

NORTH LEBANON TOWNSHIP
Lebanon County, Pennsylvania

ORDINANCE NO. 2 – 2023

AN ORDINANCE OF NORTH LEBANON TOWNSHIP, LEBANON COUNTY, PENNSYLVANIA AMENDING THE NORTH LEBANON TOWNSHIP ZONING ORDINANCE, ORDINANCE 6-4-84, ADOPTED JUNE 4, 1984, AS AMENDED AND CODIFIED IN THE NORTH LEBANON TOWNSHIP CODE OF ORDINANCES, CHAPTER 27. ZONING, TO CHANGE THE ZONING CLASSIFICATION OF A PORTION OF TAX PARCEL NO. 27-2331984-381362-0000 AND A PORTION OF TAX PARCEL NO. 27-2332351-381959-0000 FROM RURAL RESIDENTIAL (R-R) TO LOW DENSITY RESIDENTIAL (R-1).

NOW THEREFORE, BE IT ORDAINED AND ENACTED by the Board of Supervisors of North Lebanon Township, that the following amendments shall be made to the North Lebanon Township Zoning Ordinance, codified in the North Lebanon Township Code of Ordinances, Chapter 27. Zoning:

Section 1.

The Official Zoning Map of North Lebanon Township, adopted April 20, 2020, shall be modified as follows:

The zoning classification of a portion of the property known as 1675 Grace Avenue, Tax Parcel No. 27-2331984-381362-0000, consisting of 890,078 square feet or 20.43 acres of land, as described in Exhibit 1 and depicted in Exhibit 2, is hereby changed from Rural Residential (R-R) to Low Density Residential (R-1).

The zoning classification of a portion of the property known as 1677 Grace Avenue, Tax Parcel No. 27-2332351-381959-0000, consisting of 43,580 square feet or 1.00 acres of land, as described in Exhibit 3 and depicted in Exhibit 4, is hereby changed from Rural Residential (R-R) to Low Density Residential (R-1).

Section 2.

The Official Zoning Map of North Lebanon Township shall be amended in accordance with this Ordinance and verified by the North Lebanon Township

Board of Supervisors, and a copy of this Ordinance shall be submitted to the Lebanon County Planning Department after adoption.

Section 3.

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

Section 4.

All other provisions of the North Lebanon Township Zoning Ordinance, as codified in the Code of Ordinances of North Lebanon Township, Chapter 27. Zoning, not amended by this Ordinance shall remain in full force and effect as previously enacted and amended.

Section 5.

This Ordinance shall become effective and be in force after its enactment by the Board of Supervisors of the Township of North Lebanon, County of Lebanon, Commonwealth of Pennsylvania, as provided by law.

[Remainder of page intentionally blank; signatures follow.]

This Ordinance, duly ordained and enacted this ____ day of _____, 20__.

**ATTEST:
(SEAL)**

**NORTH LEBANON TOWNSHIP
BOARD OF SUPERVISORS**

Cheri F. Grumbine, Secretary

By: _____
Edward A. Brensinger, Chairman

By: _____
Gary R. Heisey, Vice-Chairman

By: _____
Arden A. Snook, Sr., Treasurer

LEGAL DESCRIPTION

ALL THAT CERTAIN tract or piece of land situate in the North Lebanon Township, County of Lebanon, and State of Pennsylvania, bounded and described as follows, to wit:

COMMENCING at an iron pin being the southeast corner of the lot being described herein being the **POINT OF BEGINNING**;

Thence, S 59° 50' 57" W for a distance of 402.16 feet to a point on a line.

Thence, S 41° 17' 13" E for a distance of 190.44 feet to a point on a line.

Thence, S 74° 25' 33" W for a distance of 494.50 feet to a point on a line.

Thence, S 78° 10' 04" W for a distance of 759.05 feet to a point on a line.

Thence, S 69° 07' 01" W for a distance of 372.66 feet to a point on a line.

Thence, N 09° 31' 59" W for a distance of 63.69 feet to the beginning of a curve,

Said curve turning to the right through an angle of 58° 22' 06.0", having a radius of 173.86 feet, and whose long chord bears N 19° 39' 04" E for a distance of 169.55 feet to a point of intersection with a non-tangential line.

Thence, N 41° 22' 24" W for a distance of 147.05 feet to a point on a line.

Thence, N 41° 10' 23" E for a distance of 98.27 feet to a point on a line.

Thence, N 67° 59' 49" E for a distance of 108.47 feet to a point on a line.

Thence, S 15° 54' 02" E for a distance of 73.54 feet to a point on a line.

Thence, N 78° 17' 58" E for a distance of 438.33 feet to a point on a line.

Thence, N 13° 07' 41" W for a distance of 324.00 feet to a point on a line.

Thence, N 65° 11' 39" E for a distance of 156.87 feet to the beginning of a non-tangential curve,

Said curve turning to the left through an angle of 120° 00' 01.4", having a radius of 50.00 feet, and whose long chord bears N 65° 11' 39" E for a distance of 86.60 feet to a point of intersection with a non-tangential line.

Thence, N 65° 11' 39" E for a distance of 520.55 feet to the beginning of a non-tangential curve,

Said curve turning to the left through 06° 29' 14.5", having a radius of 902.18 feet, and whose long chord bears S 57° 25' 10" E for a distance of 102.10 feet

Thence, S 61° 39' 10" E for a distance of 590.48 feet to a point on a line to the **POINT OF BEGINNING**.

CONTAINING 890,078 square feet or 20.43 acres of land.



Parcel Lot Area Table		Parcel Bulkable Area Table	
Parcel #	Area	Parcel #	Area
1	27953 SF 0.64 ACRES	1	14389 SF 0.33 ACRES
2	19330 SF 0.44 ACRES	2	18953 SF 0.28 ACRES
3	19330 SF 0.44 ACRES	3	88955 SF 2.02 ACRES
4	17989 SF 0.41 ACRES	4	7808 SF 0.18 ACRES
5	16281 SF 0.37 ACRES	5	9279 SF 0.21 ACRES
6	14335 SF 0.33 ACRES	6	4957 SF 0.11 ACRES
7	30234 SF 0.69 ACRES	7	4895 SF 0.09 ACRES
8	34768 SF 0.80 ACRES	8	20105 SF 0.46 ACRES
9	18858 SF 0.43 ACRES	9	21614 SF 0.50 ACRES
10	35503 SF 0.82 ACRES	10	20607 SF 0.47 ACRES
11	34118 SF 0.78 ACRES	11	18905 SF 0.43 ACRES
12	32732 SF 0.75 ACRES	12	19532 SF 0.45 ACRES
13	34953 SF 0.80 ACRES	13	13048 SF 0.30 ACRES
14	49437 SF 1.13 ACRES	14	11343 SF 0.26 ACRES
15	63920 SF 1.47 ACRES	15	11619 SF 0.27 ACRES
16	45712 SF 1.05 ACRES	16	9119 SF 0.21 ACRES
17	42286 SF 0.97 ACRES	17	18025 SF 0.41 ACRES
18	18881 SF 0.43 ACRES	18	19332 SF 0.44 ACRES
19	35439 SF 0.81 ACRES	19	5238 SF 0.12 ACRES
20	31380 SF 0.72 ACRES	20	4944 SF 0.11 ACRES
21	31982 SF 0.73 ACRES	21	1421 SF 0.03 ACRES
22	27444 SF 0.63 ACRES	22	7932 SF 0.18 ACRES
23	27116 SF 0.62 ACRES	23	8998 SF 0.21 ACRES
24	18180 SF 0.41 ACRES	24	9180 SF 0.21 ACRES
25	17861 SF 0.41 ACRES	25	7781 SF 0.18 ACRES
26	16786 SF 0.38 ACRES	26	7096 SF 0.16 ACRES
27	26537 SF 0.61 ACRES	27	12288 SF 0.28 ACRES
28	86275 SF 2.00 ACRES		
29	26887 SF 0.61 ACRES		
30	188781 SF 4.33 ACRES		
31	89975 SF 2.09 ACRES		

AREA AND BULK REGULATIONS

LOCATION: GRACE AVENUE AND MANOR VIEW DRIVE, NORTH LEBANON TOWNSHIP, LEBANON COUNTY, PA

ZONE: RURAL RESIDENTIAL (RR) TO BE REZONED TO LOW DENSITY RESIDENTIAL DISTRICT (R-1)

USE: SINGLE FAMILY DETACHED DWELLINGS W/ PUBLIC WATER AND SEWER

#	ITEM	SECTION	REQUIREMENTS	PROPOSED
1	MINIMUM LOT AREA	\$27,500	15,000 SF	16,281 SF (0.37)
2	MINIMUM LOT WIDTH	\$27,500	110 FEET	110 FEET
3	MAXIMUM LOT COVERAGE	\$27,500	30 PERCENT	30 PERCENT
4	MINIMUM FRONT YARD	\$27,500	40 FEET	40 FEET
5	MINIMUM SIDE YARD (EACH SIDE)	\$27,500	15 FEET	15 FEET
6	MINIMUM REAR YARD	\$27,500	25 FEET	25 FEET
7	MAXIMUM BUILDING HEIGHT	\$27,500	3-1/2 STORIES / 35 FEET	T.B.D.

SITE DATA

TOTAL AREA OF TRACT

NUMBER OF UNITS

NUMBER OF LOTS

DENSITY

WATER SERVICE

SANITARY SEWER SERVICE

RIGHT-OF-WAY DEDICATION

50.98 AC

39 UNITS

39 LOTS

0.88 UNITS/ACRE

PUBLIC

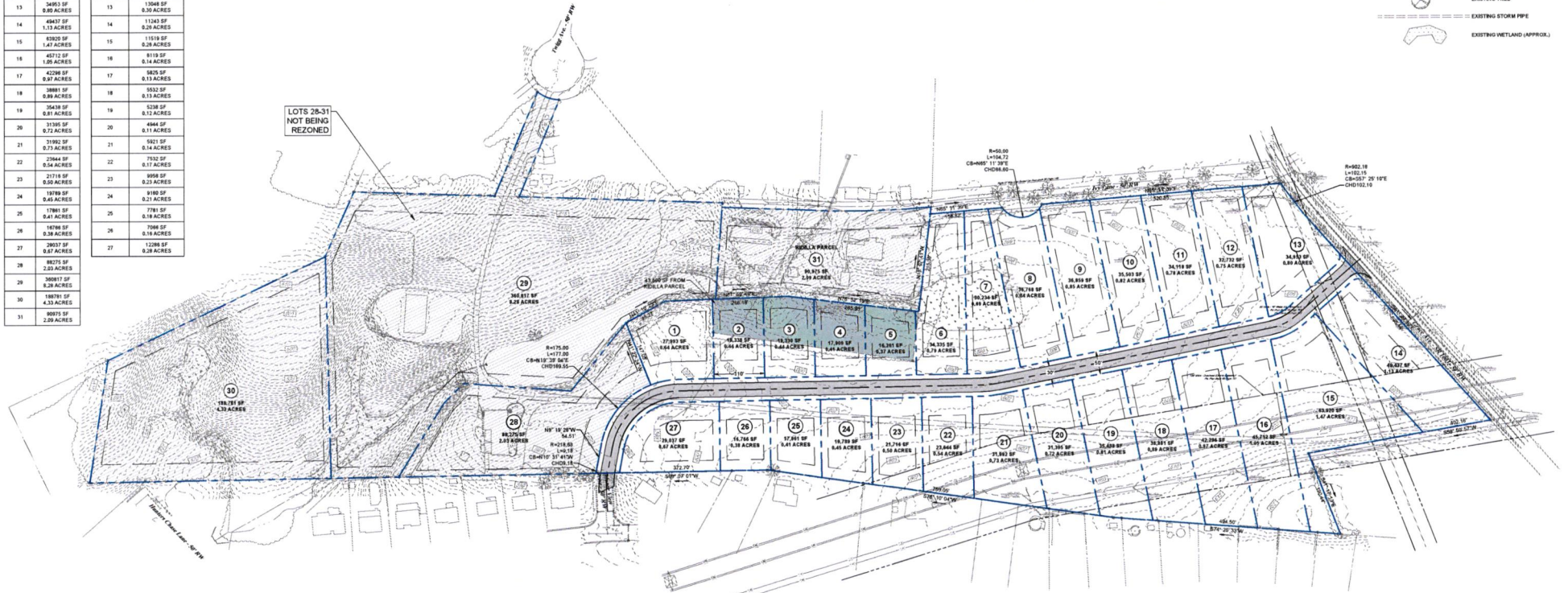
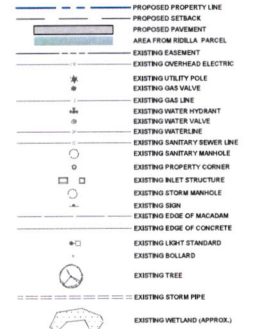
PUBLIC

86,457 SF / 2.25 ACRES

NOTE

1. LOT 31 (BIDELLA PARCEL) WILL BE INCLUDED IN THE PLANNED COMMUNITY SUBDIVISION AND LAND DEVELOPMENT PLAN.

LEGEND



ALL-STATE LEGAL®

EXHIBIT

Perry Subdivision Concept Plan | North Lebanon Township | PA

SCALE: 1"=100'

21-0192 | March | 2023

INTEGRATED CONSULTING
430 NORTH FRONT STREET
WORMLEYSBURG | PA | 17043
717-386-1362

LEGAL DESCRIPTION

ALL THAT CERTAIN tract or piece of land situate in the North Lebanon Township, County of Lebanon, and State of Pennsylvania, bounded and described as follows, to wit:

COMMENCING at an iron pin being the northwest corner of the lot being described herein; Thence, S 15° 54' 02" E for a distance of 211.94 feet to a point on a line being the **POINT OF BEGINNING**. Thence, S 15° 54' 02" E for a distance of 73.54 feet to an iron pin. Thence, N 78° 17' 58" E for a distance of 438.33 feet to a bent pipe. Thence N 13° 07' 41" W a distance of 108.70 feet to a point on a line. Thence S 76° 52' 19" W a distance of 285.93 feet to a point on a line. Thence S 67° 59' 49" W a distance of 157.71 feet to the **POINT OF BEGINNING**.

CONTAINING 43,590 square feet or 1.00 acres of land.



Roger A. & Jane A. Custer
Tax Parcel 27-232542-382255
Deed Ref. 2066-9394
Plan Bk. 23, Pg. 4

Lorenzo F. & Elizabeth A. Mason
Tax Parcel 27-232311-382165
Deed Ref. 2158-9216

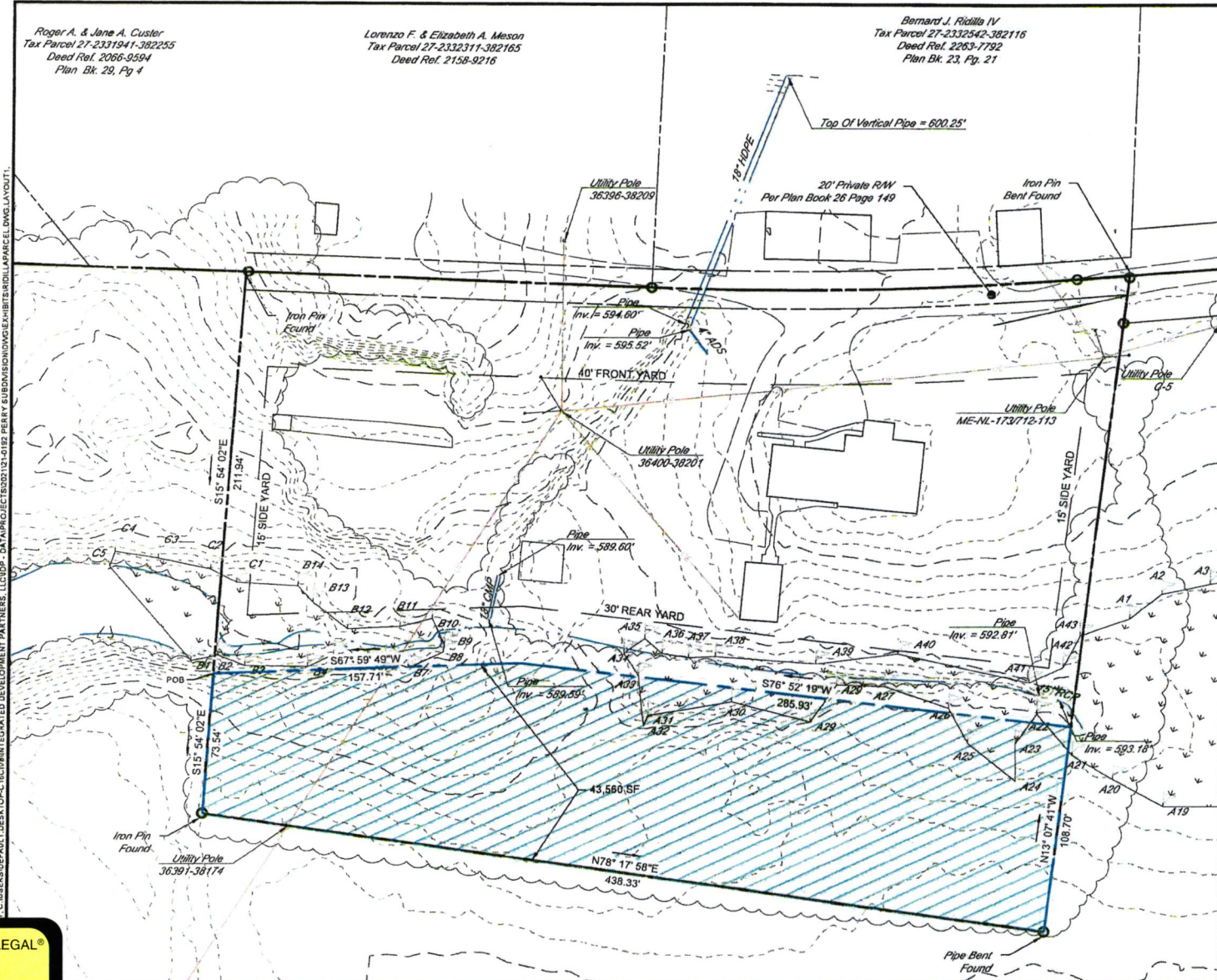
Bernard J. Ridilla IV
Tax Parcel 27-232542-382116
Deed Ref. 2263-1792
Plan Bk. 23, Pg. 21

NOTES
PUBLIC SANITARY SEWER LATERAL TO BE PROVIDED TO PROPERTY LINE OF REMAINING RIDILLA TRACT. EXACT LOCATION TO BE DETERMINED DURING LAND DEVELOPMENT PLAN PROCESS.



PROPOSED PERRY SUBDIVISION PLAN

EXHIBIT FOR
1875 GRACE AVE
ALLENTOWN, PA 18103
NORTH-LEBANON TOWNSHIP
LEBANON COUNTY



50 25 0' 50
SCALE: 1"= 50'

PROFESSIONAL SEAL	
DESIGNED BY	ILP
REVIEWED BY	A.R.
SCALE	AS SHOWN
DATE	3/29/2022
PROJECT NO.	21-02-38
SHEET NO.	01 of 01
TITLE	RIDILLA EXHIBIT

ALL-STATE LEGAL®
EXHIBIT
4

INTEGRATED DEVELOPMENT PARTNERS, LLC. THESE DRAWINGS SHALL NOT BE UTILIZED BY ANY PERSON, FIRM OR CORPORATION WITHOUT THE SPECIFIC WRITTEN PERMISSION OF IDP.