm. They have also successfully solicited funding from 3 municipalities for funding to put into county coffers to enhance the state match funding. The Lebanon County program cannot guarantee that a municipal donation will be used in that municipality.

Probably an average of 30 farms a year remain on our list for preservation with the state requiring us to take action on the top scoring farms (except in the case of dollar purchases). Because funding is variable from the state, county and federal governments, an average of 3 farms a year can typically be preserved. Some applicants have been waiting forever a decade. Applications are taken on a year round basis meaning ranking status can change annually. While some farms have been waiting too long for preservation and are at risk for development, the system does ensure that the highest quality land is being preserved. Lebanon County farms are scored on a system largely mandated by the state that is heavily soils dependent (giving 40% weight to more productive soils in the score). Other scoring parameters include: Proximity to other easements, adjoining land enrolled in agricultural security areas, and target area inclusion all weighted at 25%; adjoining non-agricultural land, proximity to public sewer and water, and road frontage all weighted at 10%; total acres offered for preservation, percent crop, pasture or grazing land, conservation practices, duration of ownership, and historic, scenic or environmental value all weighted at 25%.

Easements purchased may be state owned, county owned, or jointly owned by the county and state with both levels of government involved in defending the easements. When federal grants are obtained the federal government can also have a stake in an easement. Each easement is inspected annually to make sure it is in compliance with the terms of the easement. It is a common misnomer that residential development increases the tax base. This is well researched by Penn State University, the American Farmland Trust and others and is untrue. Residential development costs more in services (for schools, roads, maintenance, fire, police etc.) than it contributes in tax revenue. Open space and farmland contribute far more in tax revenue than they cost the community for services.

In closing, South Lebanon Township should seriously consider its placement of residential development and its future impact on land use. Parcels of land with more than 50% of soils in classes I-IV should be encouraged to sign up for the agricultural security area to fill in voids in the county program target area map. Planners should be looking at expanding on those preserved areas that have been begun and look to encourage new nuclei of preserved areas in the township where it makes sense from a resource and quality of life perspective.
MAP

APPENDIX
A. Soils Map
B. Agricultural Security Areas
C. Census Tract Map
D. Existing Land Use Map
E. Accident Survey, 1995-1997
F. Future Land Use Map