

**TOWNSHIP OF NORTH LEBANON  
LEBANON COUNTY, PENNSYLVANIA**

**ORDINANCE NO. 5 - 2024**

**AN ORDINANCE**

**OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF NORTH LEBANON, LEBANON COUNTY, PENNSYLVANIA, AMENDING SECTION 2 OF ORDINANCE NO. 6-2007, CODIFIED AT CHAPTER 24, PART 8, SECTION 24-802 OF THE CODE OF ORDINANCES, TOWNSHIP OF NORTH LEBANON, TO AMEND THE DESIGNATED AREA OF THIS TOWNSHIP IN WHICH NEW CONSTRUCTION OF INDUSTRIAL, COMMERCIAL OR OTHER BUSINESS PROPERTY AND IMPROVEMENTS TO INDUSTRIAL, COMMERCIAL OR OTHER BUSINESS PROPERTY ARE ELIGIBLE FOR A TAX EXEMPTION PURSUANT TO THE LOCAL ECONOMIC REVITALIZATION TAX ASSISTANCE ACT, AS AMENDED.**

WHEREAS, The Local Economic Revitalization Tax Assistance Act (“LERTA”) authorizes local taxing authorities to exempt from real property taxation, within certain limitations, the assessed valuation of improvements to, and new construction of, industrial, commercial and other business property in areas designated for such purposes by the governing body of the appropriate city, borough, incorporated town or township; and

WHEREAS, The Board of Supervisors of this Township, being a “municipal governing body” within the meaning of LERTA, adopted Ordinance No. 6-2007 on December 17, 2007, in which Section 2 of such Ordinance designates an area within this Township as a “deteriorated area” within the meaning of LERTA, and one in which the local taxing authorities may grant a tax exemption pursuant to the provisions of LERTA; and

WHEREAS, The Board of Supervisors of this Township, has held a public hearing for the purpose of amending the boundaries of the area to be designated as a “deteriorated area” in which such exemptions may be granted by the local taxing authorities; and

WHEREAS, The Board of Supervisors of this Township, with due consideration having been given to the recommendations and comments made at such public hearing by the local taxing authorities and other knowledgeable and interested public and private agencies and individuals regarding an amendment to the boundaries of the area in the Township within which taxing bodies may grant tax exemption to new construction of, and improvements to, industrial, commercial and other business property in accordance with LERTA, has determined that the amended area hereinafter designated meets one or more of the criteria of a “deteriorated area” under LERTA.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED, and it is enacted and ordained by the Board of Supervisors of the Township of North Lebanon, Lebanon County, Pennsylvania, as follows:

1. Amendment to Section 2.01 of Ordinance No. 6-2007. Section 2.01 of Ordinance No. 6-2007, which is codified at Chapter 24, Part 8, Section 24-802 of the Code of Ordinances of North Lebanon Township, is hereby amended and restated in whole as follows:

SECTION 2.01. This Township does hereby designate the area located within the following boundaries as a “deteriorated area” within the meaning of the Act, and one in which the Local Taxing Authorities may grant a tax exemption pursuant to the provisions of the Act:

The tracts described in the following deeds granted to Lebanon Valley Economic Development Corporation, Pennsylvania non-profit corporation (“LVEDC”): (1) that certain Indenture dated July 26, 2001 granted by The County of Lebanon, a body politic and corporate existing under the laws of the Commonwealth of Pennsylvania, recorded on August 1, 2001 in the Lebanon County Recorder of Deeds Office (the “Recording Office”) in Deed Book 374, Page 765; (2) that certain Deed dated December 16, 2003 granted by Chester G. Horst, of Annville, Lebanon County, Pennsylvania; Herbert H. Horst, of Pass Christian, Mississippi; Gene R. Horst, of Santa Clarita, California, Kenneth H. Horst, of Cleona, Lebanon County, Pennsylvania and E. Kent Horst, of Mobile, Alabama; as joint tenants with the right of survivorship, recorded on December 31, 2003 in the Recording Office in Record Book 2038, Page 769; (3) that certain Indenture dated February 24, 2004 granted by Aubrey L. Hanford, III, by Christopher M. Cicconi, attorney-in-fact, specially constituted by Power of Attorney dated May 8, 1996 intended to be recorded simultaneously herewith, recorded on March 5, 2004 in the Recording Office in Record Book 2041, Page 1061; (4) that certain Indenture dated November 18, 2004 granted by Gregory Royer and Rebecca Royer, husband and wife, recorded on November 19, 2004 in the Recording Office in Record Book 2054 Page 6139; (5) that certain Indenture dated December 1, 2004 granted by Louis Shindel and Michelle E. Shindel, husband and wife, recorded on December 2, 2004 in the Recording Office in Record Book 2055, Page 1620; (6) that certain Indenture dated January 25, 2005 granted by Delmar L. Metz and Gloria Faye Metz, husband and wife, recorded on January 26, 2005 in the Recording Office in Record Book 2057, Page 5431; and (7) that certain Special Warranty Deed dated June 24, 2019, effective June 12, 2019, granted by Joseph John Pennsylvania Realty, LLC, a Pennsylvania

limited liability company, recorded on July 17, 2024 in the Recording Office in Record Book 2264, Page 2699.

TOGETHER with all rights of LVEDC in that certain private road known as “Charlotte Street” (a) by virtue of that certain Quitclaim Deed and Release dated June 26, 2019, granted to LVEDC by Steven M. Dresch and Stacey L. Dresch, husband and wife, and recorded in the Recording Office in Record Book 2264, Page 9076; and (b) by operation of law.

EXCEPTING AND EXCLUDING THEREFROM the tract described in the Indenture dated September 13, 2004 granted by LVEDC to Engineered Polymer Solutions, Inc., a Delaware corporation and recorded on September 13, 2004 in the Recording Office in Record Book 2051 Page 4306.

BEING the lands identified as “AREA WITHIN EXISTING L.E.R.T.A.” and “AREA TO BE INCLUDED IN REVISED L.E.R.T.A” on the plat attached hereto as Exhibit A.

2. Effective Date. This Ordinance shall become effective in accordance with law.

3. Severability. In the event any provision, section, sentence, clause or part of this Ordinance shall be held to be invalid, such invalidity shall not affect or impair any remaining provision, section, clause or part of this Ordinance, it being the intent of this Township that such remainder shall be and shall remain in full force and effect.

4. Declaration of Purpose. It is declared that enactment of this Ordinance and the provisions hereof are necessary for the protection, benefit and preservation of the health, safety and welfare of inhabitants of this Township.

5. Repealer. All ordinances or parts of ordinances and all resolutions or parts of resolutions that are inconsistent with this Ordinance shall be and the same expressly are repealed.

DULY ENACTED AND ORDAINED, this \_\_\_\_\_ day of \_\_\_\_\_, 2024, by the Board of Supervisors of the Township of North Lebanon, Lebanon County, Pennsylvania, in lawful session duly assembled.

ATTEST:

TOWNSHIP OF NORTH LEBANON  
Lebanon County, Pennsylvania

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(Assistant) Secretary

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Chairperson

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Vice Chairperson

(SEAL)

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Treasurer

CERTIFICATE

I, the undersigned, Secretary of the Township of North Lebanon, Lebanon County, Pennsylvania (the "Township"), certify: that the forgoing is a true and correct copy of an Ordinance which duly was enacted by affirmative vote of a majority of all members of the Board of Supervisors of the Township at a meeting of said Board duly convened and held according to law on December 17, 2007, at which meeting a quorum was present; said Ordinance duly has been recorded in the Ordinance Book of the Township; said Ordinance duly has been published as required by law, and that said Ordinance is in full force and effect, without amendment, alteration or repeal, as of the date of this Certificate.

I further certify that the Board of Supervisors of the Township has met the advance notice and public comment requirements of the Sunshine Act, 65 Pa.C.S. §701, et seq., of the Commonwealth of Pennsylvania, by advertising said meeting, by posting prominently a notice of said meeting at the principal office of the Township or at the public building in which said meeting was held, and by providing a reasonable opportunity for public comment at said meeting prior to enactment of said Ordinance, all in accordance with such Act.

IN WITNESS WHEREOF, I set my hand and affix the official seal of the Township this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Secretary

(SEAL)

# EXHIBIT A



