

DENNISON TOWNSHIP
LUZERNE COUNTY
PENNSYLVANIA

COMPREHENSIVE PLAN

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COMPREHENSIVE PLAN
OF
DENNISON TOWNSHIP
LUZERNE COUNTY, PENNSYLVANIA

Date of Adoption: January 5, 2015

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CHAPTER 1

EARLY HISTORY AND REGIONAL CONTEXT OF DENNISON TOWNSHIP

EARLY HISTORY OF DENNISON TOWNSHIP

Dennison Township became a municipal subdivision in 1839, by way of its separation from Hanover Township, one of the original townships of Luzerne County. Hanover Township originally included not only Dennison Township, but adjoining townships of Wright, Fairview, Bear Creek, Buck and Foster, representing all the land that lay between Wilkes-Barre Township and the Lehigh River. Dennison Township's original municipal boundaries in 1839 included Foster Township, which did not become a separate township until 1854 and a portion of Penn Lake Park Borough which was established in 1974.

Records indicate the Township's first settler was Israel Inman, who in 1833, built a cabin about one half mile below where the Lehigh Railroad crosses the Nescopeck Creek. Inman erected a sawmill and later a forge at this site. While Inman was the first settler, most of the Township's earlier settlers located within the vicinity of the village of White Haven (granted borough status in 1848). Names of those individuals who settled in what is now referred to as the Middleburg section of the Township included John Linespand, A.P. Childs and the Lynch Brothers. These earlier settlers located in the Township in about 1835. The Middleburg section of the Township, due to its close proximity to White Haven, contained most the Township's early development and population which continues to the present day. Its history indicates that in 1838, this hamlet became a post office town under the name of "Middleburg". Years later, the name of this village was changed to Jerusalem. Today however, it is once again referred to as "Middleburg".

While agriculture was the basis for many early patterns of settlement, such was not the case in Dennison Township. In fact, the land and soil characteristics were generally described as poor and farming difficult. Lumbering was the primary industry which encouraged initial settlement in the Township. On a regional level, it was both the lumbering industry and the coal industry which played a dominant role in bringing growth and prosperity to the region. While the coal industry was not located within Dennison Township, its location in adjoining communities to the south had a significant impact upon Dennison Township and the region as a whole. For a period which exceeded fifty years, lumbering dominated the early economic structure of Dennison Township. The lumber from the Township was brought to the sawmills in White Haven, which by the mid-

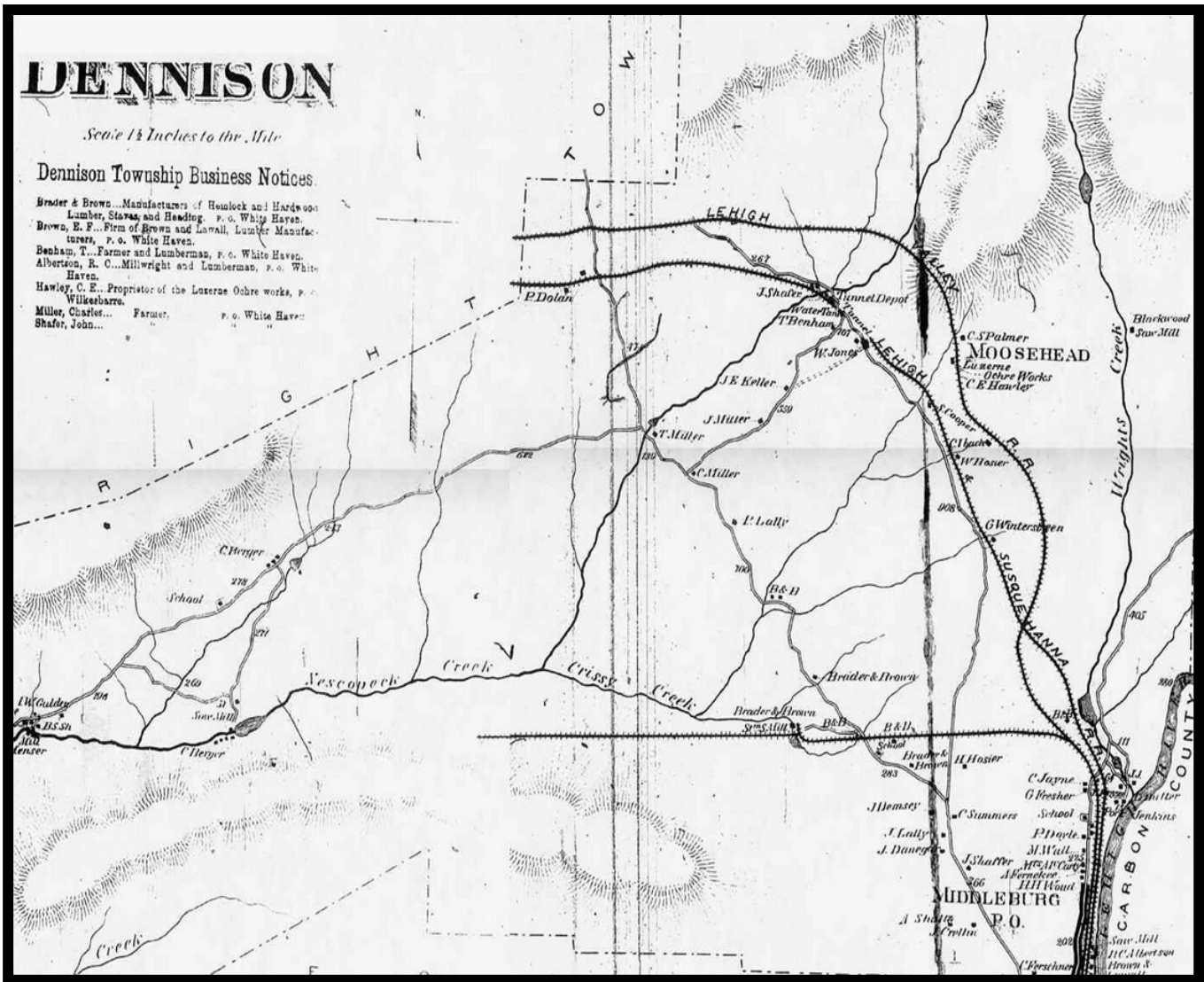
nineteenth century was one of the busiest lumber depots in the State. At its high point, White Haven had ten sawmills, cutting as much as twenty million board feet of lumber per year.

The Lehigh River which adjoins the southeastern boundary of the Township was also a dominant factor in the region's development. It was the principal means of transporting lumber and coal to its marketplace. The lumber from the sawmills in White Haven were transported by way of the Lehigh Canal, which was extended to White Haven in 1835. Prior to extending the Canal, the Canal ran from Mauch Chunk (now Jim Thorpe) to Easton. The operation of the Canal was made feasible by the construction of "Bear Trap" locks, designed by Josiah White, founder of the Lehigh Coal and Navigation Company. The decision to extend the Canal to White Haven brought additional people into the region to participate in this huge construction project and subsequently additional permanent settlers. The importance of Josiah White's contribution to the region is reflected in the naming of White Haven in his honor. The Lehigh Canal, when finally completed, represented an 85 mile waterway transportation system, which enhanced the region's commerce. The Lehigh Canal continued to play a vital transportation role for the region, until the locks and dams were swept away by a sudden flood in 1862. The Lehigh Coal and Navigation Company decided not to rebuild the Canal, but to extend rail service of the Lehigh and Susquehanna Railroad from White Haven to Mauch Chunk.

Transportation of lumber was then altered to rail service. The aforementioned company was founded by Josiah White, which provided rail service between Wilkes-Barre and White Haven by 1840. In later years, Moosehead located within Dennison Township was developed as a station on the railroad - a hamlet and a post office. The Luzerne Ochre works represented the chief industry in the Township as branch railroad ran to the mill.

Nearly sixty years of lumbering resulted in the gradual, but eventual depletion of the original forest lands. The lumbering industry was also adversely affected by a major forest fire in Kidder Township, a community which shares a common boundary with Dennison Township along the Lehigh River. In 1875, this forest fire destroyed thousands of acres of prime forest lands in Kidder Township. In 1892, the last shipment of logs was floated down the Lehigh River marking an end to an era.

By the turn of the century Dennison Township had a population of 796. With the exception of a marked decrease between 1940 to 1960, the Township's population has remained relatively



constant with a 1980 population of 753. Since that time the Township has experienced a more notably population growth with a 2010 population 1,125.

Some additional noteworthy information on the early history and development of Dennison Township and the adjoining community of White Haven include:

1. In 1837, the Lehigh Coal and Navigation Company cut the first road through the Township, connecting Wilkes-Barre with Mauch Chunk.
2. During the early era of development stagecoach service was available from Wilkes-Barre to White Haven, while swift sailing passenger packets gave regular service for passengers who wished to travel to Mauch Chunk or farther afield.
3. John Lines was the first settler in White Haven who “squatted just over the hill back of White Haven” in 1824; the section later referred to as Linesville.

4. Railroad construction began in 1863, with trains of the Lehigh Valley and Susquehanna Railroad and the Central Railroad of New Jersey regularly passing through the Township by 1865.
5. The White Haven Water Works were commenced in 1856; a fire department was organized in 1872, and an electric light plant was built in 1892.

DENNISON TOWNSHIP TODAY IN A REGIONAL CONTEXT

Dennison Township is located in the southeastern portion of Luzerne County. The Township is a rural community with a 2010 population of 1,125 residents. Unlike other rural communities, its population is not generally dispersed over the Township's approximate 34.5 square miles of land. The majority of the population resides in the eastern half of the Township, particularly in the Middleburg section of the Township which adjoins White Haven Borough.

EASTERN SECTOR OF THE TOWNSHIP



The western and northern sections of the Township hold very little of the population as it is primarily by State Game Lands and State Parks.

Dennison Township is bounded by the following communities:

North: Wright Township, Fairview Township and Bear Creek Township.

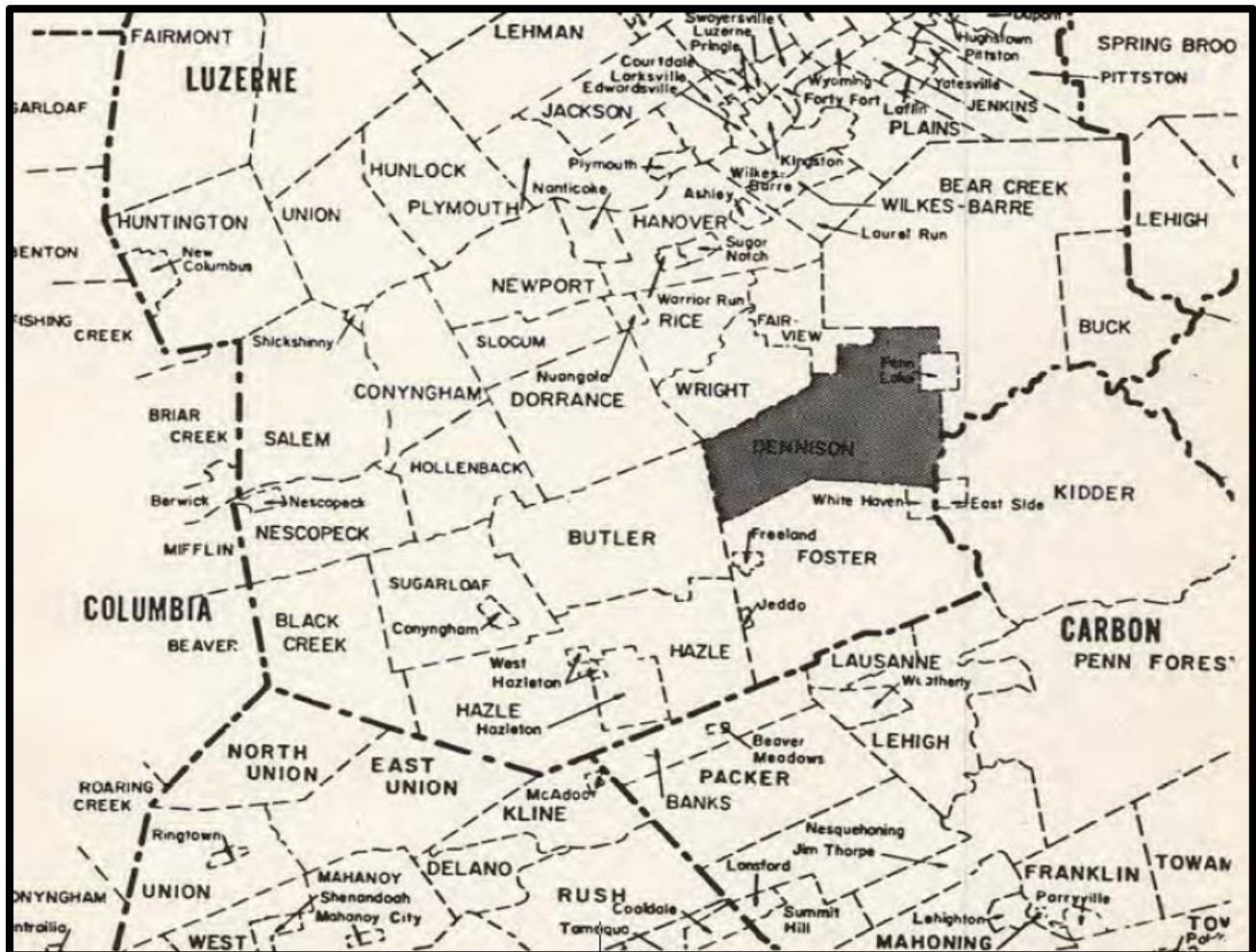
South: White Haven Borough and Foster Township.

East: Penn Lake Borough, the Lehigh River, Kidder Township and East Side Borough (the latter two are located in Carbon County).

West: Butler Township and Dorrance Township.

The Luzerne County Planning Commission includes Dennison Township as one of eleven communities within its defined Greater Mountaintop Area. The other ten communities include Dorrance Township, Rice Township, Fairview Township, Slocum Township, Wright Township, Nuangola Borough, White Haven Borough and Penn Lake Borough.

REGIONAL GEOGRAPHIC SETTING OF DENNISON TOWNSHIP



The defined Greater Mountaintop Area covers a total of approximately 108.6 square miles; with Dennison Township having the largest area of land representing 32.9% of the total area.

From a regional perspective and for planning purposes, the geographic sphere of influence which affects Dennison Township extends well beyond the Greater Mountaintop Area. The City of Wilkes-Barre which is approximately 17 miles north of the Township, and the City of Hazleton which is approximately 15 miles southeast of the Township, are the closest major cities. Wilkes-Barre had a 2010 population of 41,498, while Hazleton's 2010 population was 25,340. These metropolitan areas serve to provide regional employment, shopping, educational and cultural activities to the Township.

The area east of the Lehigh River is the Pocono Region, which includes Carbon County and Monroe County. These counties exhibit a strong seasonal/second home housing market developed in relationship to the resorts and outdoor recreational attractions of the region. Land development in the Poconos, which had become a major regional growth component in the 1970s, has continued at a rapid pace during the subsequent decades. The natural environmental splendor of the region has created a market for second homes, vacation resorts, retirement homes, recreational vehicle campsites and tourism in general. While this market has expanded westward reaching the boundaries of Dennison Township, the Township has not been directly impacted by such development. That is particularly true in that no second housing market has developed within the Township. As a matter of policy the Township has never promoted such development nor does it intend promote such development in the future. Tourist and vacation features such as whitewater rafting, ski resorts, fishing, hunting, camping, hiking trails, etc. are all readily available in adjoining communities. The Township is further buffered in the west by State Game Lands and State Parks. While spin-off activities related to tourism and vacation features of the region may occur in Dennison Township, based upon market observations to date, such activity has been and is anticipated to remain quite minimal. The historical development pattern over the past 40 years in making Dennison Township a residential bedroom community appears to be the fixed standard of development that will prevail into the foreseeable future.

Some interesting observations can be made in reviewing Census data for the Township over the past 40 years. While the 1980 Census indicated the Township had a growth rate of 3.7% between 1970 and 1980, the Township's actual rate of growth was much higher. Two events occurring during that decade served to mask the actual growth rate: the creation of Penn Lake Borough as

an independent political subdivision in 1974, (which was previously part of Dennison Township) and the acquisition and clearance of homes by the State for the proposed Nescopeck State Park Project. When you exclude these two elements, which represented external factors, the balance of the Township experienced a population growth within an approximate range of 19%. From 1980 to 2010, the Township experienced a steady population increase growing from a population of 753 to 1,125; a net increase of 373 or a 49% increase. The largest portion of this population gain occurred during the prior decade. This data supports the continued and steady growth within the Township. This growth is mostly attributable to the expanding suburbs of the Mountaintop area as opposed the regional growth within the Poconos.

The regional highway transportation system provides excellent access to Dennison Township. Interstate Route 80 passes through the Township, with an interchange located in White Haven. Approximately 10 miles west of the White Haven Interchange, Interstate Route 80 connects with Interstate Route 81. The Northeastern Extension of the Pennsylvania Turnpike (Interstate 476) also serves the Township via State Legislative Route 940, with an interchange to the Turnpike located in Kidder Township. Thus the regional transportation network provides quick access to and from the metropolitan areas of Philadelphia, New Jersey and New York. State Route 309 represents a vital link to the greater Wilkes-Barre and greater Hazleton metropolitan areas. Historically access has had an important influence upon Dennison Township.

CHAPTER 2

GOALS & OBJECTIVES

PLANNING FOR RURAL COMMUNITIES

Dennison Township is a rural community and is very likely to remain as such into the foreseeable future; a vision which is appealing to the Township. The Township takes a neutral position on growth; neither promoting it, nor attempting to discourage it within the confines of its municipal boundaries. The Township has strong commitment in its recognition of private property rights being of paramount importance to all property owners throughout the Township. Thus, the Township has no intent of interfering with private development decisions within the context of free market forces. Any goals and objectives shall be intended to allow Dennison Township to retain its rural character while first providing for the protection of private property rights within the context of the U.S. Constitution and the Constitution of the Commonwealth of Pennsylvania.

GENERAL OVERALL COMMUNITY DEVELOPMENT OBJECTIVES

The following general community development objectives provide a broad statement of the community's expectations for the future growth and development of Dennison Township.

1. To strive for coordination between policies, plans, and programs in the community through cooperation and continuing dialogue among governing officials, the planning commission, community interest groups, and the Township residents.
2. To achieve the best use of the land within the Township with the focus on the preservation of rural character while allowing for reasonable residential and commercial development. This will ensure that the varying uses of land will complement one another and thus improve the economic, social, and aesthetic character of the community.
3. To maintain population densities that retains the existing rural character of the Township.
4. To maintain and improve the existing road system for better internal circulation and movement of through traffic, which will facilitate the efficient and safe movement of people and goods.
5. To require that adequate sewage disposal is provided to maintain the public health and protect water quality in conformance with Township's Act 537 Sewage Facilities Plan.

6. To update and revise planning goals and objectives, and the operational tools as necessary for implementation, in light of new data and changing conditions, and to meet a changing population, both current and new residents based upon maintaining a rural character.
7. To provide the opportunity for local businesses on a rural community based scale to strengthen the area economy by encouraging well-planned commercial, residential, and recreational growth which will provide for local employment, shopping opportunities, and recreational opportunities which in turn will strengthen the local tax base.
8. Publicize the Comprehensive Plan to obtain participation and involvement of Township residents in planning and decision-making, including posting it upon the Township's Web site.
9. Use the Comprehensive Plan as applicable to help make decisions that affect land use, community facilities and services, and the road system serving the Township.
10. Cooperate with adjoining municipalities on all planning related matters of mutual concern, whether the ramifications of each matter have immediate, short term or long term beneficial effects for the Township, as determined by the Board of Supervisors.
11. Seek land use regulations to lessen the impact of continued growth and development and to direct it appropriate locations
12. Develop local land use management tools including flexible zoning performance standards to control density and minimize and/or mitigate conflicts between existing and future development, and update the management tools periodically to address changing conditions.
13. Promote Low-Impact development regulations that require less impervious surfaces to protect the quantity and quality of groundwater which is essential to the area.
14. Utilize appropriate zoning regulations to restrict heavy commercial uses and industrial uses to certain areas and establish performance standards to control noise, traffic, processing and storage of material; lighting; and other potential effects.
15. Encourage initiative by others for regional trail systems and greenways that provide connections between people, recreational facilities, cultural resources and significant public areas, e.g., the Delaware and Lehigh (D & L) National Heritage Corridor.
16. Control common law nuisances and threats to public health and safety due to, among others, noise, lack of property maintenance, poor building practices, junk accumulation, odors and uncontrolled burning.
17. Support regional initiatives that protect critical wildlife habitat areas.

18. Through appropriate zoning regulations continue to promote local economic viability by allowing home occupations and home businesses consistent with residential districts and small businesses consistent with the overall rural character.
19. Provide necessary maintenance of existing Township buildings, equipment and other community facilities to extend the useful life and forestall capital expenditures.
20. Continue to manage all municipal facilities and services to optimum efficiency.
21. Cooperation - Encourage and participate in any area intergovernmental cooperation efforts for community facilities planning and economies of scale for joint purchasing, recreation and other facilities and services.
22. Protect the Township residents with effective and affordable emergency services within the fiscal means of Township.
23. Encourage and continue to support volunteer fire, ambulance and other public service organizations.
24. Communications - improve emergency communications with the Township for its residents, and develop an email contact group.
25. Establish and maintain an adequate circulation system to safely and efficiently move people and goods.
26. Inventory and classify according to function all public roads and bridges, and assess maintenance and safety concerns and the improvements needed.
27. Planning - Actively participate in all County and PennDOT highway planning programs.
28. Parking and Access - Require adequate off-street parking and loading, limit curb cuts, and require well designed access points while allowing flexibility to achieve developmental goals without requiring excessive parking.
29. New Development - Maintain up-to-date standards for construction of roads in new subdivision.
30. Pedestrians and Bicyclists - Consider the needs of pedestrians and bicyclists in all transportation planning.
31. Work with local legislators, the County and PennDOT to schedule studies to identify improvements to correct identified road and intersection deficiencies.
32. Maintain an up-to-date road occupancy ordinance setting standards for driveway access to Township roads and for stormwater and utility improvements within the road right-of-way and require the issuance of a highway occupancy permit by the Township for any access or drainage work along Township roads.

CHAPTER 3

POPULATION PROFILE

POPULATION CHANGES

The Dennison Township's population has steadily increased over the past 60 years. The Township's current population, based on the 2010 Census is 1,125, representing its highest level of population and marking one of the greatest increases in both percentage and absolute terms. Dennison Township has become a growth area within Luzerne County.

**TABLE P-1
DENNISON TOWNSHIP**

YEAR	POPULATION	NET/% - CHANGE
2010	1,125	217 - 23.8%
2000	908	99 - 12.2%
1990	809	56 - 7.4%
1980	753	27 - 3.7%
1970	726	142 - 24.3%
1960	584	27 - 4.8%
1950	557	

Dennison Township, located in the southeastern quadrant of Luzerne County, and is bordered by 7 other municipalities, including:

- Foster Township and White Haven Borough to the South.
- Fairview Township, Wright Township and Bear Creek Township to the North.
- Penn Lake Park Borough and Carbon County to the East.
- Butler Township from the West.

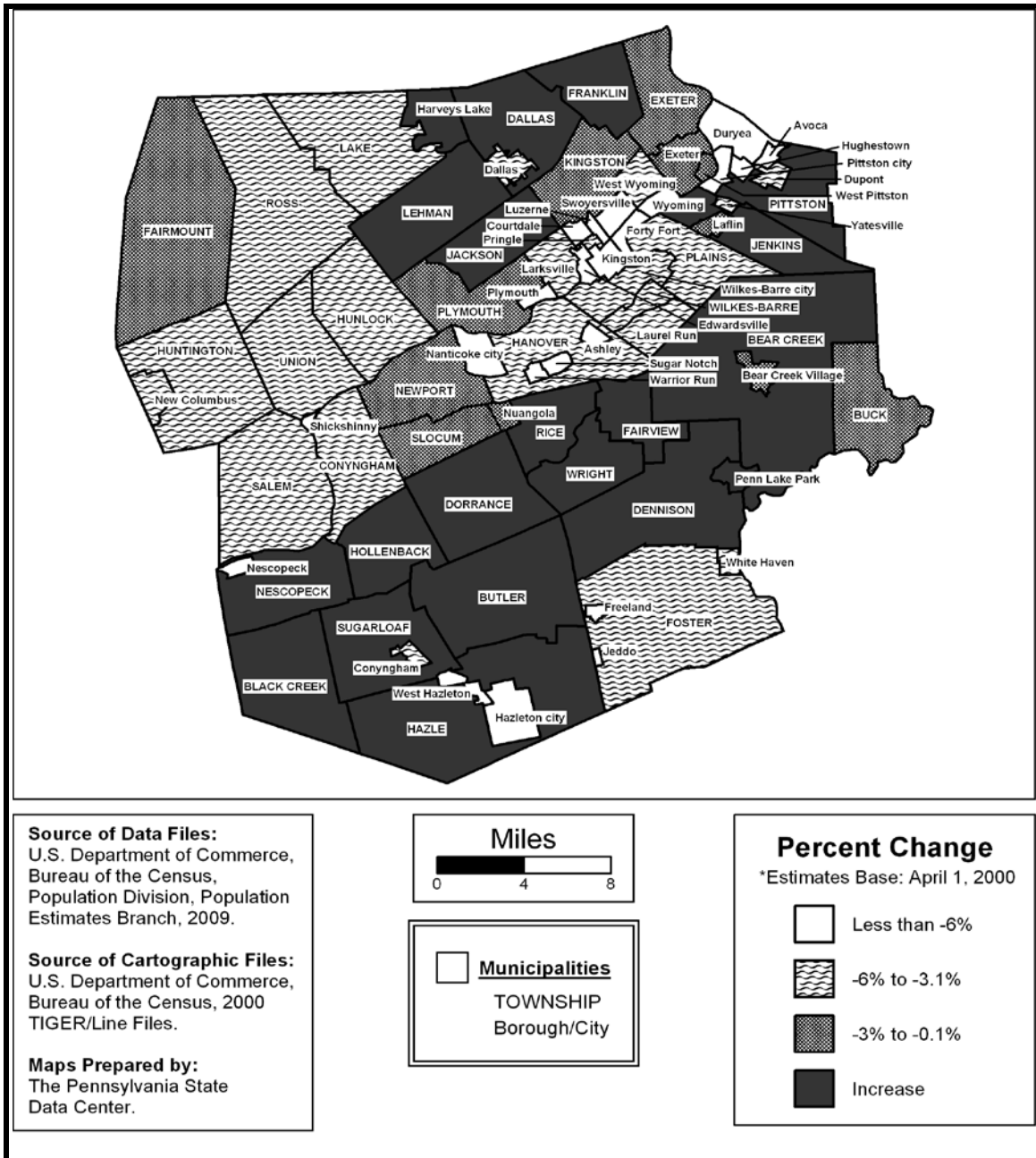
The Township has particularly lengthy municipal boundaries with Foster Township, Wright Township and Butler Township. Of the seven municipalities adjoining, all but White Haven Borough experienced a population increases during the prior decade.

**TABLE P-2
REGIONAL POPULATION CHANGES**

Municipality	2000	2010	Percent Change
Dennison Township	908	1,125	+23.9%
Penn Lake Park	269	308	+14.5%
White Haven Borough	1,182	1,097	-7.2
Bear Creek Township	2,580	2,774	+7.5
Foster Township	3,323	3,467	4.3%
Fairview Township	3,995	4,520	13.1%
Wright Township	5,593	5,651	1.0%
Butler Township	7,166	9,221	28.6%

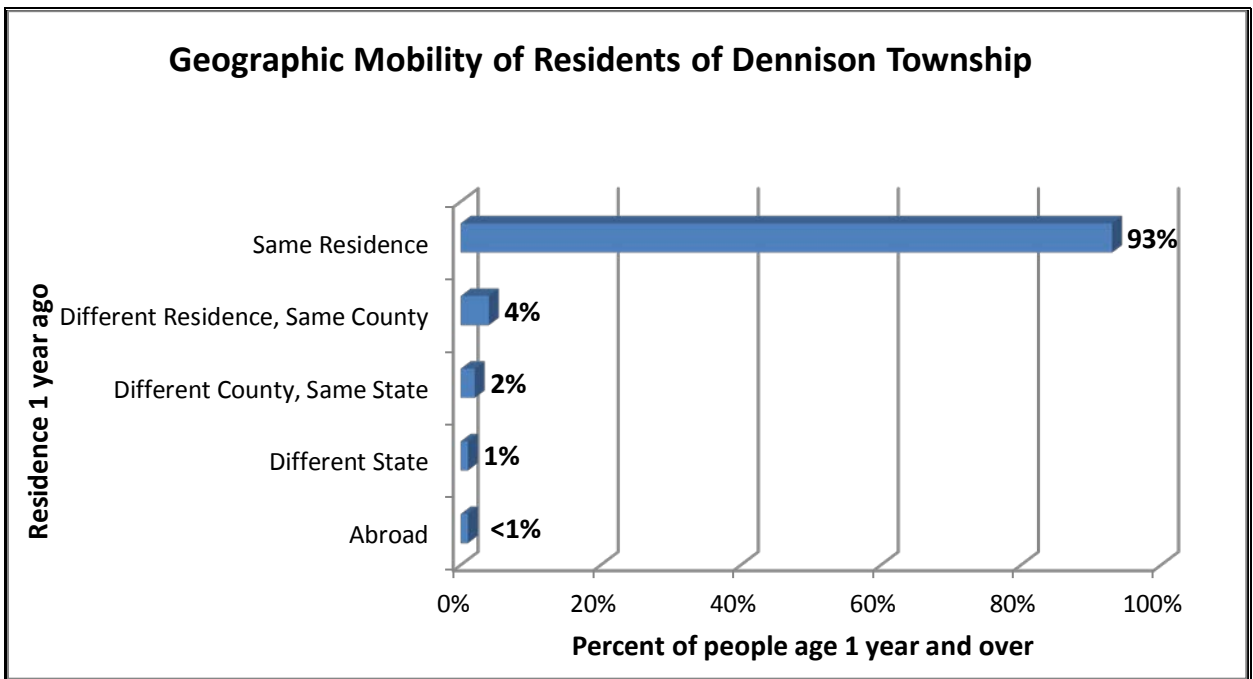
Dennison Township's continued growth is significant in relation to the overall decrease in population on a County-wide basis. Areas of population growth within Luzerne County are limited. The three fastest-growing areas of Luzerne County are the Greater Back Mountain Area, the Greater Mountaintop Area, and the Butler-Conyngham Valley Area of suburban Hazelton. As indicated upon the attached map from the Pennsylvania State Data Center, Dennison Township and the adjoining communities represent a regional pocket of population growth within the southern half of Luzerne County.

MUNICIPAL POPULATION CHANGE 2000-2010 LUZERNE COUNTY



MOBILITY OF POPULATION

Geographical Mobility/Migration refers to the movement of people within the United States from one location to another at various geographic levels. Movers are classified by type of move and characteristics of movers. People who moved from abroad are also included. Mobility estimates in the Current Population Survey (CPS), produced by the Census Bureau, define mobility status on the basis of a comparison between the place of residence of each individual to the time of the March survey and the place of residence 1 year earlier. Non-movers are all people who were living in the same house at the end of the migration period and the beginning of the migration period. Movers are all people who were living in a different house at the end of the period rather than at the beginning. Census data collected for Dennison Township indicated a high degree of population stability with about 93% of the population located in same residence one year earlier. By comparison the County and State figures for this data item “living in the same residence one year earlier” was respectively recorded at 88.1% and 87.4%, indicating a higher degree of stability among Township residents.

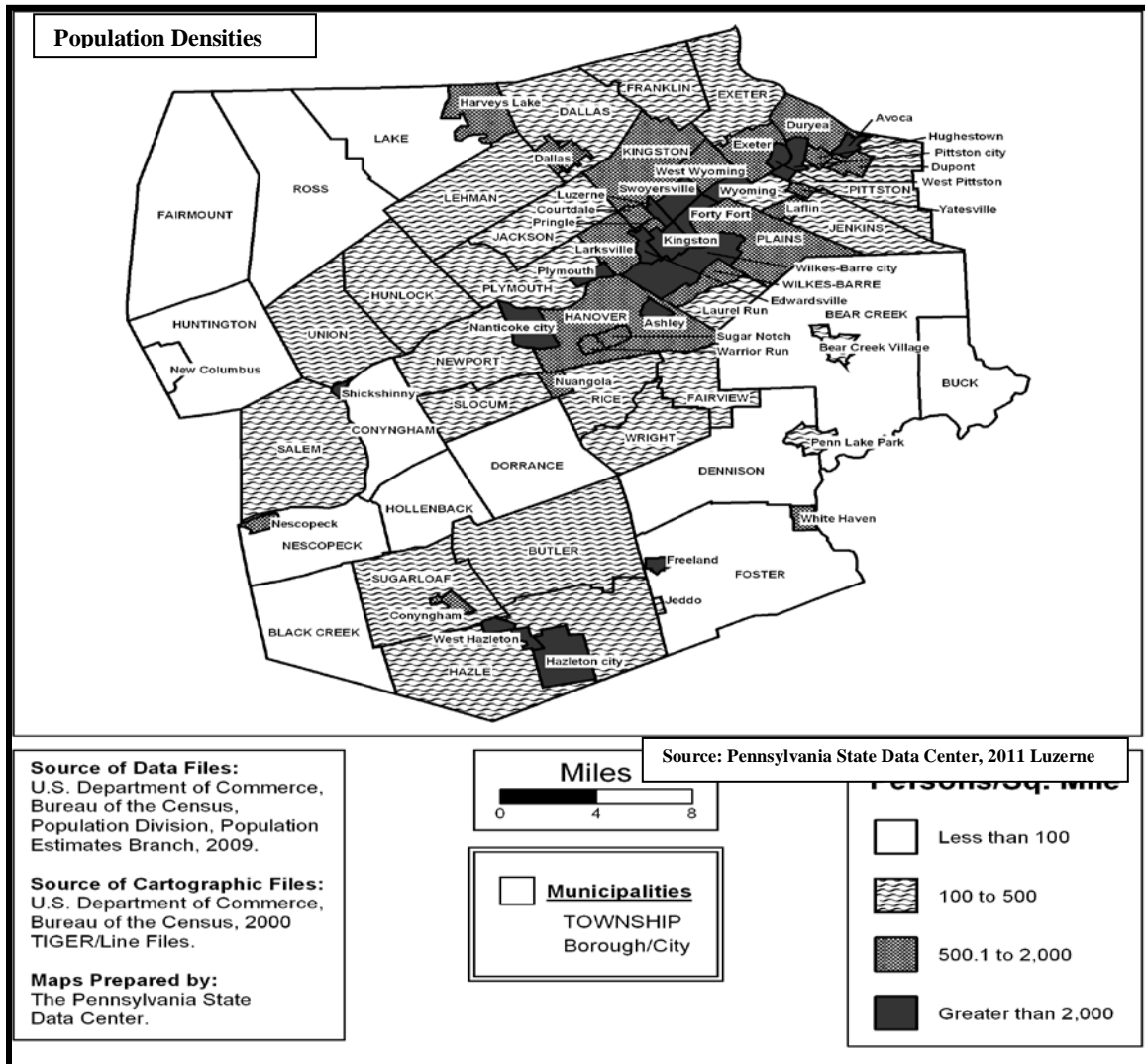


Population stability is normally associated with communities that are losing population through either natural change (birth/death rate) or a net in migration patterns. There are a variety of factors that weigh upon the mobility of a population. The reasons for a move can be the result of work-related factors can include issues such as a job transfer, job loss

or looking for work, and wanting to be closer to work. Housing factors may include wanting to own a home, rather than rent, seeking a better home or better neighborhood, or wanting cheaper housing. Additional mobility factors can include attending college, changes in marital status, retirement, or health-related moves. The population growth for Dennison Township runs counter with the population stability. This data would suggest that most of the population growth within the Township is generated internally more by natural change than by net migration.

POPULATION DENSITY

According to the U.S. Census Bureau Dennison Township is approximately 35.43 square miles. The population density in is estimated to be 32 persons per square mile. While most of the Township’s population is geographically dispersed throughout the Township, there are some pockets of more concentrated development such as Middleburg, and areas along S.R. 437, and Tunnel Road. Nonetheless, the Township’s population density from



regional perspective is far less than those of all surrounding municipalities.

TABLE P-3 POPULATION DENSITY¹

GEOGRAPHY	POPULATION PER SQ. MILE
PENNSYLVANIA	285.3
LUZERNE COUNTY	360.6
DENNISON TOWNSHIP	32.0
WHITE HAVEN BOROUGH	916.4
WRIGHT TOWNSHIP	426.0
FAIRVIEW TOWNSHIP	479.7
BUTLER TOWNSHIP	281.2
PENN LAKE PARK	199.4
FOSTER TOWNSHIP	77.5
BEAR CREEK TOWNSHIP	41.7

¹ Source: Pennsylvania State Data Center, 2014 Luzerne County Data Book

HOUSEHOLDS

Dennison Township's 2010 population of 1,125 persons included 438 households, of which 313 or 71.5% were classified as family households and 125 or 28.5% as nonfamily households. A total of 92 nonfamily households or 74% of the nonfamily households represent one person households

TABLE P-4 HOUSEHOLDS

HOUSEHOLDS BY TYPE		
Total households ¹	438	100.0
Family households (families) ²	313	71.5
With own children under 18 years	121	27.6
Husband-wife family	240	54.8
With own children under 18 years	92	21.0
Male householder, ³ no wife present	30	6.8
With own children under 18 years	13	3.0
Female householder, ³ no husband present	43	9.8
With own children under 18 years	16	3.7
Nonfamily households ⁴	125	28.5
Householder living alone	92	21.0
Male	54	12.3
65 years and over	17	3.9
Female	38	8.7
65 years and over	16	3.7
Households with individuals under 18 years	137	31.3
Households with individuals 65 years and over	114	26.0
Average household size	2.57	(X)
Average family size	3.00	(X)

¹ A **household** consists of all the people who occupy a housing unit. A house, an apartment or other group of rooms, or a single room, is regarded as a housing unit when it is occupied or intended for occupancy as separate living quarters;

that is, when the occupants do not live with any other persons in the structure and there is direct access from the outside or through a common hall.

A household includes the related family members and all the unrelated people, if any, such as lodgers, foster children, wards, or employees who share the housing unit. A person living alone in a housing unit, or a group of unrelated people sharing a housing unit such as partners or roomers, is also counted as a household. The count of households excludes group quarters. There are two major categories of households, "family" and "nonfamily". Same-sex couple households with no relatives of the householder present are tabulated in nonfamily households.

² A **Family Household** includes the family householder and all other people in the living quarters who are related to the householder by birth, marriage, or adoption.

³ The term **householder** refers to the person (or one of the people) in whose name the housing unit is owned or rented (maintained) or, if there is no such person, any adult member, excluding roomers, boarders, or paid employees. If the house is owned or rented jointly by a married couple, the householder may be either the husband or the wife. The person designated as the householder is the "reference person" to whom the relationship of all other household members, if any, is recorded. The number of householders is equal to the number of households.

⁴ A **Nonfamily household** consists of a householder living alone (a one-person household) or where the householder shares the home exclusively with people to whom he/she is not related.

**TABLE P-5
HOUSEHOLDS IN DENNISON TOWNSHIP**

Subject	Number	Percent
HOUSEHOLD TYPE		
Total households	438	100%
Family households ¹	313	71.5%
Nonfamily households ²	125	73.6%
Persons Living Alone	92	69%

1. A household that has at least one member of the household related to the householder by birth, marriage, or adoption is a "Family household." Same-sex couple households are included in the family households' category if there is at least one additional person related to the householder by birth or adoption. Same-sex couple households with no relatives of the householder present are tabulated in nonfamily households.
2. "Nonfamily households" consist of people living alone and households which do not have any members related to the householder.

A total of 60% of all households within Dennison Township are either one or two person households. Approximately 55% of all households within the Township are comprised of married-couple family households.

**TABLE P-6
HOUSEHOLD SIZE IN DENNISON TOWNSHIP**

HOUSEHOLD SIZE		
Total households	438	100.0
1-person household	92	21.0
2-person household	171	39.0
3-person household	72	16.4

**TABLE P-6 (Continued)
HOUSEHOLD SIZE IN DENNISON TOWNSHIP**

4-person household	68	15.5
5-person household	19	4.3
6-person household	9	2.1
7-or-more-person household	7	1.6
Average household size	2.57	(X)
Average family size	3.00	(X)

POPULATION BY AGE

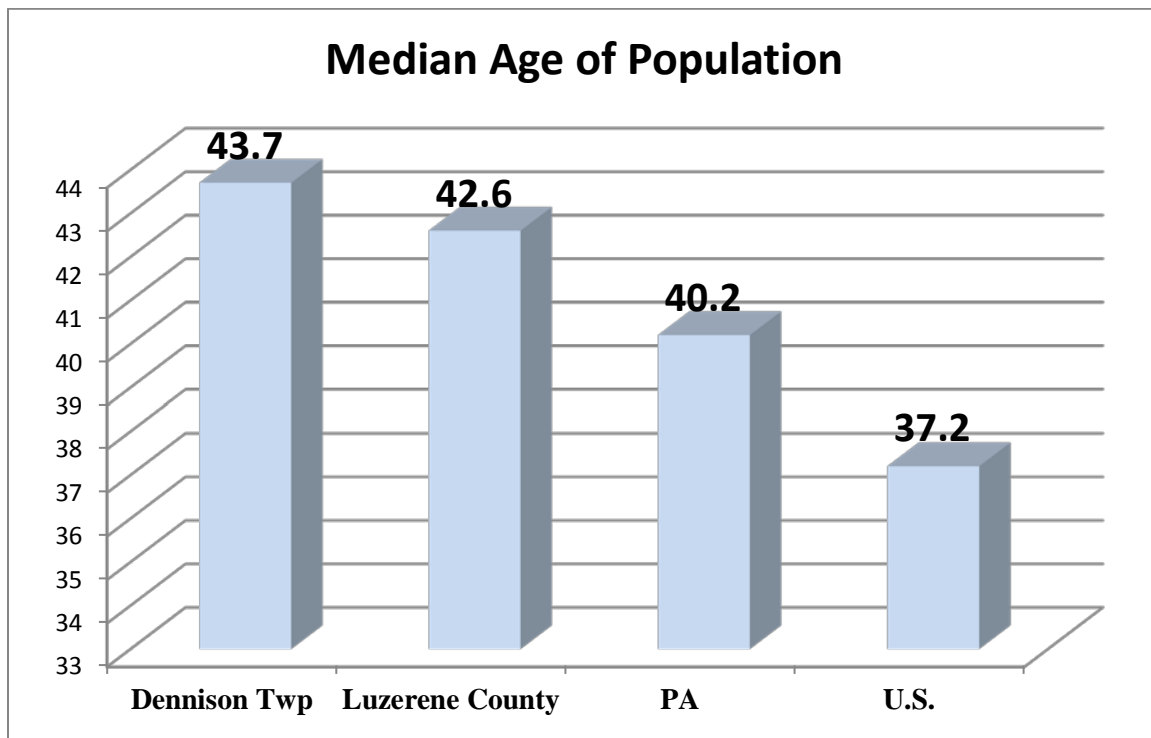
**TABLE P-7
DENNISON TOWNSHIP
2010 CENSUS POPULATION BY AGE**

Subject	Number	Percent
Total population	1,125	100.0
Under 5 years	47	4.2
5 to 9 years	81	7.2
10 to 14 years	67	6.0
15 to 19 years	78	6.9
20 to 24 years	55	4.9
25 to 29 years	53	4.7
30 to 34 years	46	4.1
35 to 39 years	64	5.7
40 to 44 years	95	8.4
45 to 49 years	102	9.1
50 to 54 years	108	9.6
55 to 59 years	88	7.8
60 to 64 years	86	7.6
65 to 69 years	59	5.2
70 to 74 years	32	2.8
75 to 79 years	30	2.7
80 to 84 years	18	1.6
85 years and over	16	1.4

The aging factor is becoming more apparent throughout all levels of geography with the combined elements of the aging of the Baby Boomers and greater longevity of the population as a whole. The median age has been historically increasing at all levels of government. With a median age of 43.7, Dennison Township exhibits a median age which is about equal to that of Luzerne County, but higher than those found the state and national levels.

**TABLE P-8
2010 MEDIAN AGE OF POPULATION**

DENNISON TOWNSHIP	43.7 YEARS
LUZERNE COUNTY	42.6 YEARS
PENNSYLVANIA	40.2 YEARS
U.S.	37.2 YEARS



**TABLE P-9
2010 SPECIAL POPULATION GROUPS**

	AGE 65 AND OLDER	AGE 18 AND YOUNGER
DENNISON TOWNSHIP	13.8%	22.3%
LUZERNE COUNTY	17.9%	20.2%
PENNSYLVANIA	15.4%	22.0%

The aging factor is becoming more apparent throughout all levels of geography with the combined elements of the aging of the Baby Boomers and greater longevity of population as a whole. While the median age has been historically increasing at all levels of government, Dennison Township exhibits a lower percentage of elderly and a higher percentage of children and as compared to County and State and figures. Based upon the age cohort table, approximately 35% of the Township’s current population is between the ages of 40 to 60.

RACE

In examination of population by race, shows that there is very little racial diversity found within Dennison Township. As set forth Table P-10 nearly 100% of the Township's total population is identified as white.

TABLE P-10
2010 CENSUS – DENNISON TOWNSHIP
RACE

Race alone or in combination with one or more other races		
Total population	1,212	1,212
White	1,208	99.7%
Black or African American	4	0.3%

Source: U.S. Census Bureau, 2007-2011 American Community Survey

There were 20 persons or 1.7% of the Township's population that is reported to be Hispanic or Latino. It should be noted that a person of "Hispanic Origin," is representative of ancestry regardless of race. The following Table indicates the reported ancestry of the Township's Hispanic and Latino population.

TABLE P-11
2010 CENSUS – DENNISON TOWNSHIP
HISPANIC OR LATINO POPULATION

HISPANIC OR LATINO		
Total population	1,212	1,212
Hispanic or Latino (of any race)	20	1.7%
Mexican	0	0.0%
Puerto Rican	0	0.0%
Cuban	12	1.0%
Other Hispanic or Latino	8	0.7%

ANCESTRY

Within the overall context of ancestry, German was the dominant self-identified ancestry reported at 32.9% %, followed by Irish at 20.9% and Polish at 15.5%. A detailed breakdown of the 26 listed ancestries is provided within Table P-12.

TABLE P-12
REPORTED ANCESTRY¹
AMERICAN COMMUNITY SURVEY

ANCESTRY		
Total population	1,212	1,212
American	78	6.4%
Arab	17	1.4%
Czech	8	0.7%
Danish	0	0.0%
Dutch	137	11.3%
English	82	6.8%
French (except Basque)	14	1.2%
French Canadian	3	0.2%
German	399	32.9%
Greek	3	0.2%
Hungarian	13	1.1%
Irish	253	20.9%
Italian	181	14.9%

Lithuanian	32	2.6%
Norwegian	8	0.7%
Polish	188	15.5%
Portuguese	0	0.0%
Russian	42	3.5%
Scotch-Irish	16	1.3%
Scottish	9	0.7%
Slovak	69	5.7%
Subsaharan African	0	0.0%
Swedish	6	0.5%
Swiss	0	0.0%
Ukrainian	15	1.2%
Welsh	28	2.3%
West Indian (excluding Hispanic origin groups)	0	0.0%

¹Ancestry refers to a person’s self-identified ethnic origin, heritage, descent, or “roots,” which may reflect their place of birth or that of previous generations of their family. Some ethnic identities, such as “German” or “Irish” can be traced to geographic areas outside the United States, while other ethnicities such as “Pennsylvania German” or “Cajun” evolved in the United States. The intent of the ancestry question was not to measure the degree of attachment the respondent had to a particular ethnicity, but simply to establish that the respondent had a connection to and self-identified with a particular ethnic group.

CHAPTER 4

HOUSING ELEMENT

HOUSING UNITS

The Housing Element examines the characteristics of the Dennison Township's existing housing stock and provides strategies to address future housing issues. It is intended to meet the housing needs of current residents and to accommodate anticipated growth in context with the character of the community. In addition, the Housing Element seeks to ensure the provision of housing of various types and in various arrangements. In doing so, families and individuals of all income levels can be given continued access to decent and affordable housing with proper community facilities. The special needs of young families looking for their first home and senior citizens on fixed incomes should be addressed. Zoning and SALDO regulations should represent a policy tool of the Township to direct housing types and densities to the most appropriate locations. The 2010 Census recorded the number of housing units within the Township to be 557, an increase of 65 units or approximately 13% over that recorded under the 2000 Census. Over the past 20 years there has been 164 new units added to the housing stock within Dennison Township, which equates to a 42% increase. Just as Dennison Township's exceeded population projections such is also the case with housing development in the Township. The projected number of housing units for the Township done after the 2000 Census , was 491 units; a figure that was surpassed by 2010.

**TABLE H-1
TOTAL NUMBER OF HOUSING UNITS 1990 -2010**

1990	2000	2010
393	492	557

NET CHANGE 1990 -2010

1990-2000	2000-2010
99	65

PERCENT CHANGE 1990 -2010

1990-2000	2000-2010
25.1%	13.2%

As indicative by the above Table, Dennison Township has displayed characteristics of a healthy housing market as suburban expansion of the Mountaintop Area has extended to more rural areas of the region, including Dennison Township. Low vacancy rates, consistent increases in housing value and a high proportion of owner occupied houses reflect the desirability of housing in

Dennison Township. At the time of the 2010 Census, when one discounts seasonal housing, recorded to be 94 of the 125 vacant housing units, Township had a homeowner vacancy rate of 1.0% and literally a zero vacancy rate on the limited number rental housing units.

**TABLE H-2
STATUS OF VACANT HOUSING UNITS**

Total Estimated Vacant Units	125
For rent	0
Rented, not occupied	0
For sale only	4
Sold, not occupied	0
For seasonal, recreational, or occasional use	94
For migrant workers	0
Other vacant	27

Given the Township's proximity to State Game Lands, and other regional recreational opportunities, it is not surprising to see that 75% of the vacant housing units are related to seasonal, recreational, or occasional use.

TENURE OF OCCUPIED UNITS

Nearly all the occupied housing units in Dennison Township are owner occupied. Of the 442 occupied units, 409 or 94.7% were owner-occupied and only 23 units or 5.3% were renter occupied. The aforementioned data reflects the historical dominance of owner-occupied housing market to areas which are highly rural such as Dennison Township. While there is a lack of a mix of housing choices particularly for seniors and young families, the Township's demographics, geographic location, available infrastructure and local economy do not support higher densities normally required as a prerequisite to support the development of a rental housing market nor is rental housing a common feature in most rural communities. From the housing data two characteristics stand out; Dennison Township is predominantly rural in character and a bedroom community with most of its employed residents traveling to work destinations outside of the Township.

**TABLE H-3
2007-2011 AMERICAN COMMUNITY SURVEY ESTIMATES
DENNISON TOWNSHIP TENURE OF OCCUPIED HOUSING UNITS**

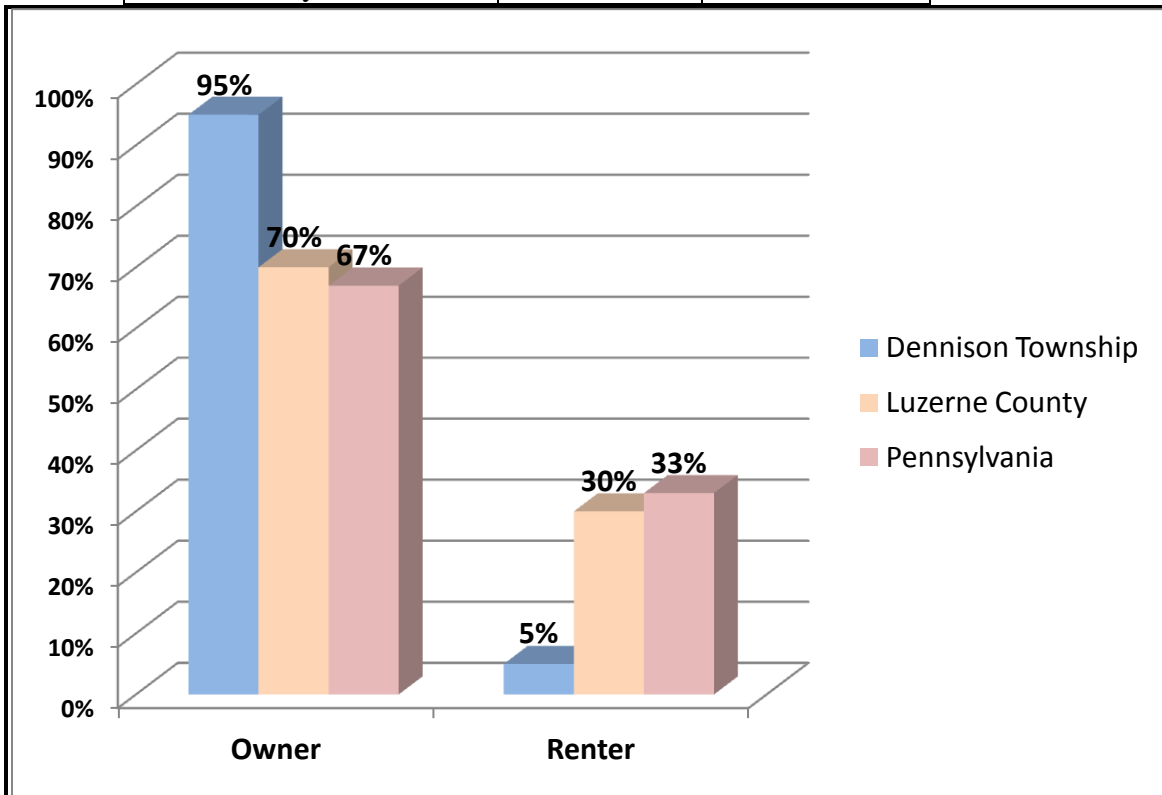
OWNER OCCUPIED	RENTER- OCCUPIED
409 (94.7%)	23 UNITS (5.3%)

The rate of home ownership in Dennison Township is much higher than that for State-wide figures and County figures. While some communities view a balanced mix of owner/renter

housing as desirable, a higher rate of property ownership is customarily viewed as beneficial component that generally tends to ensure property maintenance and reinvestment into a community's housing stock.

**TABLE H-4
2007-2011 AMERICAN COMMUNITY SURVEY ESTIMATES
COMPARATIVE TENURE OF HOUSING UNITS**

Geography	OWNER	RENTER
Dennison Township	95%	5%
Luzerne County	70%	30%
Pennsylvania	67%	33%



Per Table H-4, there is little variation in the average household size for between owner-occupied and renter occupied units. Nonetheless both are considerably higher when compared to County and State figures which are respectively 2.50 and 2.20 and 2.60 and 2.24 persons per household.

**TABLE H-5
2007-2011 AMERICAN COMMUNITY SURVEY ESTIMATES
AVERAGE HOUSEHOLD SIZE OF OCCUPIED UNITS**

Dennison	OWNER	RENTER
Persons Per Household	2.80	2.83

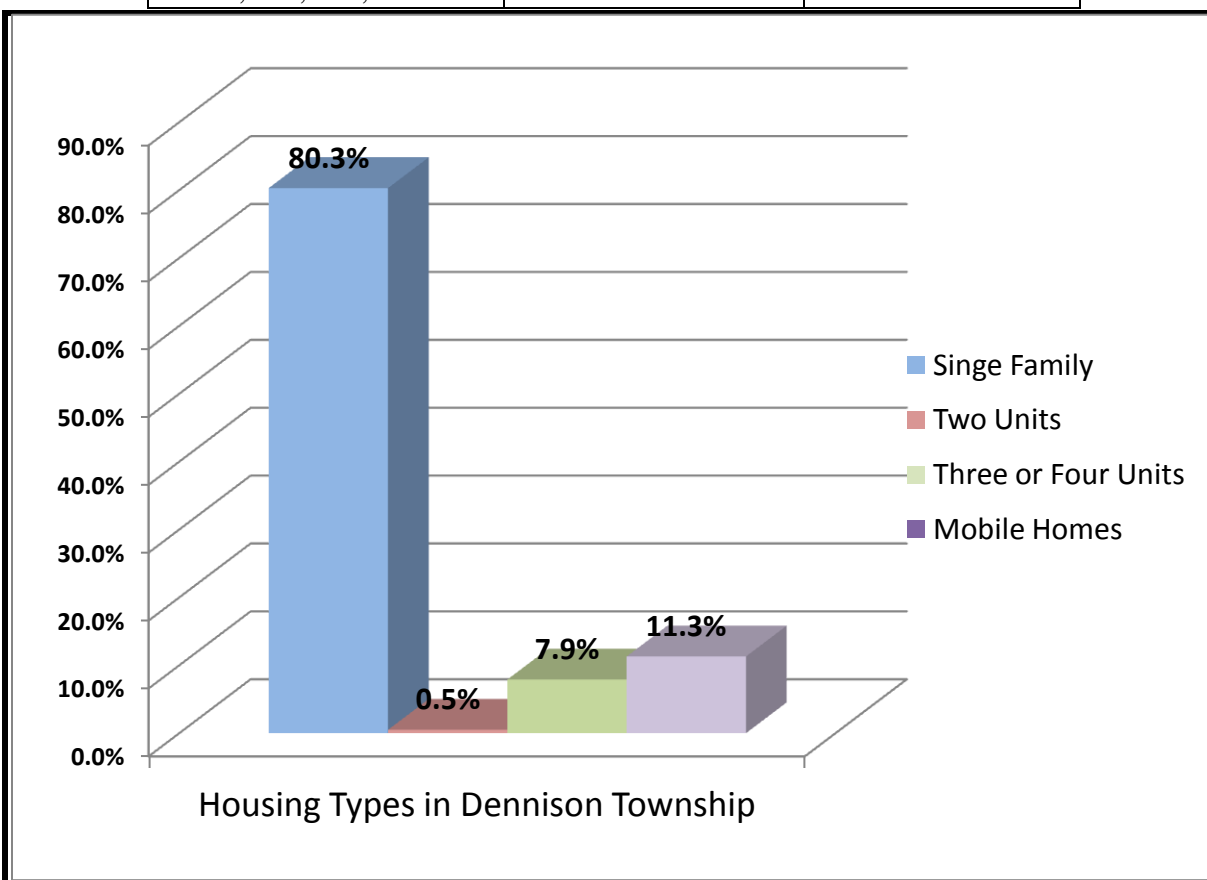
Consistent with its character as a bedroom community, it is not surprising to find 80.3% of all housing units in Dennison Township are the traditional single-family detached dwelling. Next to

single family detached dwellings, mobile homes represent the second choice of housing among Township residents accounting for 11.3% of the housing stock.

PHYSICAL CHARACTERISTICS

**TABLE H-6
2007-2011 AMERICAN COMMUNITY SURVEY ESTIMATES
DENNISON TOWNSHIP HOUSING PHYSICAL CHARACTERISTICS**

UNITS IN STRUCTURE	NUMBER OF UNITS	PERCENT OF ALL UNITS
1-unit, detached	432	80.3%
1-unit, attached	0	0
2 units	3	.5%
3 or 4 units	44	7.9%
5 to 9 units	0	0
10 to 19 units	0	0
20 or more units	0	0
Mobile home	63	11.3%
Boat, RV, van, etc.	0	0



On a comparative basis, per Table H-7, finds the percentage of single-family detached dwelling in Dennison Township to be substantially higher than of the County and State. With the exception of mobile homes, the opposite is true for all categories. There is very little diversity in the structural characteristics of housing in Dennison Township

TABLE H-7
2007-2011 AMERICAN COMMUNITY SURVEY ESTIMATES
COMPARATIVE STRUCTURAL CHARACTERISTICS

Units in Structure	Dennison Township	Luzerne County	Pennsylvania
1, Detached	80.3%	62.6%	56.9%
1, Attached	0	13.3%	18.2%
2 units	.5%	6.7%	4.9%
3 or 4 units	7.9%	5.8%	4.3%
5 to 9 units	0	3.1%	3.4%
10 to 19 units	0	1.1%	2.6%
20 or more units	0	3.9%	5.5%
Mobile home	11.3%	3.5%	4.3%
Boat, RV, van, etc.	0	0.0%	0.0%

AGE OF HOUSING STOCK

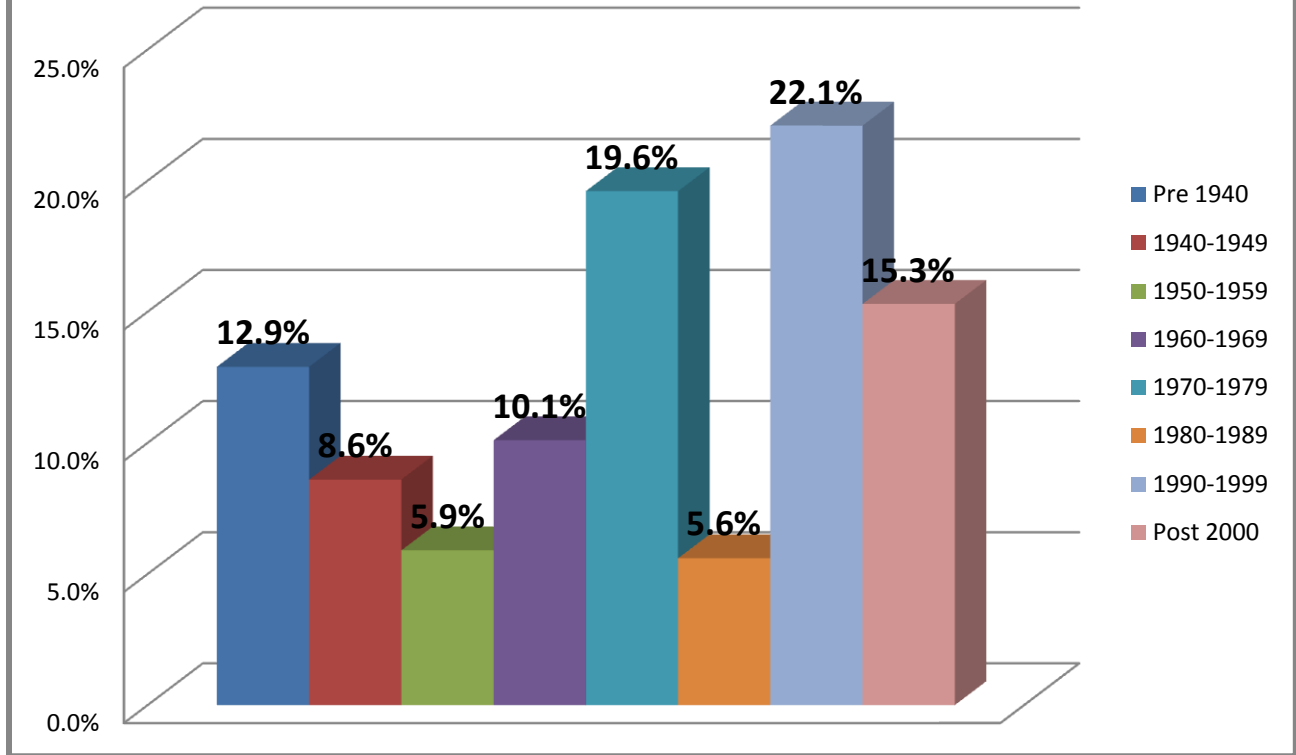
The age and condition of a community's housing stock is a key component of the community's overall housing profile. The age of Dennison Township's housing stock is quite new and is associated with the continued growth of the Township, a reflection of the outward expansion of suburban growth and a general attraction for those individuals who prefer a rural setting with a great deal of open space. Approximately 37% of all housing in the Township was constructed during the past twenty years. On the reverse side only 12% of the Township's housing stock pre-dates 1940 which makes property maintenance a somewhat limited concern for the Township.

TABLE H-8
2007-2011 AMERICAN COMMUNITY SURVEY ESTIMATES
DENNISON TOWNSHIP – AGE OF HOUSING STOCK

YEAR STRUCTURE BUILT	Estimated Housing Units	Estimated Percentage
Total housing units	557	100%
Built 2005 or later	16	2.9%
Built 2000 to 2004	69	12.4%
Built 1990 to 1999	123	22.1%
Built 1980 to 1989	31	5.6%
Built 1970 to 1979	109	19.6%
Built 1960 to 1969	56	10.1%
Built 1950 to 1959	33	5.9%
Built 1940 to 1949	48	8.6%
Built 1939 or earlier	72	12.9%

The year 1971 marks the median year for all housing constructed with the Township. By comparison the median age for housing at the County and State level is respectively is 1954 and 1961.

DENNISON TOWNSHIP AGE OF HOUSING STOCK



VALUE OF OWNER-OCCUPIED HOUSING UNITS

As one would anticipate the desirability of residing in Dennison Township impacts and increases the value of housing in Dennison Township. Approximately 36% of all housing units within the Township for exceed \$200,000. The median value of housing in Dennison Township was recorded to be hundred and \$158,400, a figure which exceeds that of the County by more approximately 35% and is relatively equal to that at the State level.

**TABLE H-9
DENNISON TOWNSHIP
2007-2011 American Community Survey 5-Year Estimates
SPECIFIED VALUE OF OWNER-OCCUPIED HOUSING UNITS**

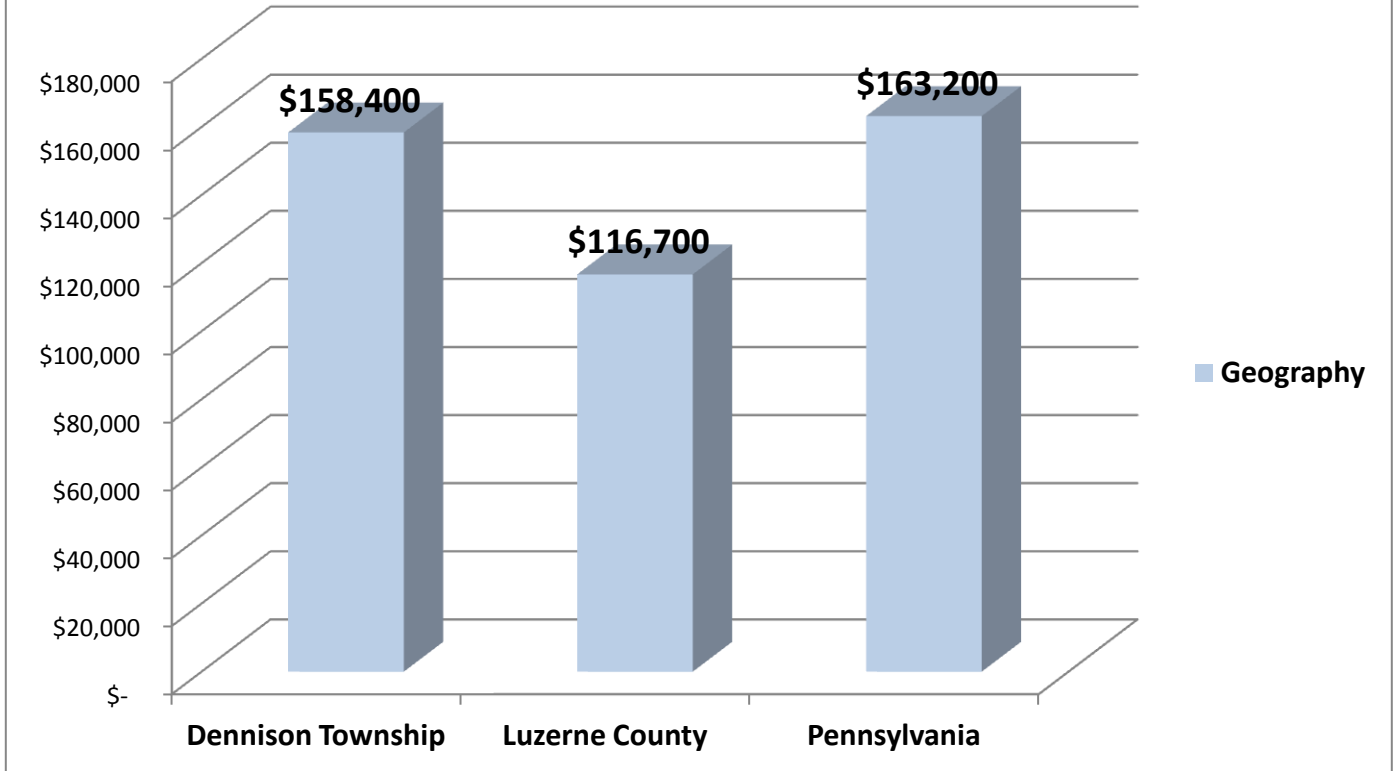
VALUE	Estimated Number of Units	Estimated Percentage
Less than \$50,000	29	7.1%
\$50,000 to \$99,999	87	21.3%
\$100,000 to \$149,999	76	18.6%
\$150,000 to \$199,999	69	16.9%
\$200,000 to \$299,999	83	20.3%
\$300,000 to \$499,999	61	14.9%
\$500,000 to \$999,999	4	1.0%
\$1,000,000 or more	0	0
Median (dollars)	158,400	100%

**TABLE H-10
COMPARITIVE HOUSING VALUES
MEDIAN VALUE**

2007-2011 American Community Survey 5-Year Estimates

Geography	Median Value
Dennison	\$158,400
Luzerne County	\$116,700
Pennsylvania	\$163,200

**2007-2011 American Community Survey 5-Year Estimates
Median Housing Values**



**TABLE H-11
MEDIAN VALUE OF HOUSING
DENNISON TOWNSHIP
1980-2010**

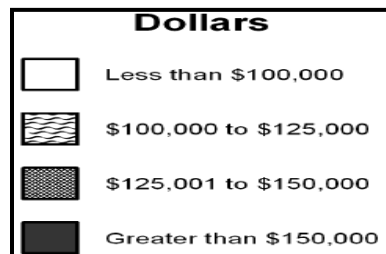
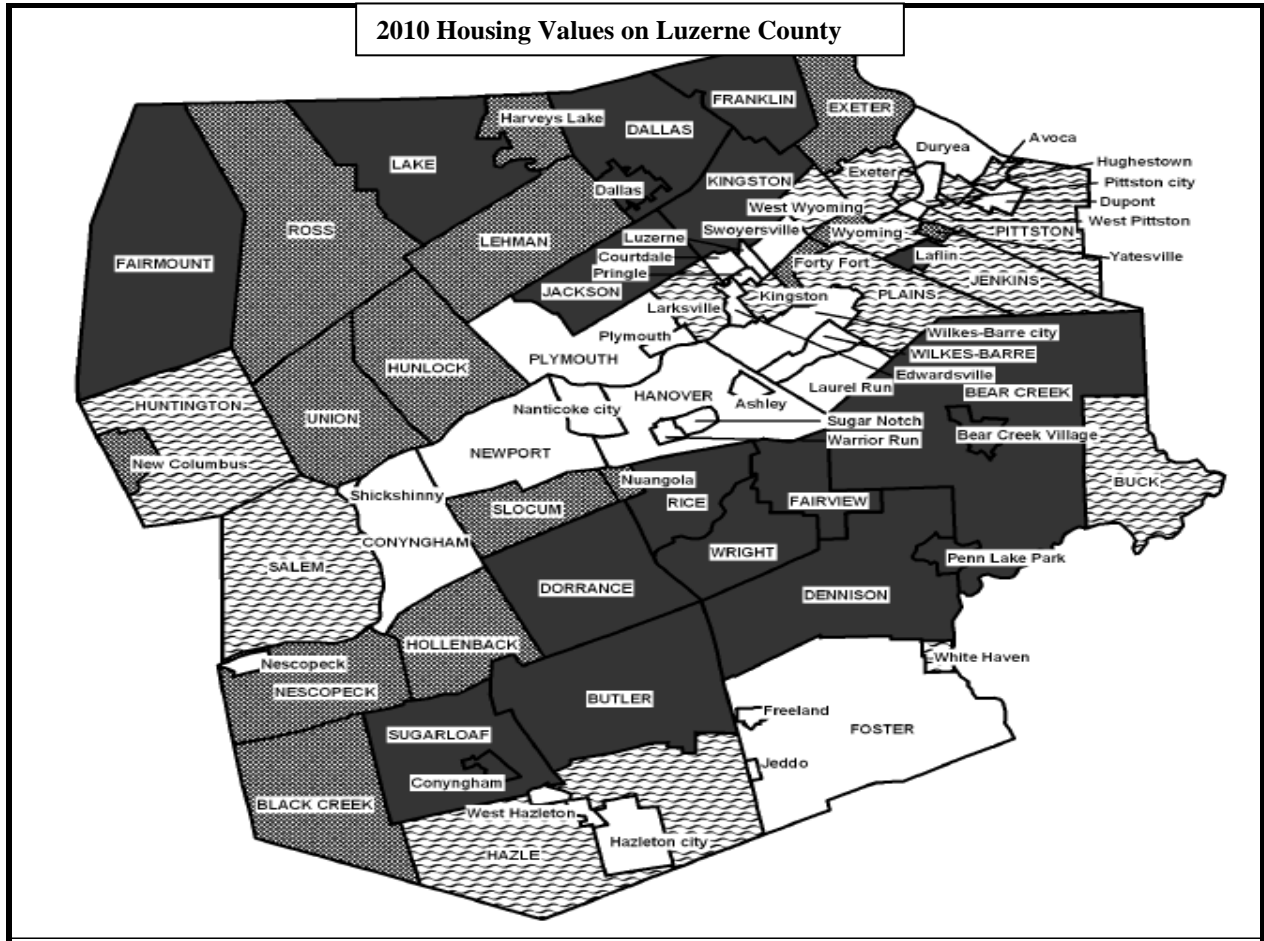
1980	1990	2000	2010
\$56,065	\$66,200	\$92,400	158,400

As indicated by Table H-9, the value of housing in Dennison Township has consistently increased, proving to be a very worthy investment. The largest percentage increase (72%) occurred during the last decade, coinciding with the period when housing values throughout the country dramatically increased. Nationally housing prices peaked in early 2005 and started to decline in 2006 and 2007 coinciding with the start of what has been labeled as the “Great Recession.” That withstanding in 2008 a five year projection for median Housing values

**TABLE H-12
DENNISON TOWNSHIP
PERCENT INCREASE IN MEDIAN VALUES 1980 -2010**

1980-1990	1990-2000	2000-2010
18%	40%	72%

A comparative review of housing values throughout the greater Mountaintop region shows a consistency of higher valued housing as a result of both inflation and new housing starts associated with the long term continued population growth experienced throughout this region.



**TABLE H-13
COMPARISON OF MEDIAN REGIONAL HOUSING VALUES**

Dennison Township	\$158,400
Fairview Township	\$226,700
Wright Township	\$182,900
Bear Creek Township	\$170,600

Butler Township	\$167,300
Penn Lake Borough	\$167,200
White Haven Borough	\$106,400
Foster Township	\$93,800

With the exception of Foster Township and White Haven Borough, the median housing values in Dennison Township and all adjoining communities exceed \$150,000. As illustrated upon 2010 Housing Values on Luzerne County on Page 4-8, Dennison Township is centrally located in an east-west band of regionally communities that among the highest housing values in Luzerne County.

Due to the very limited number of rental housing in Dennison Township it is somewhat difficult to make any judgment on the cost of rental housing in the Township. There are only 19 rental units in the Township paying rent. The estimated median monthly gross rent is \$817, with seven units having a gross rent in excess of \$1,000. By way of comparison, the respective median gross rents at the County and State levels are \$625 and \$798.

MORTGAGE STATUS OF HOUSING UNITS

As indicated in Table H-14, approximately 62.3 % of all owner-occupied housing units within Dennison Township carry a mortgage. Data for those properties carrying a mortgage indicates that 86% have only one form of financial encumbrance attached to their property.

**TABLE H-14
DENNISON TOWNSHIP BY MORTGAGE STATUS
2007-2011 American Community Survey 5-Year Estimates**

MORTGAGE STATUS	Estimated Housing Units	Estimated Percentage
Owner-occupied units	409	100%
Housing units with a mortgage	255	63.3%
Housing units without a mortgage	154	37.7%

**TABLE H-15
DENNISON TOWNSHIP
2007-2011 American Community Survey 5-Year Estimates**

PROPERTIES BY TYPE OF MORTGAGE	ESTIMATED
With either a second mortgage, or home equity loan, but not both	11.8%
Second mortgage only	4.3%
Home equity loan only	7.5%
Both second mortgage and home equity loan	2.0%
No second mortgage and no home equity loan	86.3%

HOUSING COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME

Attention to the cost of housing in Dennison Township should be directed toward the percentage of household income expended upon housing costs. The cost of housing in relationship to household income addresses the issue of affordable housing. The standard of 30 percent of household income is the accepted benchmark which serves as a measure affordable housing, i.e. a household should not spend more than 30 percent of its income on housing costs. Federal governmental guidelines, primarily those established by the U.S. Department of Housing and Urban Development (HUD), define affordable housing as costing no more than thirty percent of a household's gross monthly income—referred to here as the 30 percent rule. The income counted is derived from all wages earned by people fifteen years and older in the household. For homeowners, affordability is generally defined as owning a house with a value equal to slightly more than twice the household's annual income. The homeowner costs counted typically include a mortgage payment (principal, interest, taxes, and insurance) and utilities. For renters, the costs usually include contract rent and utilities. The 30 percent rule leaves remaining 70 percent for items such as food, clothing, health care, child care, transportation to work and other basic expenses. Because of increasing housing costs, many lower income families are sometime forced to make tradeoffs and go without necessities.

Table H-15 provides a breakdown of in housing costs Dennison Township as a percentage of monthly income for housing units with and without a mortgage. Approximately 23.9% of all households with a mortgage expend more than 30% of their income on housing costs; thereby placing them into the category of unaffordable housing in comparison to their income. The figure for households without a mortgage expending more than 30% of their income on is 20.1% While unaffordable housing costs are undesirable at any level of government, those found in Dennison Township are less than those compared to both the County and State level

TABLE H-16
DENNISON TOWNSHIP
HOUSING COSTS AS A PERCENT OF HOUSEHOLD INCOME
2007-2011 American Community Survey 5-Year Estimates

SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME	Estimated Housing Units	Estimated Percentage
Housing units with a mortgage	255	
Less than 20.0 percent	100	39.2%
20.0 to 24.9 percent	63	24.7%
25.0 to 29.9 percent	31	12.2%
30.0 to 34.9 percent	20	7.8%

35.0 percent or more	41	16.1%
Not computed		(X)
Housing units without a mortgage	154	
Less than 10.0 percent	73	47.4%
10.0 to 14.9 percent	0	0%
15.0 to 19.9 percent	15	9.7%
20.0 to 24.9 percent	23	14.3%
25.0 to 29.9 percent	12	7.8%
30.0 to 34.9 percent	11	7.1%
35.0 percent or more	20	13.0%
Not computed	10	

TABLE H-17
COMPARABLE UNAFFORDABLE HOUSING COSTS
AS A PERCENTAGE OF HOUSEHOLD INCOME
HOUSEHOLDS WITH A MORTGAGE
2007-2011 American Community Survey 5-Year Estimates

Dennison Township	Luzerne County	Pennsylvania
23.9%	30.6%	32.9%

TABLE H-18
DENNISON TOWNSHIP
GROSS RENT AS A PERCENT OF HOUSEHOLD INCOME
2007-2011 American Community Survey 5-Year Estimates

GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME	Estimated Housing Units	Estimated Percentage
Occupied Units Paying Rent	19	
Less than 15.0 percent	3	15.8%
15.0 to 19.9 percent	9	47.4%
20 to 24.5 percent	0	0
25.0 to 29.9 percent	7	36.8%
30.0 to 34.9 percent	0	0
35.0 percent or more	0	0
Not computed - No Rent Paid	4	X

The very limited renter component of the Dennison Township housing market finds that no renter households are expending more than 30% of their income on housing.

REAL ESTATE TAXES

The term real estate tax encompasses the total of all taxes that are paid to the municipality, County and school district, with the latter taxing body representing the largest amount of the three. Real estate taxes play important consideration and relationship to housing costs in all municipalities. During the recent County reassessment of properties, a great deal of concern and dissent was expressed by County residents as a result of reassessment which was the first reassessment since the mid-1960s. The median real estate taxes paid for properties in Dennison

Township was recorded to be \$2,310 with nearly 70% of all properties paying \$1,500 or more in annual real estate taxes. In 2000 the median real estate taxes for properties in Dennison Township was \$1,071 which has increased by 115% since the reassessment was completed. By comparison the Township's median figure was approximately 20% higher than for all other communities in Luzerne County and quite comparable to State-wide figures.

TABLE H-19
COMPARABLE MEDIAN REAL ESTATE TAXES
2007-2011 American Community Survey 5-Year Estimates

Dennison Township	Luzerne County	Pennsylvania
\$2,310	\$1,918	\$2,488

CHAPTER 5

ECONOMIC AND SOCIAL PROFILE

INCOME

The Census Bureau provides income data for three types of groupings of the population; households, families and nonfamily households. Household income represents the gross annual income of a person or persons residing together. Thus the term and composition of a household may include a family, a single individual or a group of unrelated individuals living together. The data for household income is therefore a representative average of family and nonfamily income. With household income representing the average of family and nonfamily income, household income will always be lower than the family income, but higher than that of nonfamily income (unrelated individuals residing together). The term “median income” provides the best representative description of income characteristics for the Township and other levels of geography. The Census Bureau provides data on per capita income which is the mean money income received in the past 12 months computed for every man, woman, and child in a geographic area. It is derived by dividing the total income of all people 15 years old and over in a geographic area by the total population in that area. Per capita income for a city, region or country and is often used as a means of evaluating the living conditions and quality of life. Because per-capita income is the overall income of a population divided by the number of people included in the population, it does not always give an accurate representation of the quality of life due to the function's inability to account for skewed data. For instance, if there is an area where 50 people are making \$1 million per year and 1,000 people making \$20,000 per year the per capita income is \$66,667, but that does not give a true picture of the living conditions or quality of life of the entire population.

Dennison Township can be generally categorized as a middle income community in Luzerne County. As indicated in Table ES-1 the most recent estimates of the Census Bureau records a Median Household Income of \$57,500 for the Township. The aforementioned figure is somewhat less than that found in most surrounding communities, but nonetheless higher than median income levels at the County, State and National level. Dennison Township's median household income is approximately 32% higher than that of Luzerne County, and approximately 11% higher than that at State or National level. The median family income level within the Township was \$62,381, while Per Capita Income figure was \$26,381. As indicated in Table ES-1

Dennison Township's per capita income is approximately 8% higher than that at the County level and about 6% less than that at State or National level.

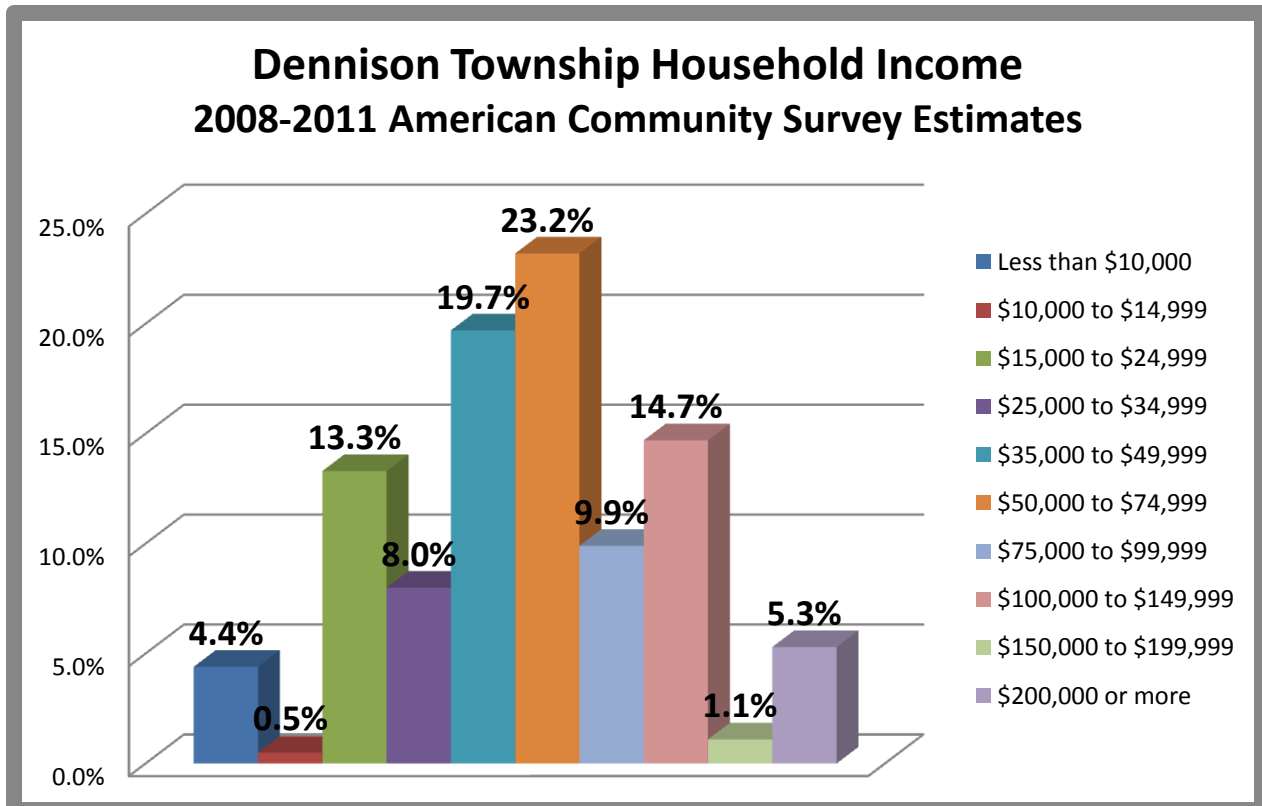
Table ES-1
2008-2012 AMERICAN COMMUNITY SURVEY ESTIMATES
COMPARISON OF ESTIMATED MEDIAN INCOME & PER CAPITA INCOME¹

GEOGRAPHY	HOUSEHOLD	FAMILY	NONFAMILY	PER CAPITA
Dennison Township	\$57,500	\$62,381	\$33,750	\$26,449
Luzerne County	\$43,486	\$57,211	\$23,905	\$24,462
Pennsylvania	\$52,267	\$65,980	\$29,221	\$28,190
United States	\$53,046	\$64,585	\$31,796	\$28,051

MUNICIPALITY	HOUSEHOLD	FAMILY	NONFAMILY	PER CAPITA
Dennison Township	\$57,500	\$62,381	\$33,750	\$26,381
Fairview Township	\$84,233	\$88,000	\$25,795	\$35,758
Wright Township	\$69,964	\$92,738	\$36,103	\$33,622
Butler Township	\$68,667	\$75,350	\$35,568	\$30,396
Bear Creek Township	\$62,262	\$72,249	\$24,556	\$30,908
Penn Lake Borough	\$57,813	\$68,500	\$27,396	\$31,819
White Haven Borough	\$42,422	\$50,156	\$24,722	\$20,081
Foster Township	\$37,763	\$47,813	\$28,132	\$20,697

1. Income and benefits based upon 2012 inflation adjusted dollars.

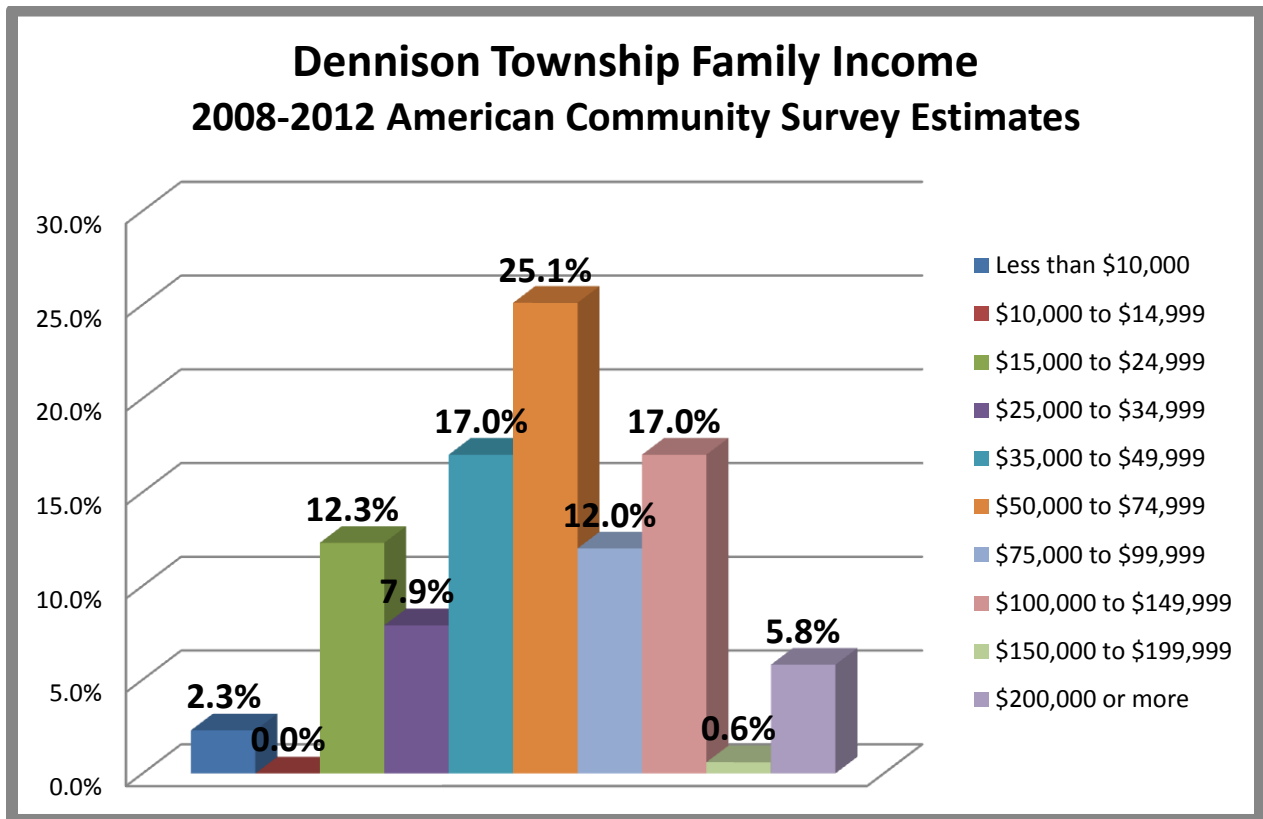
CHART ES-1



**TABLE ES-2
2008-2012 AMERICAN COMMUNITY SURVEY
DENNISON TOWNSHIP INCOME BY HOUSEHOLD TYPE**

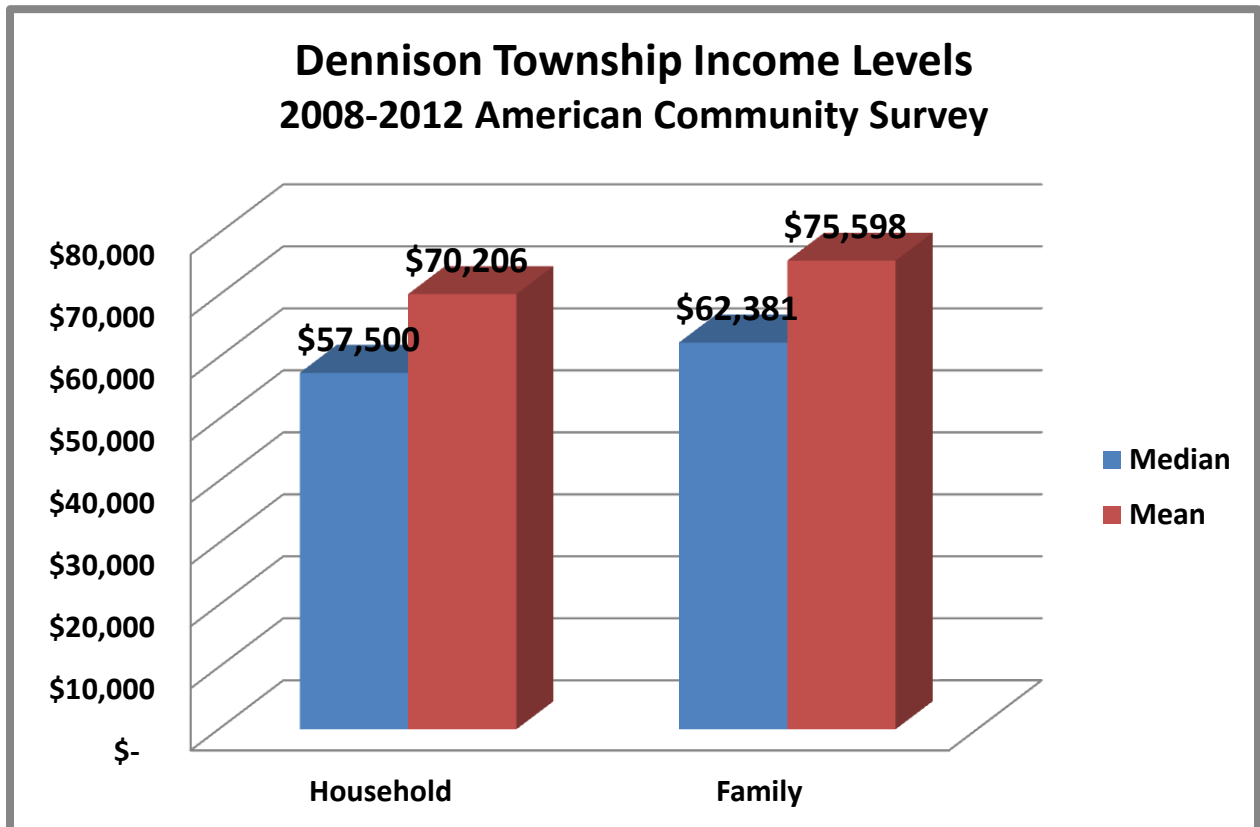
Income Range	Dennison township, Luzerne County, Pennsylvania			
	Households	Families	Married-couple families	Nonfamily households
	Estimate	Estimate	Estimate	Estimate
Total	436	342	282	94
Less than \$10,000	4.4%	2.3%	0.0%	11.7%
\$10,000 to \$14,999	0.5%	0.0%	0.0%	2.1%
\$15,000 to \$24,999	13.3%	12.3%	11.3%	27.7%
\$25,000 to \$34,999	8.0%	7.9%	8.5%	8.5%
\$35,000 to \$49,999	19.7%	17.0%	18.1%	19.1%
\$50,000 to \$74,999	23.2%	25.1%	21.3%	16.0%
\$75,000 to \$99,999	9.9%	12.0%	13.5%	2.1%
\$100,000 to \$149,999	14.7%	17.0%	19.5%	6.4%
\$150,000 to \$199,999	1.1%	0.6%	0.7%	3.2%
\$200,000 or more	5.3%	5.8%	7.1%	3.2%
Median income (dollars)	\$57,500	\$62,381	\$67,344	\$33,750

CHART ES-2



The financial well-being of Dennison Township residents is illustrated in Charts ES-1 and ES-2. Approximately 31% of all households and approximately 35% of all family households have incomes in excess of \$75,000. The mean household income in Dennison Township is \$70,206 and the mean family income is \$75,598. There is somewhat significant income disparity between the median income and mean income figures for Dennison Township which is accounted for by the number of income earners within the Township whose income exceeds \$75,000.

CHART ES-3



As noted by Census definitions, a “Family” Household contains two or more individuals who are related to one another, while the definition of a “Household” is more encompassing by including all occupied housing units with one or more individuals. Approximately 21% of all households within the Township are nonfamily households (125) and 92 (74%) of those households represent single person residences. Of the 92 single person residences, 32 or about one-third of that total are elderly, age 65 plus, and likely living on a fixed income, which likely factors into the data showing that over 40% of the income of nonfamily households is less than \$25,000. Conversely married-couple family households with the majority of both spouses in the work force results in the highest median level incomes as exhibited in Table ES-3.

Thus median family income levels will always be greater than those median household income figures. When using the term “Household” it includes both family households and non-family households. Therefore household incomes are always less than those of family households, but greater than those of non-family households.

While any level of poverty represents an issue for community concern regarding its complex interrelationships with other social issues, 2.9% of all family households within Dennison Township were deemed to have income levels below the poverty level. The aforementioned figure is quite minimal in comparison to County and State poverty levels listed in Table ES-4.

**TABLE ES-3
2008-2012 AMERICAN COMMUNITY SURVEY
PERCENT OF FAMILY HOUSEHOLDS BELOW POVERTY LEVEL**

MUNICIPALITY	Percent
Dennison Township	2.9%
Luzerne County	10.3%
Pennsylvania	8.8%

FORMS OF INCOME

Census data records various forms of income within any given community. The most common forms of household income include Earnings (wages or salary received for work performed as an employee), Social Security Income (pensions, survivors benefits and permanent disability), Retirement Income (pensions received from his former employer, income from annuities and insurance) and Public Assistance Income (general and temporary assistance to needy families, excluding non-cash benefits such as food stamps). Table ES-4 provides a comparative look of forms of household income within the Township to those found at the County and State level.

**TABLE ES-4
2008-2010 AMERICAN COMMUNITY SURVEY
COMPARISON OF INCOME AND BENEFITS**

Forms of Income	Dennison Township	Luzerne County	Pennsylvania
Earnings	76.1%	72.1%	76.3%
Social Security	40.1%	36.7%	31.8%
Retirement Income	25.7%	20.0%	22.5%
Cash Public Assistance	0.0% %	3.2%	3.4%

These income sources are not mutually exclusive; that is, some households received income from more than one source. With little exception, the comparable figures in Table ES-5 show County, State and Township to be quite similar. With respect to families receiving cash public assistance, there were not any families with Dennison Township received such assistance as compared to over 3% at both the County and State level.

LABOR FORCE

The Census Bureau provides data on the number of persons within the labor force of each community. The calculations are based upon all persons who are at least 16 years or older. The Census data indicates a population of 899 Township residents to be in that age classification. Of that total, 584 persons or 64.9 % of the aforementioned total were active participants within the labor force. The American Community Survey data indicated that approximately 7.9 % of the Township's labor force was unemployed during the data collection period between 2008 and 2012. More recent County and State figures indicate unemployment levels also to be in the range of 8.0% to 8.5%. The composition of the Township's labor force when differentiated by gender finds its male to female ratio to be approximately 50% to 46%. The median earnings of all workers were recorded to be approximately \$30,644, while the mean earnings are \$72,272; more than double that amount, indicating a significant jump in the earnings above the median figure. This may somewhat be attributed to the fact that estimated 436 family households within Dennison Township, approximately 52% included both husband and wife working and approximately 42% of all family households include two or more workers within the family.

PARTICIPATION IN LABOR FORCE

Approximately 35% or 315 persons of the Township's total population age of age 16 and up are not active in the labor force. Most of the aforementioned total consists of persons who are still in high school or college, those individuals with a disability or those individuals who have retired. With regard to the latter there are approximately 40.1% of all households whose annual income includes Social Security as a source of income and 25.7% who have a retirement income. While Social Security benefits can extend to include individuals under age 62, the primary recipients of such benefits are disabled and/or retired individuals. Based upon school enrollment records, there are approximately 39 persons between the ages of 16 to 19 who are enrolled in school and based upon their educational status are not active in the Township's labor force. The balance of 276 persons at age 16 or older who are not students, or 87% of the total who are not active in the Township's labor force are presumed not to be active in the labor force due to a disability, retirement or other aged related factors.

SCHOOL ENROLLMENT

Approximately 30% of the Township's population is enrolled in some form of schooling ranging from pre-school to graduate level studies with ES-6 providing a detailed breakdown

**TABLE ES-5
2008-2012 AMERICAN COMMUNITY SURVEY**

	SCHOOL ENROLLMENT	Total	Percent of enrolled population	
			In public school	In private school
		Estimate	Estimate	Estimate
Population 3 years and over enrolled in school		250	73.6%	26.4%
Nursery school, preschool		14	21.4%	78.6%
Kindergarten to 12th grade		199	86.4%	13.6%
Kindergarten		19	68.4%	31.6%
Elementary: grade 1 to grade 4		69	78.3%	21.7%
Elementary: grade 5 to grade 8		53	88.7%	11.3%
High school: grade 9 to grade 12		58	100%	0.0%
College, undergraduate		21	42.9%	57.1%
Graduate, professional school		16	0.0%	100%
Percent of age group enrolled in school				
3 and 4 years		32.6%	21.4%	78.6%
5 to 9 years		85.5%	78.9%	21.1%
10 to 14 years		100%	85.2%	14.8%
15 to 17 years		82.5%	100%	0.0%
18 and 19 years		66.7%	0.0%	100%
20 to 24 years		29.7%	27.3%	72.7%
25 to 34 years		6.5%	0.0%	100%
35 years and over		2.1%	40.0%	60.0%
Population 18 and older		870		
Enrolled in college or graduate school		4.3%		

EMPLOYMENT BY INDUSTRY

The Census Bureau provides data based upon the industry, occupation and class of worker. The information on industry relates to the type of business conducted by the person's employing organization, occupation describes the type of work performed by the employee, and the class of worker is related to means and/or method of employment, i.e., private, public or self-employed. There is an important distinction to be made when analyzing employment and occupation data. Employment by industry reflects the types of goods or services produced by the company or firm which employs an individual. The employment of a person by type of occupational classification is distinct in that any given industry or organization normally employs a variety of differing occupations in its overall operations. While the vast majority of employment opportunities for Township residents occur outside of Dennison Township, The employment characteristics of Township's labor force is provided in Table ES-7 and Table ES-8

TABLE ES-6
2008-2012 AMERICAN COMMUNITY SURVEY 5- YEAR ESTIMATES
EMPLOYED PERSONS¹ BY INDUSTRY²

TYPE OF INDUSTRY	Persons	Percent
Agriculture, forestry, fishing and hunting, and mining	3	0.6%
Construction	58	10.8%
Manufacturing	54	10.1%
Wholesale trade	6	1.1%
Retail trade	79	14.8%
Transportation and warehousing, and utilities	12	2.2%
Information	6	1.1%
Finance and insurance, and real estate and rental and leasing	47	8.8%
Professional, scientific, and management, and administrative and waste management services	26	4.9%
Educational services, and health care and social assistance	113	21.1%
Arts, entertainment, and recreation, and accommodation and food services	63	11.8%
Other services, except public administration	21	3.9%
Public administration	47	8.8%
TOTAL	535	100%

1 Employed persons age 16 and older.

2 Industry data describe the kind of business conducted by a person's employing organization. Industry data were derived from answers to Census questions 42 through 44. Question 42 asks: "For whom did this person work?" Question 43 asks: "What kind of business or industry was this?" Question 44 provides 4 check boxes from which respondents are to select one to indicate whether the business was primarily manufacturing, wholesale trade, retail trade, or other (agriculture, construction, service, government, etc.).

The employment profile of Dennison Township finds nearly half of its workforce (48%) of its workforce employed within the following two industries:

Education, Health Care and Social Services:	21.1%
Retail	14.8%
Arts, entertainment, and recreation, and accommodation and food services	11.8%

EMPLOYMENT BY OCCUPATION

TABLE ES-7
2008-2012 AMERICAN COMMUNITY SURVEY 5 - YEAR ESTIMATES
EMPLOYED PERSONS¹ BY OCCUPATION²

OCCUPATION	Persons	Percent
Management, Professional and Related Occupations	158	29.5%
Service Occupations	118	22.1%

TABLE ES-7 (continued)
2008-2012 AMERICAN COMMUNITY SURVEY 5 - YEAR ESTIMATES
EMPLOYED PERSONS¹ BY OCCUPATION²

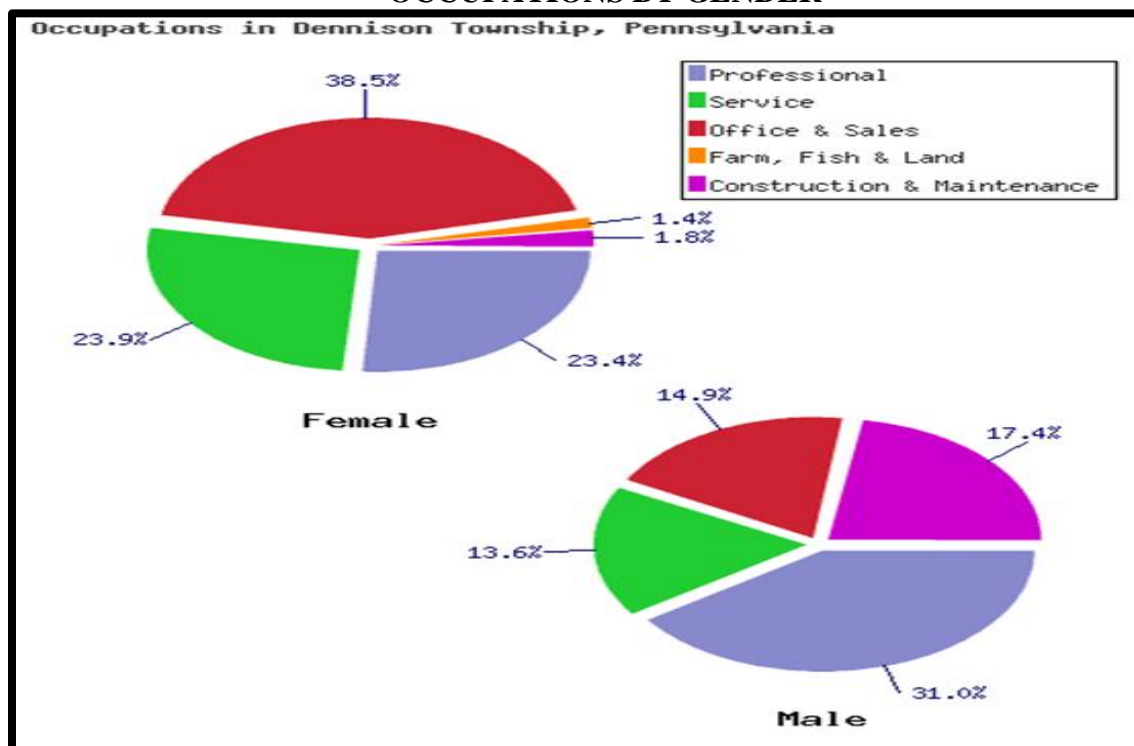
Sales and Office Occupations	156	29.2%
Natural Resources, Construction, and Maintenance Occupations	48	9.0%
Production, Transportation, and Material Moving Occupations	55	10.3%
TOTAL	535	100%

1 Employed persons age 16 and older.

2 Occupation describes the kind of work a person does on the job. Occupation data were derived from answers to Census questions 45 and 46. Question 45 asks: "What kind of work was this person doing?" Question 46 asks: "What were this person's most important activities or duties?" These questions were asked of all people 15 years old and over who had worked in the past 5 years. For employed people, the data refer to the person's job during the previous week. For those who worked two or more jobs, the data refer to the job where the person worked the greatest number of hours. For unemployed people and people who are not currently employed but report having a job within the last five years, the data refer to their last job.

Some occupation groups are related closely to certain industries. For example healthcare providers and teachers account for the major portion of individuals employed under the industrial classification of "Educational Services, and Health Care and Social Assistance." However, the various industry categories include people in other occupations. For example, people employed in Transportation and Warehousing, and Utilities include truck drivers and bookkeepers; people employed in the Wholesale trade industry can include mechanics, freight handlers, and payroll clerks; and people employed in the health care profession include janitors, security guards, and secretaries.

CHART ES-4
OCCUPATIONS BY GENDER



Among the most common occupations of Township residents which accounted for approximately 59% were: Management, Professional and Related Occupations (29.5%), and Sales and Office Occupations (29.2%). Based upon gender, most men are employed in professional based occupations, while most women are employed in occupations related to sales and office jobs.

Township's Labor Force is employed in three occupational categories. Not surprisingly, the overwhelming majority of residents are employed in the private sector.

TABLE ES-8
2006-2010 AMERICAN COMMUNITY SURVEY 5- YEAR ESTIMATES
SECTOR OF EMPLOYMENT

Private Industry/Business	Government Employed	Self-employed
78.1%	12.9%	9.0%

TRAVEL TIME TO PLACE OF EMPLOYMENT

Because the majority of residents commute to their place of employment to locations outside of the Township, there could be an issue of accepting travel time to work for the ability to reside in a rural community such as Dennison Township. However given the good access to regional network of highways, the travel time appears to be quite reasonable. The mean travel time for Township residents who commute to work is estimated to be approximately 27 minutes. It is estimated that more than half (53%) of all persons commuting to work have a drive time of under 30 minutes indicating that job opportunities for Township residents are within a very reasonable travel distance from the Township. Only 4% of Township residents had a commute time requiring an hour or more to reach their place of employment.

Table ES-9
TRAVEL TIME TO WORK
2008-2012 AMERICAN COMMUNITY SURVEY 5- YEAR ESTIMATES

TRAVEL TIME TO WORK	PERSONS COMMUTING TO WORK
	Commuters 526
Less than 5 minutes	5
5 to 9 minutes	62
10 to 14 minutes	49
15 to 19 minutes	72
20 to 24 minutes	59
25 to 29 minutes	33

30 to 34 minutes	107
35 to 39 minutes	34
40 to 44 minutes	39
45 to 59 minutes	26
60 to 89 minutes	15
90 or more minutes	25

As Indicated in Table ES-11, nearly all commuters (94%) from the Township drive alone as a single passenger vehicle. There were a very negligible number of residents who car pooled and like most rural communities there is no public transportation serving Dennison Township.

**TABLE ES-10
2008-2012 AMERICAN COMMUNITY SURVEY 5- YEAR ESTIMATES
MODE OF TRANSPORTATION**

COMMUTING TO WORK	Estimate	Percent
Workers 16 years and over	536	100%
Car, truck, or van -- drove alone	505	94.2%
Car, truck, or van -- carpoled	15	2.8%
Public transportation (excluding taxicab)	0	0.0%
Walked	3	0.6%
Other means	3	0.6%
Worked at home	10	1.9%

EDUCATIONAL ATTAINMENT

Educational attainment is somewhat associated with the work skills of a community's labor force and subsequent earnings and income potential. Census data indicated that 89.1 percent of Township residents 25 years and older had earned a high school degree or higher. Approximately 14.9% of the Township's adult population holds at a Bachelor's degree or higher; both of which are less than those found at the County or State level.

**TABLE ES-11
2008-2012 AMERICAN COMMUNITY SURVEY 5- YEAR ESTIMATES
HIGHEST LEVEL OF EDUCATIONAL ATTAINMENT
DENNISON TOWNSHIP**

Population 25 Years and Over	Dennison Township	Luzerne County	PA
Less than 9th grade	1.5%	3.8%	3.9%
9th to 12th grade, no diploma	9.4%	8.9%	8.2%
High school graduate (GED)	37.4%	40.9%	37.6%
Some college, no degree	27.8%	18.2%	16.3%
Associate's degree	9.1%	8.1%	7.4%
Bachelor's Degree	10.4%	12.9%	16.5%
Graduate or professional degree	4.5%	7.3%	10.2%
Percent high school graduate or higher	89.1%	87.4%	87.9%
Percent bachelor's degree or higher	14.9%	20.2%	26.7%

CHAPTER 6

LAND USE ELEMENT

DISTRIBUTION OF LAND BY ZONING CLASSIFICATION

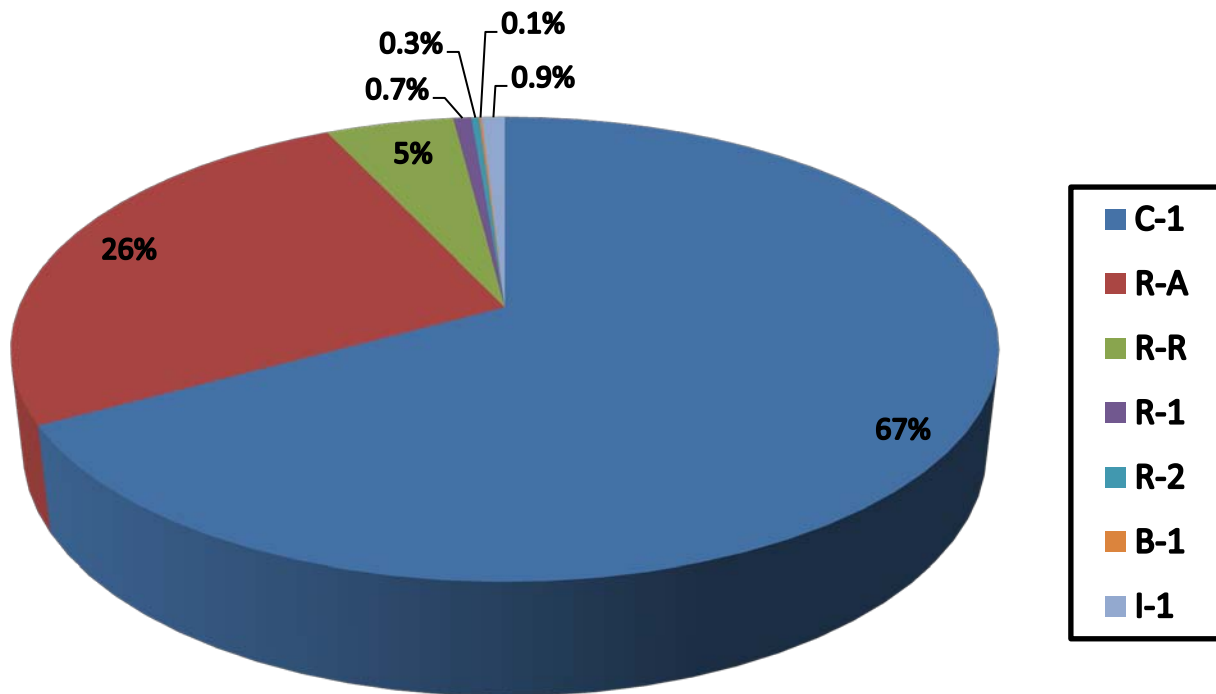
Dennison Township's geographic location with a band of State Game Lands and State Parks which essentially surrounds Dennison Township has helped to protect and preserve the rural character and environmental qualities that are valued by the Township. These primary traits that have remained essentially in place throughout the long history of Dennison Township, attest to the effectiveness of the Township's existing land use regulations. The Zoning Ordinance and the Subdivision and Land Development Ordinance, both of which have played a role in managing the limited growth, has aided in the preservation of the Township's rural character.

Dennison Township chooses to continue to provide fair and effective land use regulations designed to address growth in a neutral manner which neither encourages nor discourages new development. While leaving any new development initiatives open to the free market, current land use regulations should nonetheless be accessed to ensure they represent a viable means to continue to replicate the past scale of development with the intent to lessen its footprint and impact upon the Township. Land use regulations serve the most direct means of doing so.

The Dennison Township current Zoning Ordinance was enacted in 1989 and has been amended on numerous occasions with the most recent amendment occurring in 2012. There are seven Zoning Districts in Dennison Township. The following table and chart provides the amount of land within the Township by Zoning District.

DENNISON TOWNSHIP		
DISTRIBUTION OF LAND BY ZONING CLASSIFICATION		
<u>ZONING DISTRICT</u>	<u>ACRES</u>	<u>PERCENT OF LAND</u>
C-1 CONSERVATION	14,767.47	67%
R-A RURAL AGRICULTURE	5,756.73	26%
R-R RURAL RESIDENTIAL	1,038.45	5%
R-1 LOW DENISITY RESIDENTIAL	159.25	0.7%
R-2 MEDIUM DENISTY RESIDENTIAL	87.69	0.3%
B-1 BUSINESS	13.37	0.1%
1-1 INDUSTRIAL	<u>196.09</u>	<u>0.9%</u>
	22,019.05	100%

Distribution of Land by Zoning Districts



With the exception of two amendments, the Township's Zoning Map has remained unchanged since its initial enactment in 1989. As evidenced by the above information, over 90% of all land in the Township is classified as either Conservation (67%) or Rural Agriculture (26%). These two Zoning Districts are dispersed throughout in all areas of the Township, which is consistent with the character of Dennison Township. There are two areas which are zoned R-R which comprise 5% of the Township's land area. The combined area of the remaining 4 Zoning Districts that are shown upon the Township's Zoning Map comprise only 2% of the land area within Dennison Township.

IMPACT OF STATE GAME LANDS AND STATE PARKS

Most land in Dennison Township is protected and unavailable for development by State Game Lands and State Parks thereby lessening the need and demand for commercial or industrial space within the Township. White Haven Borough having a commercial base services the most immediate daily shopping need for Township residents. The Mountaintop areas to the north of the Township has a more expanded and diverse commercial base to serve Township residents. The four areas within the Township that are zoned I-1, three of which are extractive resource based uses.

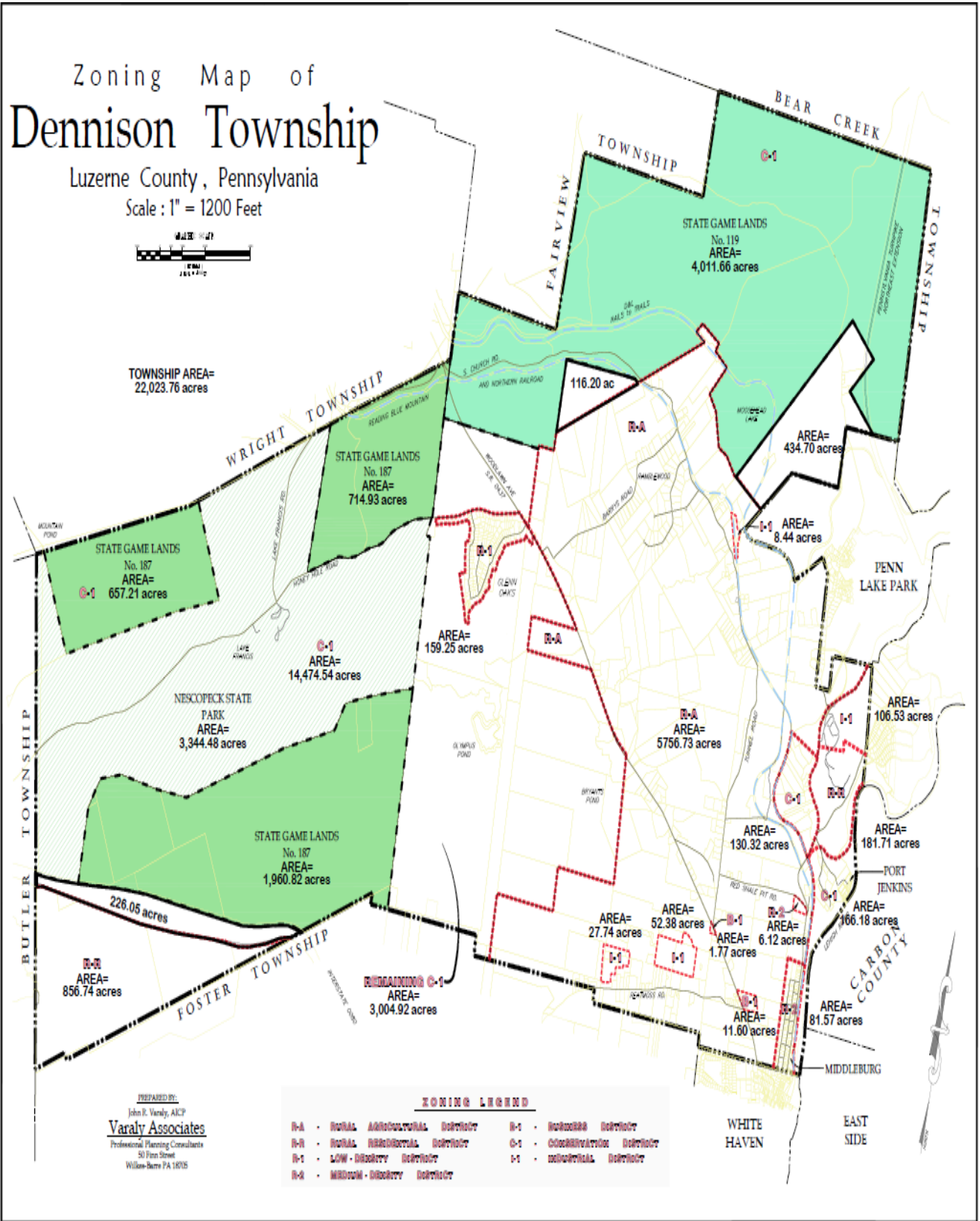
Zoning Map of Dennison Township

Luzerne County, Pennsylvania

Scale: 1" = 1200 Feet



TOWNSHIP AREA=
22,023.76 acres



PREPARED BY:
John R. Varaly, AICP
Varaly Associates
Professional Planning Consultants
50 Penn Street
Wilkes-Barre PA 18705

ZONING LEGEND	
R-A - Rural Agricultural District	R-1 - Low Density District
R-R - Rural Residential District	C-1 - Commercial District
R-1 - Low Density District	I-1 - Industrial District
R-2 - Medium Density District	

A narrative is provided herein which addresses each of the seven Zoning Districts found within Dennison Township.

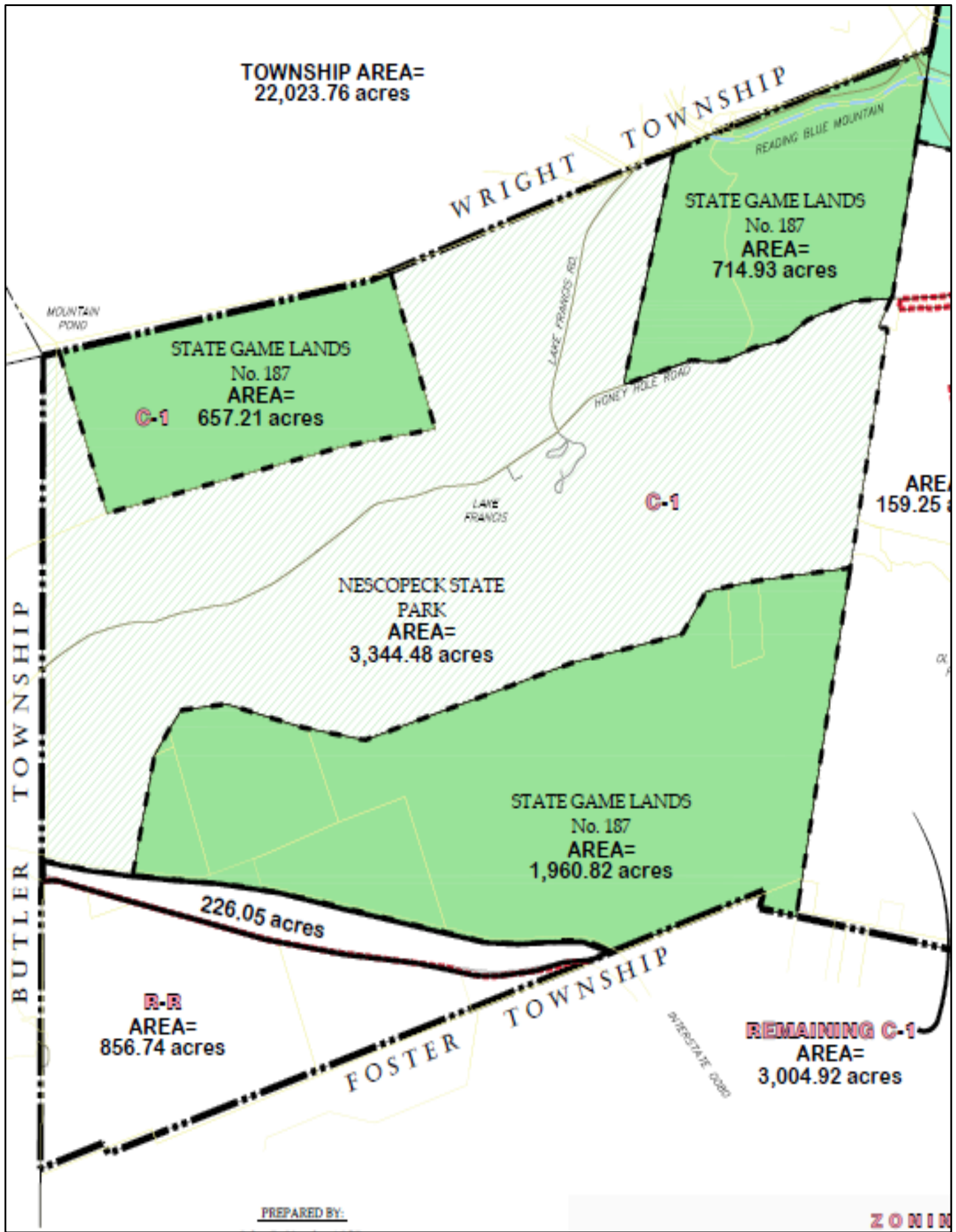
C-1 CONSERVATION DISTRICT

The Conservation District is by far the largest zoning district within Dennison Township, exceeding the combined total of the other 6 Zoning Districts. The majority of this land is located to the west of State Route 437 which dissects the Township in half and in the north and northeastern section of the Township. In reviewing the area included under the C-1 classification, the majority of land is publicly owned as either a State Park or State Game Lands.

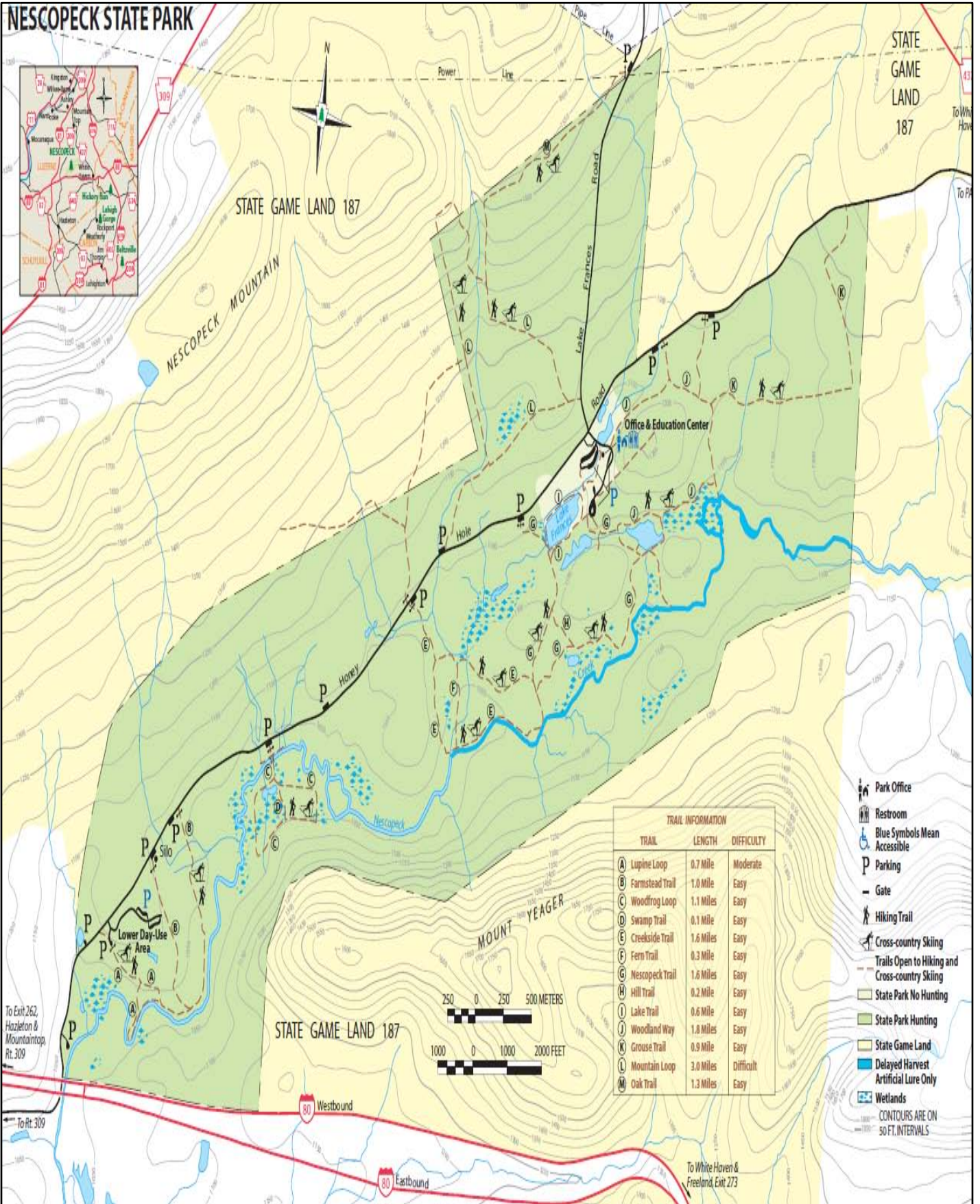
<u>PUBLIC LAND</u>	<u>ACRES</u>
State Game Lands 119	4,011.66 ¹
State Game Lands 187	3,332.96 ²
Nescopeck State Park	3,344.48
Lehigh Gorge State Park	200 acres ³
D&L Trail	Not applicable

- 1. This acreage, 4011.66, represents that portion of State Game Lands 119 that is located in Dennison Township. Total area of State Game Lands 119 is approximately 8,142 acres which is located in Dennison Township, Fairview Township and Bear Creek Township.*
- 2. This acreage represents that portion of State Game Lands 187 that is located in Dennison Township. Total area of State Game Lands 187 is approximately 8,293 acres which is located in Dennison Township, Wright Township, Butler Township and Foster Township.*
- 3. This approximate acreage, 200, represents that portion of the Lehigh Gorge State Park that is located in Dennison Township. Total area of the Lehigh Gorge State Park is approximately 6,107 acres which is located in Luzerne County and Carbon County, extending from Jim Thorpe to the Francis E. Walter Dam.*

The above publicly owned land totals 10,889.1 acres of land or approximately 17 square miles of land within Dennison Township. All of the above public lands are zoned C-1, and represents over 72% of all land which is zoned as Conservation in the Township. State Game Lands 187 and the Nescopeck State Park dominate the landscape located west of State Route 437 and cover nearly the entire western half of the Township. As illustrated upon the following map State Game Lands 187 is fragmented into three sections which occurred through the creation of the Nescopeck State Park which is located centrally between the segments of State Game Lands 187. Approximately 40% of all of State Game Lands 187 which covers 8,293 acres is located in Dennison Township and all of the Nescopeck State Park is located in Dennison Township.

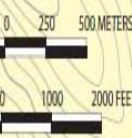


NESCOPECK STATE PARK

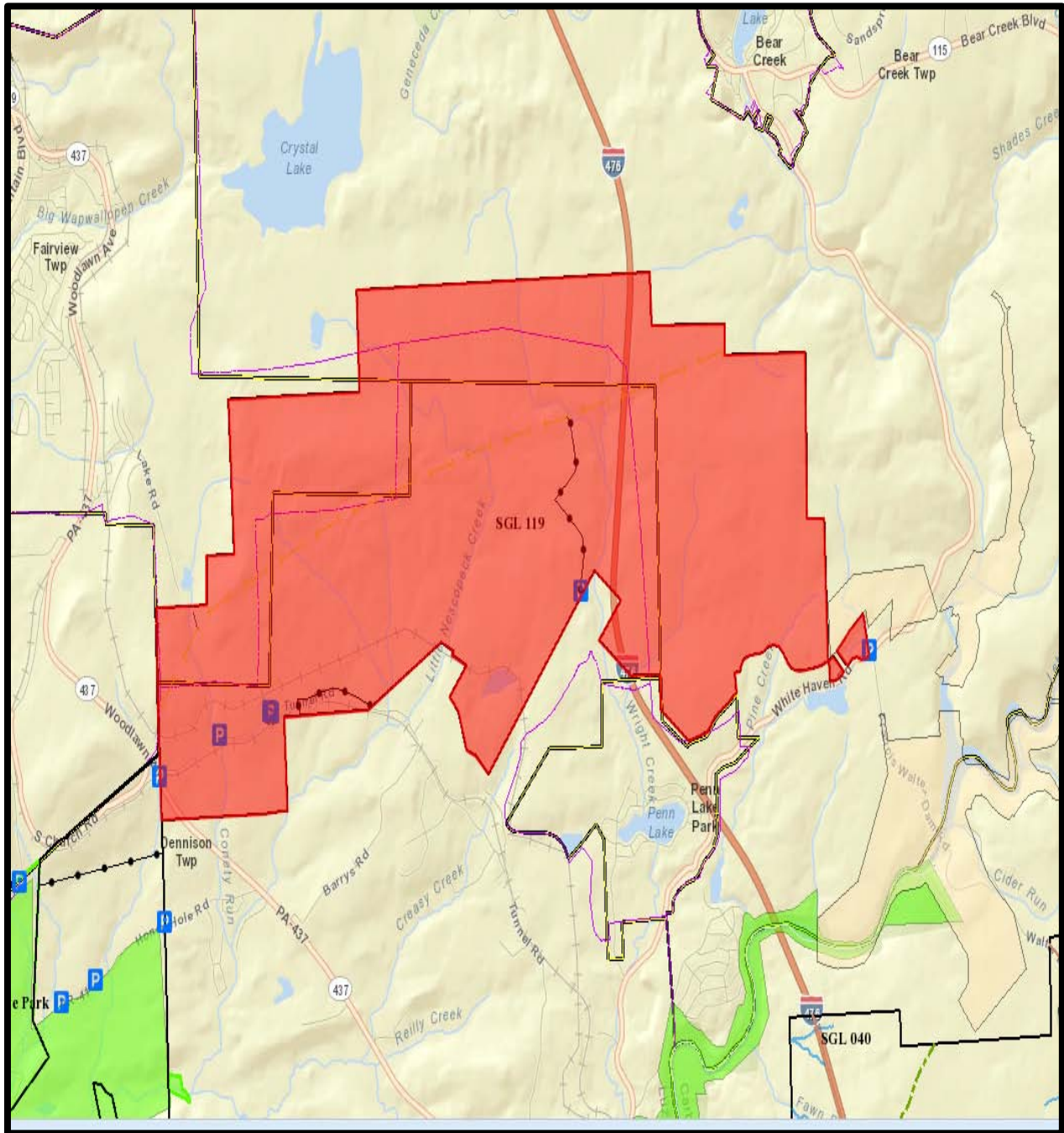


TRAIL INFORMATION		
TRAIL	LENGTH	DIFFICULTY
A	Lupine Loop	0.7 Mile Moderate
B	Farmstead Trail	1.0 Mile Easy
C	Woodfrog Loop	1.1 Miles Easy
D	Swamp Trail	0.1 Mile Easy
E	Creekside Trail	1.6 Miles Easy
F	Fern Trail	0.3 Mile Easy
G	Nescopeck Trail	1.6 Miles Easy
H	Hill Trail	0.2 Mile Easy
I	Lake Trail	0.6 Mile Easy
J	Woodland Way	1.8 Miles Easy
K	Grouse Trail	0.9 Mile Easy
L	Mountain Loop	3.0 Miles Difficult
M	Oak Trail	1.3 Miles Easy

- Park Office
- Restroom
- Blue Symbols Mean Accessible
- Parking
- Gate
- Hiking Trail
- Cross-country Skiing
- Trails Open to Hiking and Cross-country Skiing
- State Park No Hunting
- State Park Hunting
- State Game Land
- Delayed Harvest Artificial Lure Only
- Wetlands
- CONTOURS ARE ON 50 FT. INTERVALS



State Game Lands 119, located in the northern and northeastern corner of the Township and having an area of over 4,000 acres, represents the largest single block of land zoned as Conservation.



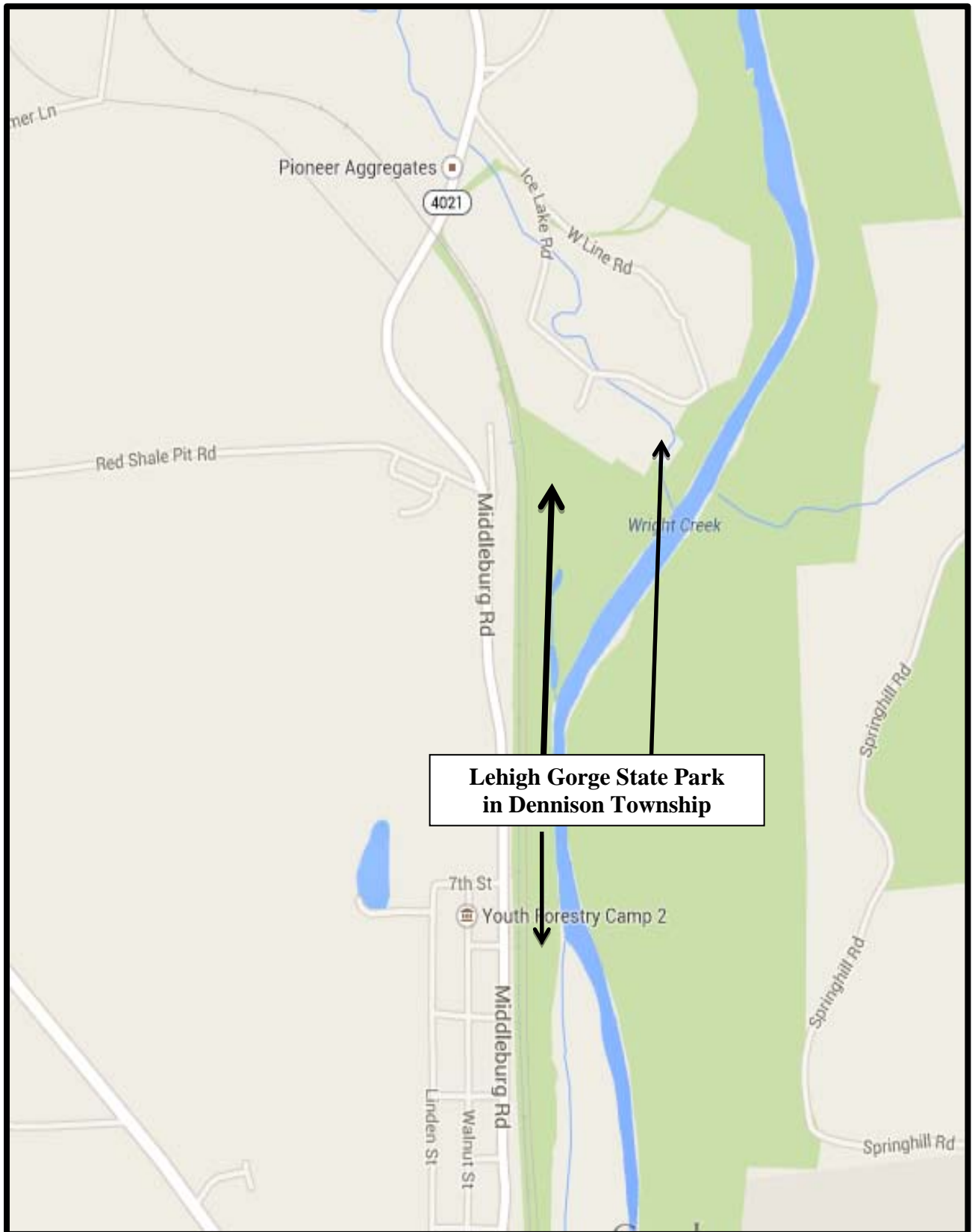
Approximately 49% of the total land area of State Game Lands 119 (8,142 acres) is located in Dennison Township.

The Lehigh Gorge State Park containing approximately 6,107 acres of park follows the Lehigh River from the U.S. Army Corps of Engineers' Francis E. Walter Dam to the north, to Jim Thorpe at the southern end. While the Lehigh Gorge State Park does not provide information on

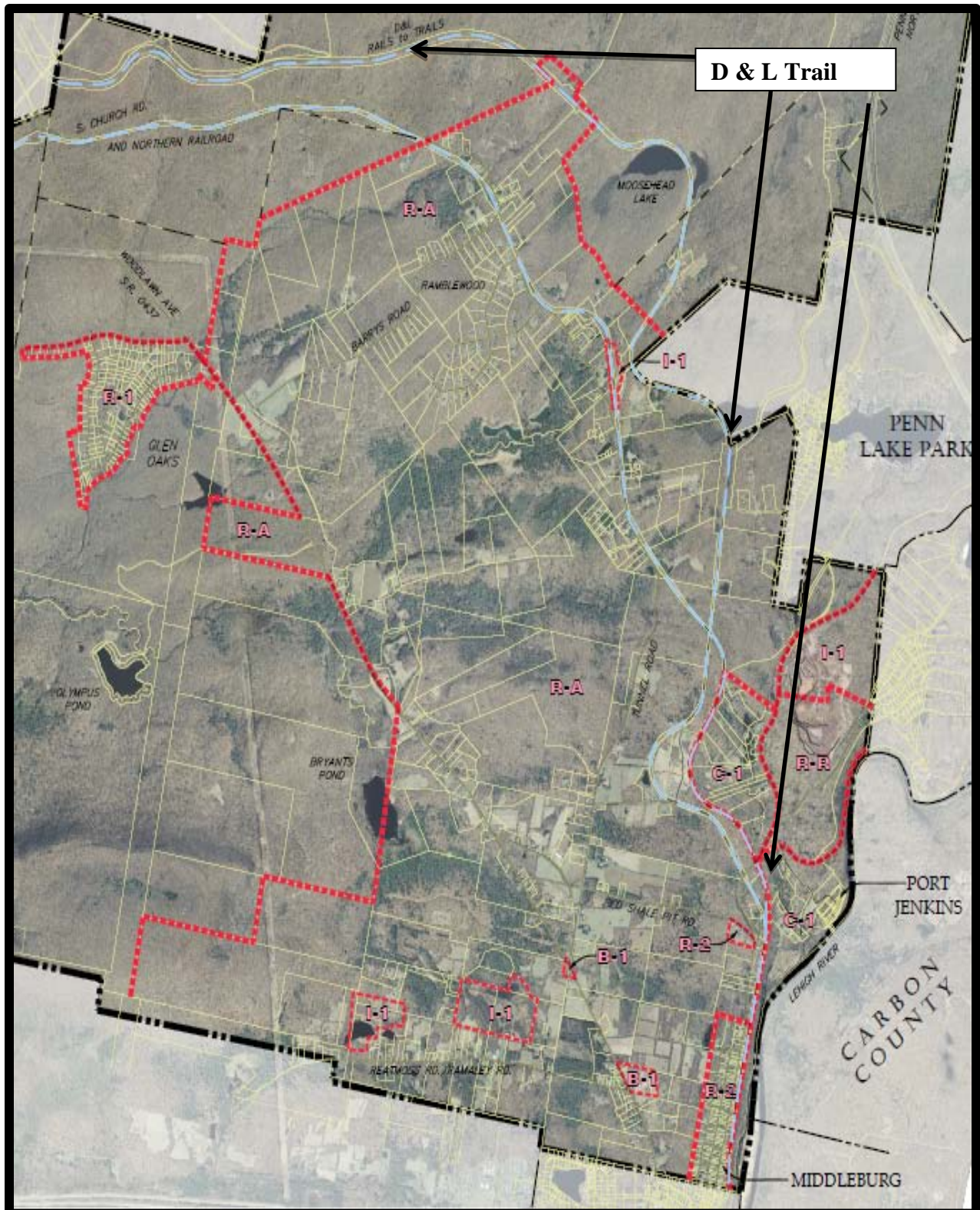
the acreage of park land located within Dennison Township it is estimated to be approximately 200 acres of land.



The Lehigh Gorge State Park is characterized by deep gorge with steep walls, thick vegetation, rock outcroppings and several waterfalls with the Lehigh River designated a state scenic river. Access into the park occurs at several locations with the nearest being in White Haven Borough. A slender section of the Lehigh Gorge State Park forms the eastern border of Dennison Township along the Lehigh River, running parallel with its western boundary of the Middleburg and the Port Jenkins sections of the Township.



D&L Trail, an element of the Delaware & Lehigh National Heritage Corridor, runs, alongside the Lehigh River through the Lehigh Gorge State Park. The segment of the D&L Trail, the Black Diamond section traverses Dennison Township as the trail connection between White Haven and



While most of the trail runs through heavily forested areas of the Township, segments of the trail running parallel to the Middelburg section of the Township provide some scenic vistas looking down to the Lehigh River.



D&L Trail near Middleburg

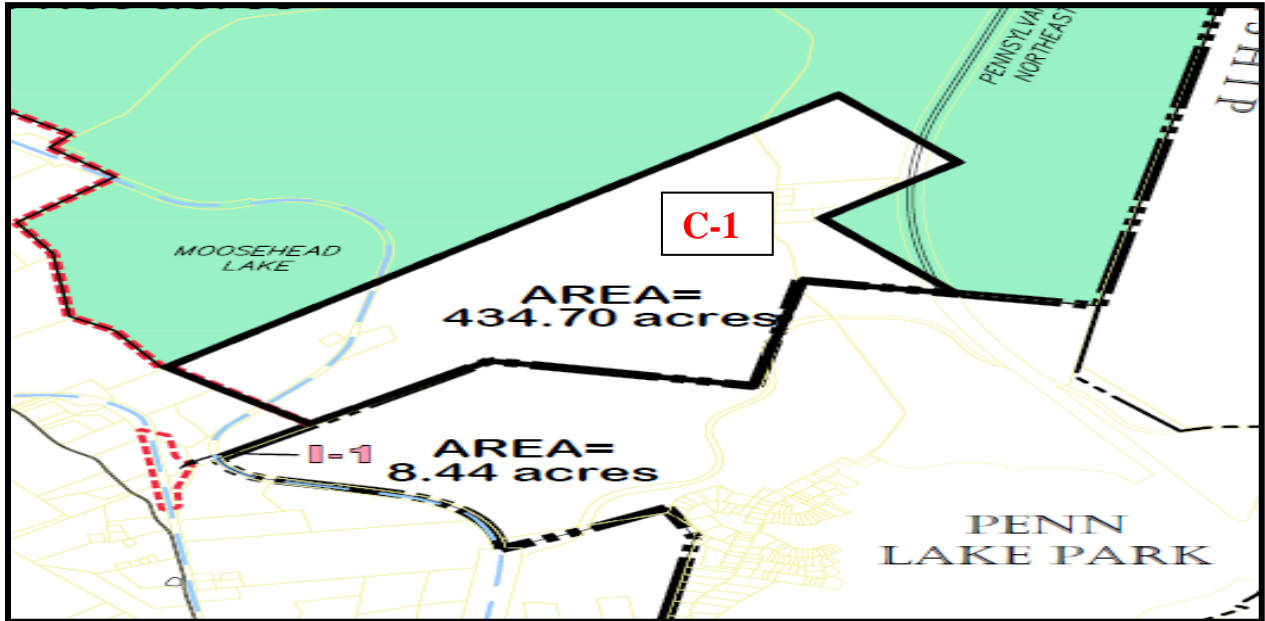


Vista from Trail of the Lehigh River

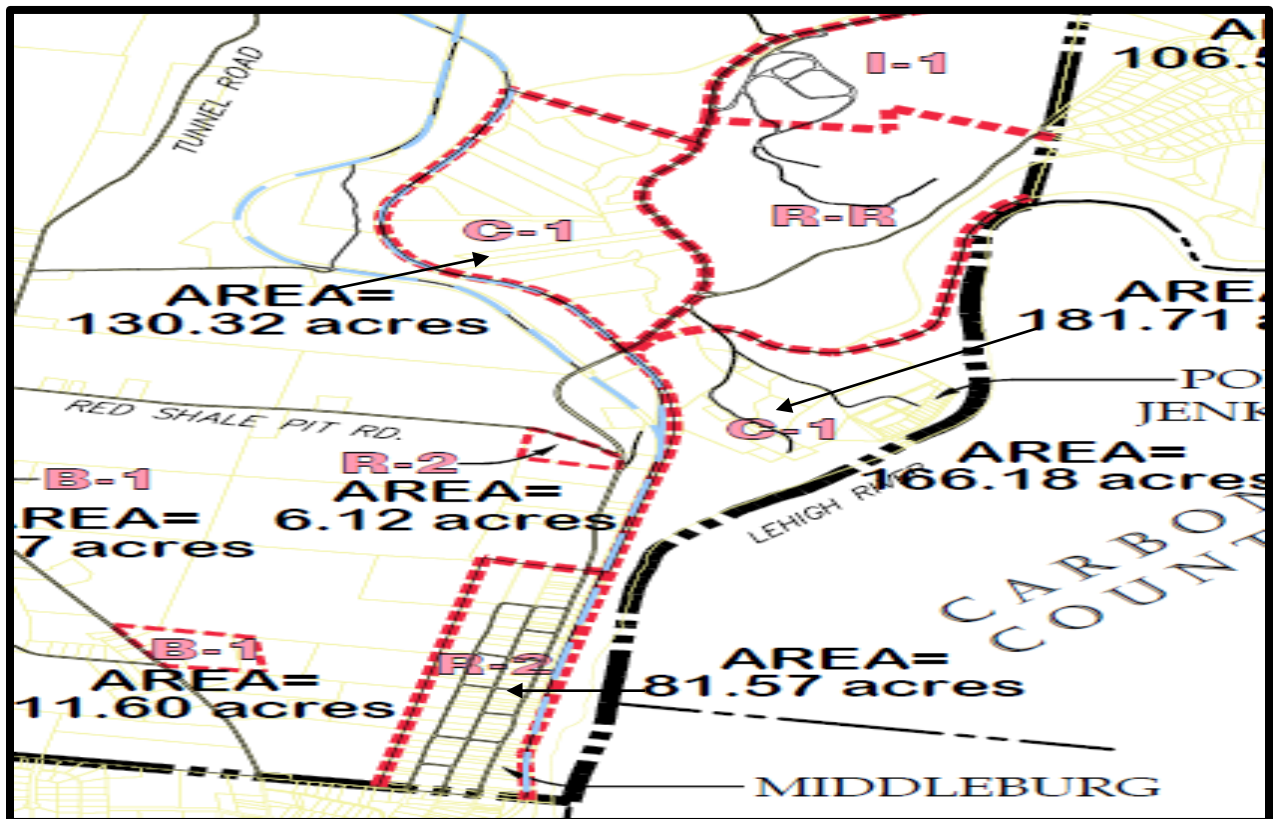
ADDITIONAL C-1 AREAS

The balance of C-1 land that is not publicly owned, (4,078 acres), is found in four areas of the Township. The majority of such land, approximately 3,000 acres begins at a point immediately

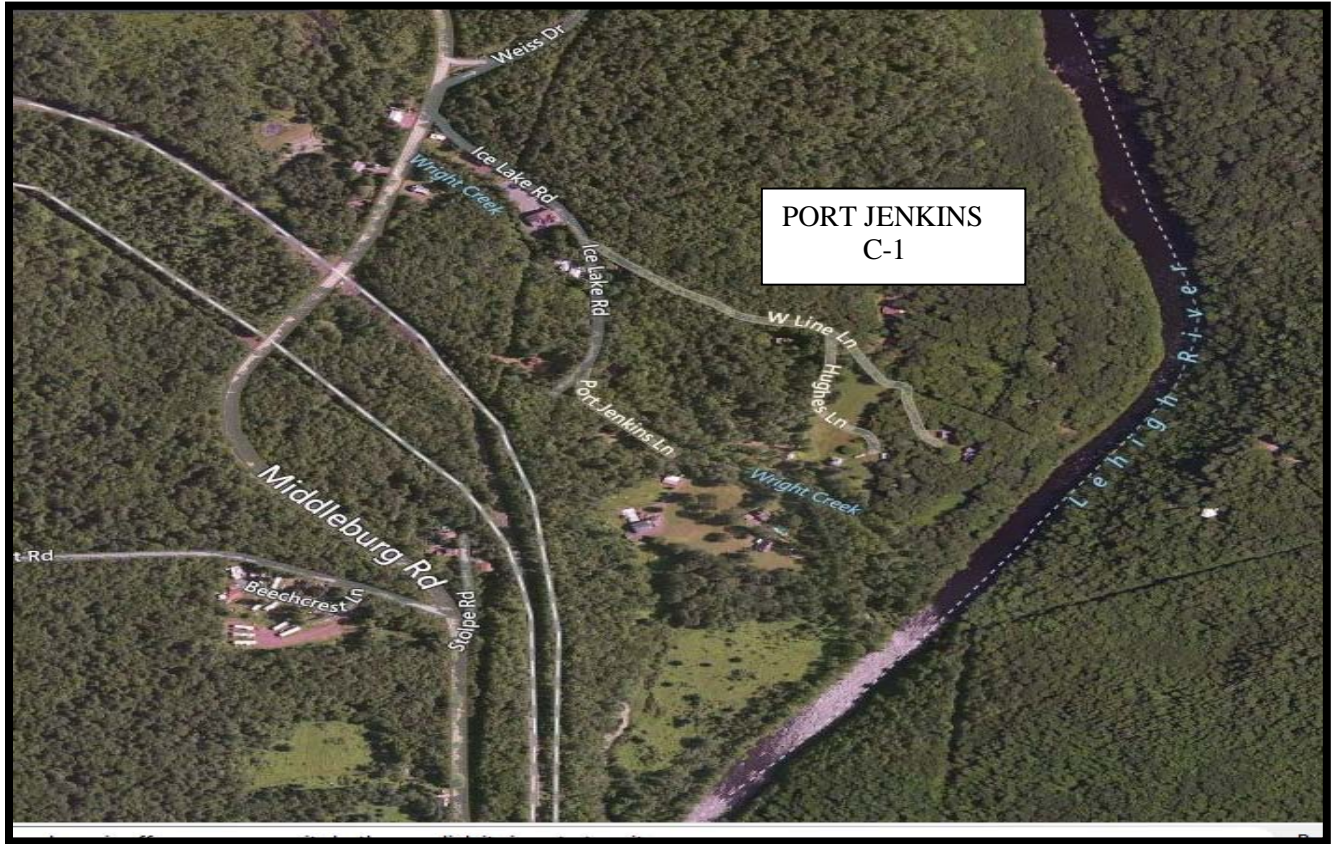
north of Glenn Oaks and extends south along towards its intersection with an R-A District in the general vicinity of Bryants Pond. Included within this section of State Route 437 is Camp Kresge which is owned by the YMCA, encompassing approximately 1,200 acres of land or about a third of this area. The other three areas are located on the extreme eastern half of the Township. An area north of Penn Lake Borough and south State Game Lands 119 contains approximately 434 acres of land which for the most part is undeveloped.



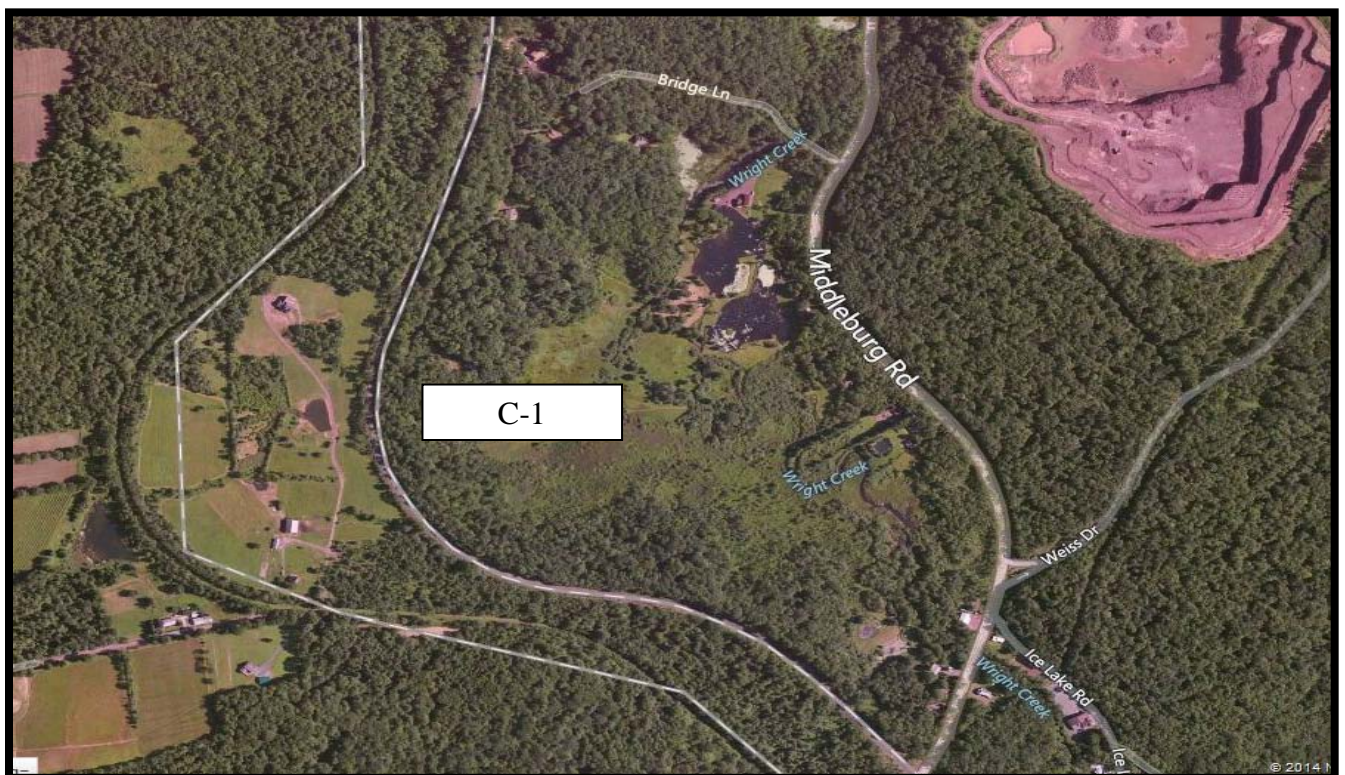
There are two additional C-1 Districts located off of Middleburg Road/ S. R. 2041.



There are approximately 181 acres located along the Lehigh River classified as C-1. While a relatively narrow strip of this area includes the Lehigh Gore State Park, most of this area encompasses the Port Jenkins section of the Township.



There is also approximately 130 acres of relatively undeveloped land northwest of the Port Jenkins area that is classified as C-1.

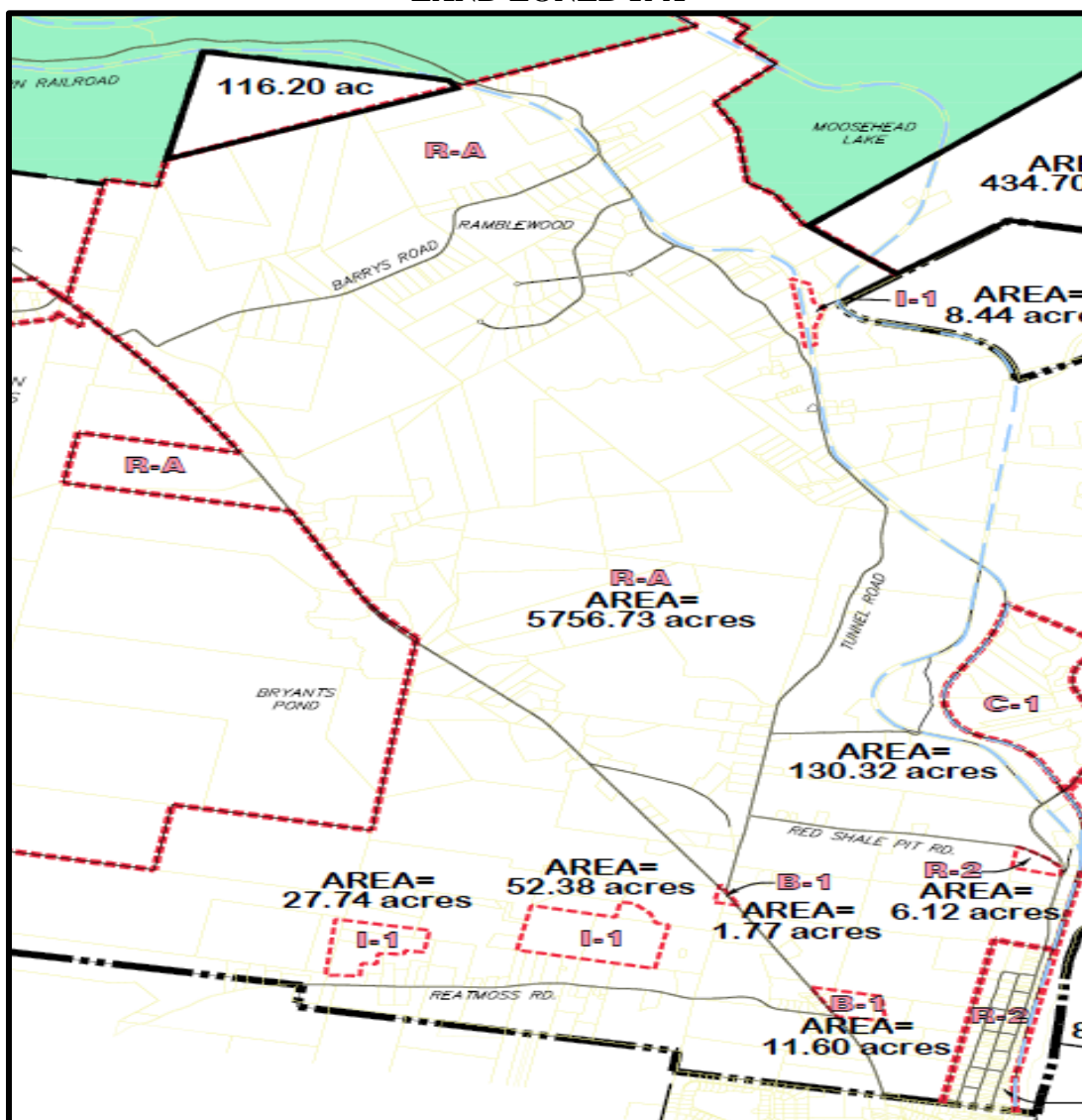


With the minimum lot size in the C-1 District established at 10 acres, any new development will likely have a minimal impact and footprint upon the Township.

R-A RURAL AGRICULTURE DISTRICT

This particular Zoning District was designed to accommodate residential development in a rural setting. This District, encompassing approximately 5,756 acres or 26% of all land within the Township, is only surpassed in size by the amount of land zoned as C-1. A significant amount of the Township's population resides in the R-A District with properties fronting upon State Route 437, Tunnel Road, Barry's Road, Peat Moss Road, Red Shale Pit Road, Fawn Ridge Road and Ramblewood Drive. Two acres is the minimum lot size for the R-A District, a common size for most rural communities.

LAND ZONED R-A

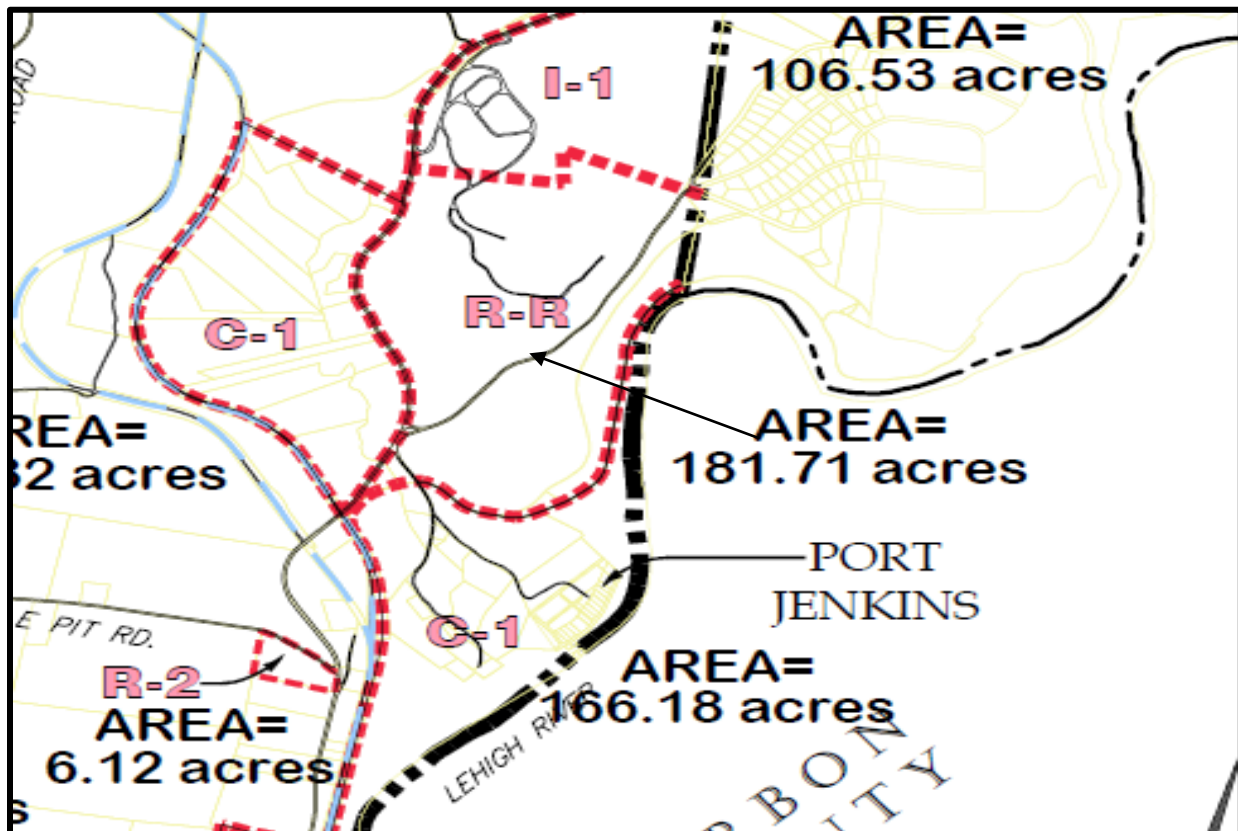


R-R RURAL RESIDENTIAL DISTRICT

The R-R District is intended to accommodate residents wishing to reside on larger lots to promote low density developments within a rural setting. The density factor for the R-R District requires a minimum lot size of two acres which is the same as that for the R-A District. There are two locations within the Township which are zoned R-R which comprise approximately 1,038 acres or approximately 5% of all land within the Township. These two locations are found on opposite sides of the Township.

The first area is located along the Township's eastern boundary with the Lehigh River immediately north of the Port Jenkins section of the Township.

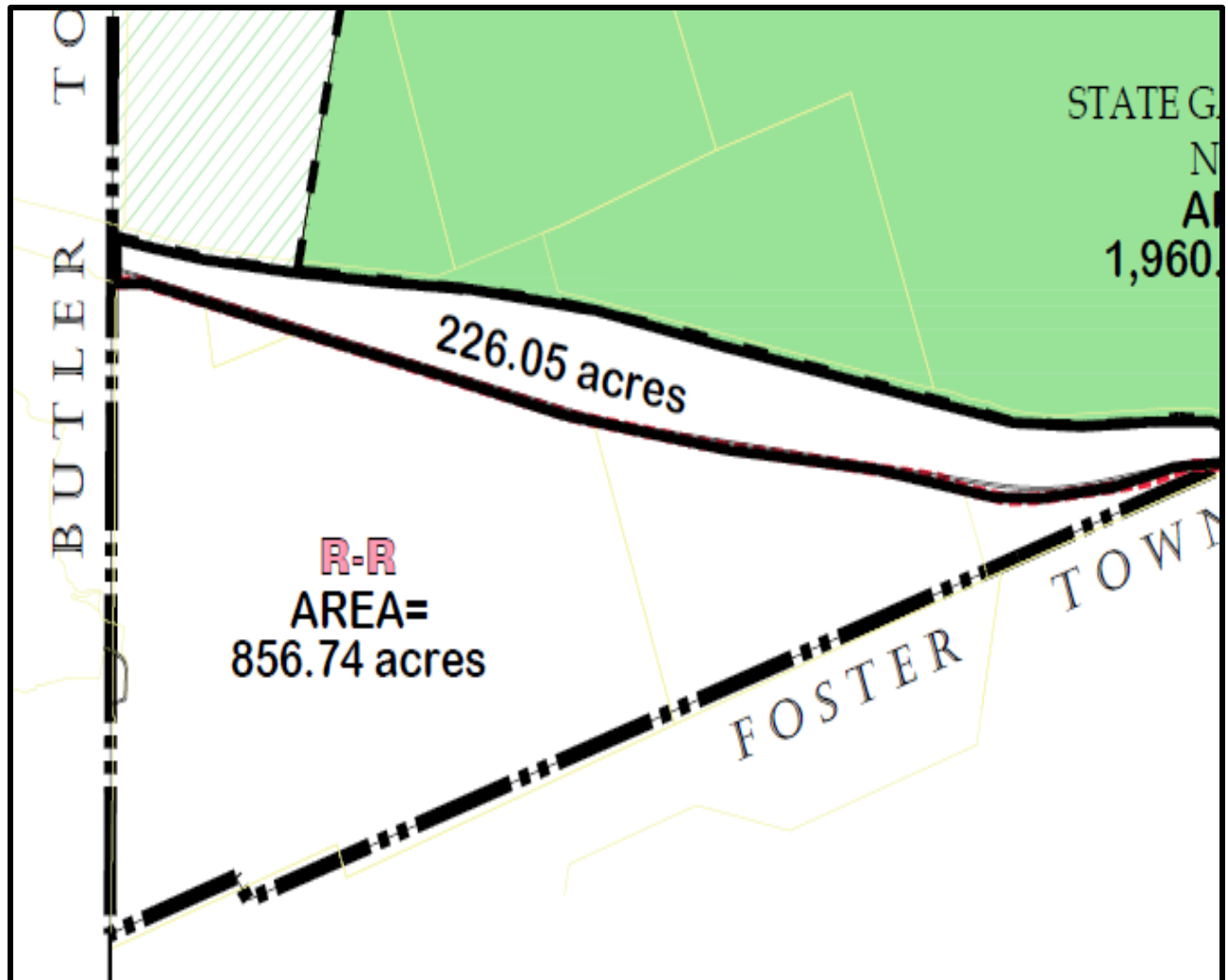
AREA 1 - R-R LAND IN THE EASTERN SECTION OF TOWNSHIP



The area zoned R-R in the eastern section of the Township appears to contain a portion of the White Haven Red Rock Quarry along with generally vacant undeveloped land leading into a residential development located in Bear Creek Township known as White Haven Pocono. The land zoned R-R between Port Jenkins and the White Haven Red Rock Quarry should be re-examined as to its validity with consideration of expanding the adjoining C-1 District to encompass this area. The area of R-R land within this section of the Township is approximately 181 acres.

The second area land zoned R-R located in the southwestern corner of the Township contains over 800 acres of land and is somewhat isolated from the rest of Dennison Township

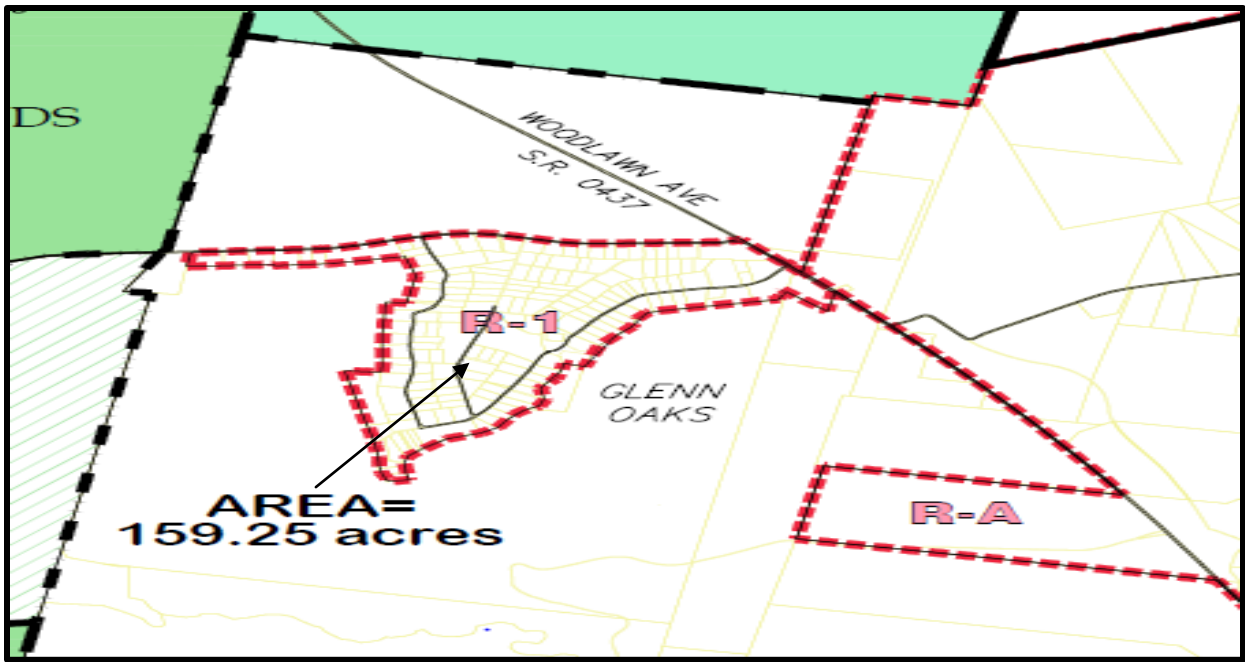
AREA 2 - R-R LAND IN THE SOUTHWESTERN SECTION OF TOWNSHIP



Access to this area is provided from Honey Hole Road via Butler Township. The site is geographically disconnected from the balance of Dennison Township and has only one point of access to land within the Township. The Township will explore other land uses which may be more suitable to the physical characteristics of this area which may necessitate in rezoning the area to a different and yet to be determined zoning classification.

R-1 LOW DENSITY RESIDENTIAL DISTRICT

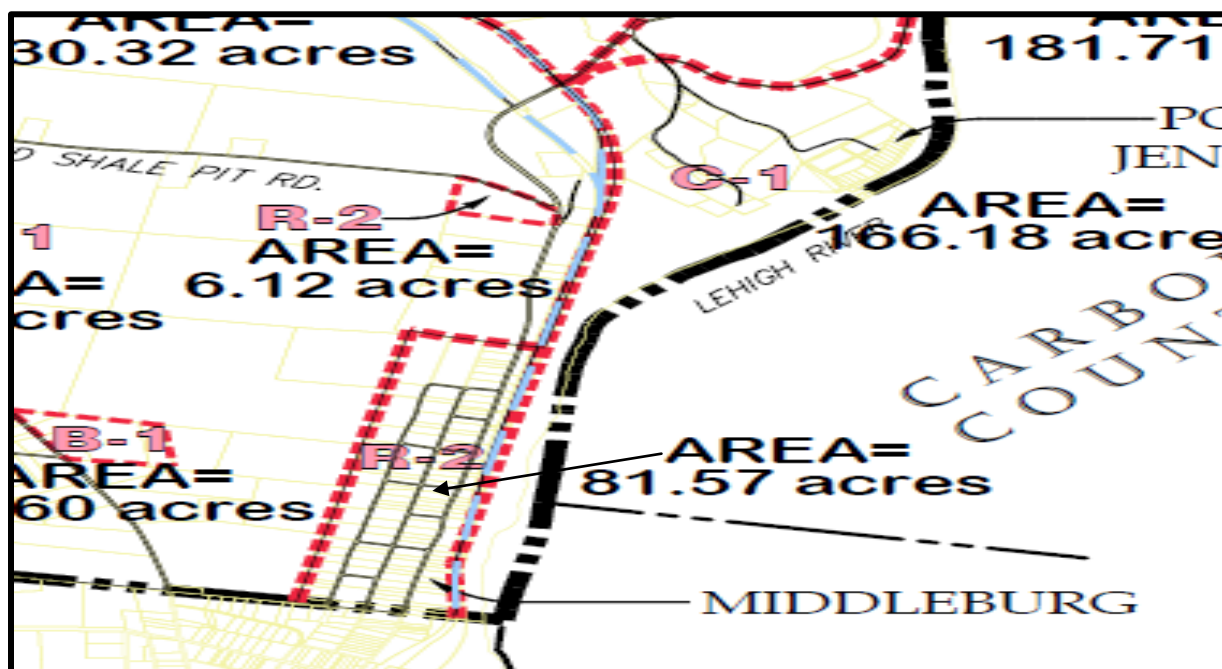
The amount of land classified as Low Density Residential is 159.25 acres or approximately 0.7% of all land within the Township. This zoning classification is affixed to one location in the Township; the Glenn Oaks.

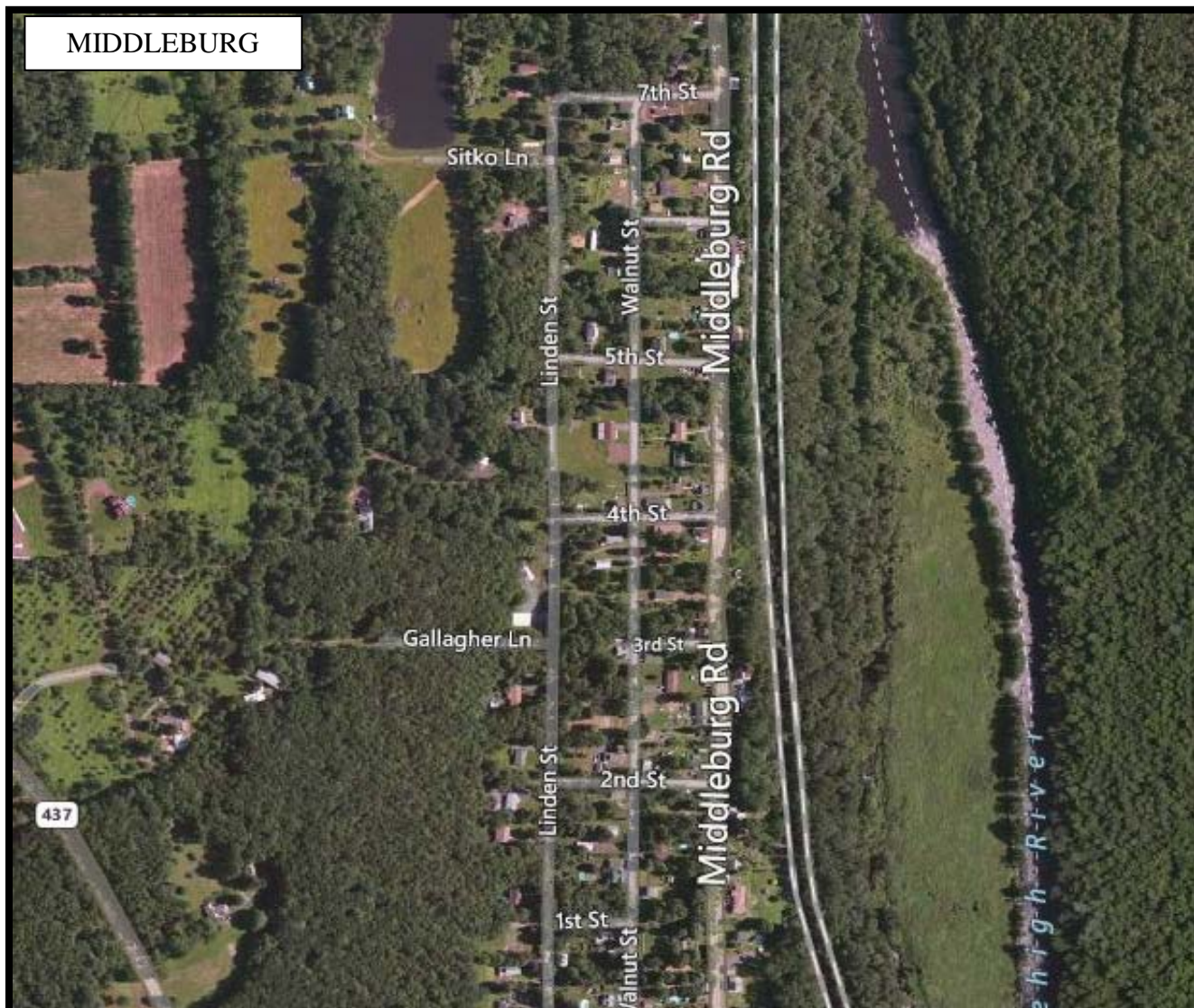


This development is relatively older and has a great deal of issues which continue to impact its residents, including the lack of road maintenance as the entire development consists of private roads. Areas within this development are impacted by the 100 Year Flood Plain of the Nescopeck Creek. The permitted density within the R-1 District varies based upon the availability of public sewers; none of which exist to service this development. A minimum lot area of not less than one (1) acre is required for those lots which are serviced by on-site sewage disposal systems or not less than twenty thousand (20,000) square feet for those lots serviced by an off-site sewage disposal system. There are no central sewers in Glenn Oaks, nor are there any plans for providing such in the future. Due to the age of this development some of the properties lack the minimum lot size of one acre.

R-2 MEDIUM DENSITY RESIDENTIAL DISTRICT

The 87.69 acres of land zoned as R-2 is limited to the Middleburg section of Dennison Township, along with a mobile home park on Red Shale Pit Road. This section of the Township has the highest population density with most homes constructed on small lots that pre-dated zoning in the Township. As a result of this area of higher density development, which occurred without public sewers, water quality and health issues arose which necessitated the installation of public sewers to correct the problems. This is the only section of Dennison Township which is serviced by public sewers and is connected to the treatment plant operated by Aqua Pennsylvania. The stated purpose of this District was to “recognize existing areas of development within the Township which are primarily residential in character, located upon relatively smaller sized lots thereby resulting in higher residential densities.



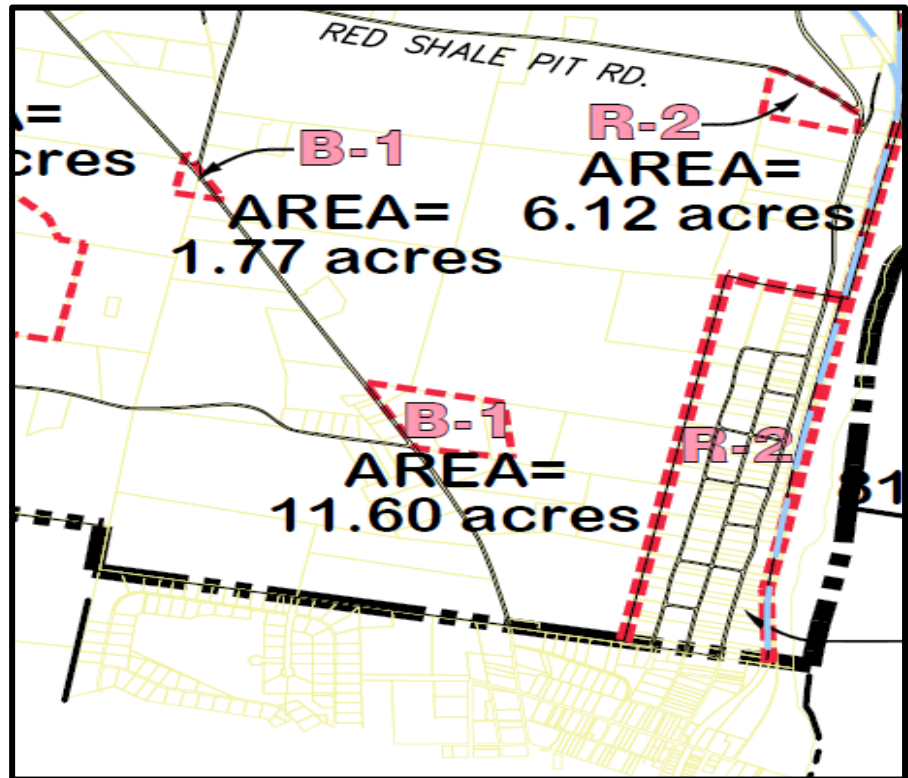


This District is also intended to provide and encourage a variety of housing types at densities which are appropriate and related to the availability of off-site sewage disposal systems and off-site water supply systems.” The minimum lot size within the R-2 District is one acre for lots that are serviced by on-lot sewage and then the lot size drops to 15,000 square feet for lots serviced by public sewers. A variety of housing types are permitted by right within this District, including Single-family Detached Dwellings, Two-family Dwellings, Townhouses and Boarding or Rooming Houses. While there are supplemental standards that apply to Townhouses and Boarding or Rooming House, the Township should reconsider the classification of these residential uses within the context of existing development in Middleburg. There is a very limited amount of land available for new development in this section of the Township. The Township will examine and reconsider what type of residential uses would be the most appropriate to preserve the existing small-scale character of Middleburg.

B-1 BUSINESS DISTRICT

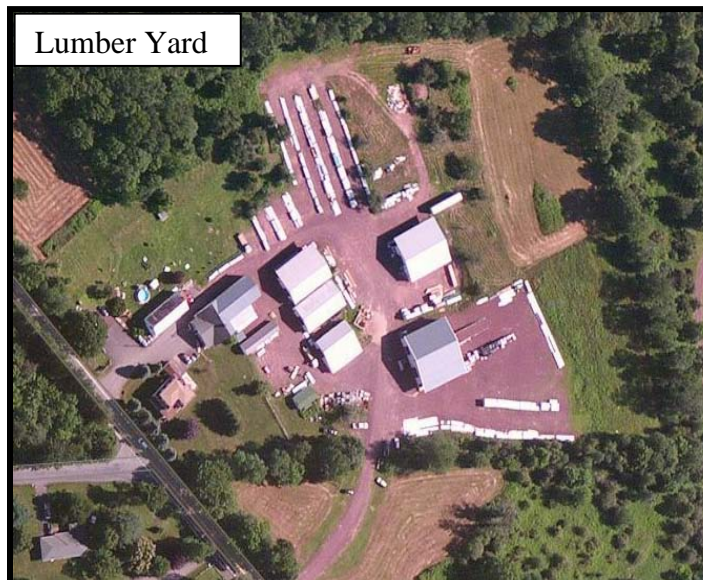
The B-1 District contains only 13.37 acres at two locations within the Township representing only 0.1%, of all land within the

Township. The area of land zoned as B-1 along State Route 437 represents the smallest classification of land within the Township. The permitted density in this district requires a lot size of not less than one (1) acre for those lots which shall be serviced by an on-site sewage disposal system and/or an on-site water system and twenty-five (25,000) thousand square feet for lots which are serviced by an off-site sewage disposal system and an off-site water system. There are variety of commercial uses addressed



in this District, some of which represent commercial businesses that already exist in White Haven.

The two existing businesses along State Route 437 include a lumber yard and a restaurant.



Lumber Yard

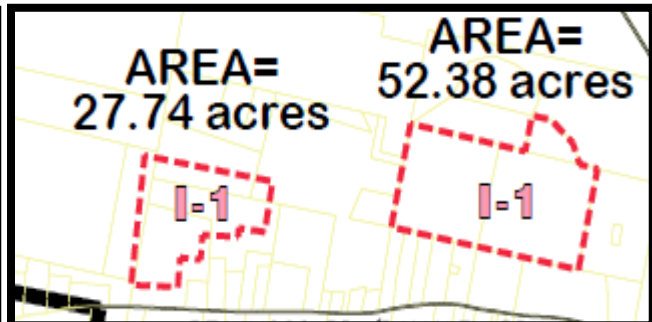
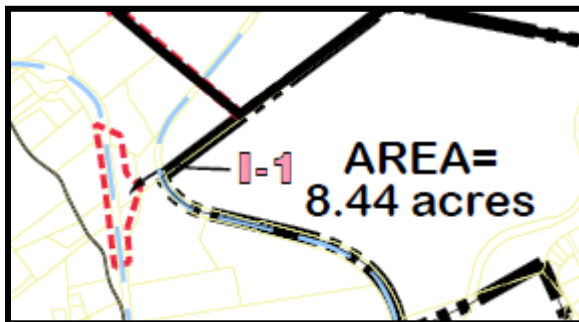
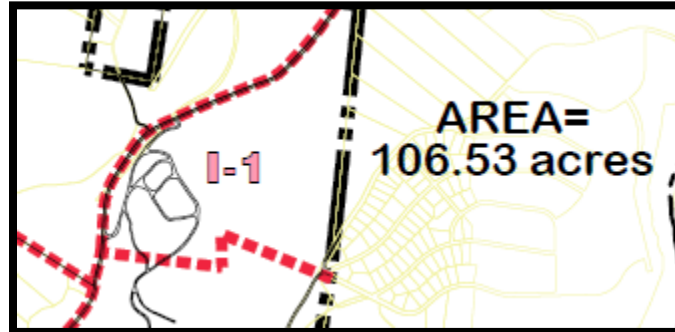


Restuarant

The Township plans to examine its current listing of commercial uses and, if necessary, revise those uses which would be intended for the B-1 District. The Township shall also explore the possibility of providing additional land for commercial development along State Route 437.

I-1 INDUSTRIAL DISTRICT

In the case of Dennison Township, there are 4 locations which are zoned I-1. Combined, they encompass 169.09 acres of land or slightly less than 1% of the total of all land within Dennison Township. The subject areas include location along Middleburg Road, Tunnel Road and Peat Moss Road.



A 106.53 acre site represents the White Haven Red Rock Quarry. The quarry has been in existence for an extended period of time, thereby making its classification as I-1 relatively simple.



There are two I-1 sites along Peat Moss Road used for mineral extraction operations. The remaining land classified as industrial is located along Webster Lane. This property is now operated as a trucking business.



The minimum lot area for the I-1 District is one (1) acre for lots serviced by an on-site sewage disposal system and/or an on-site water system or twenty-five thousand (25,000) square feet for lots serviced by an off-site sewage disposal system and an off-site water supply system.

CHAPTER 7

TRANSPORTATION

TRANSPORTATION NETWORK

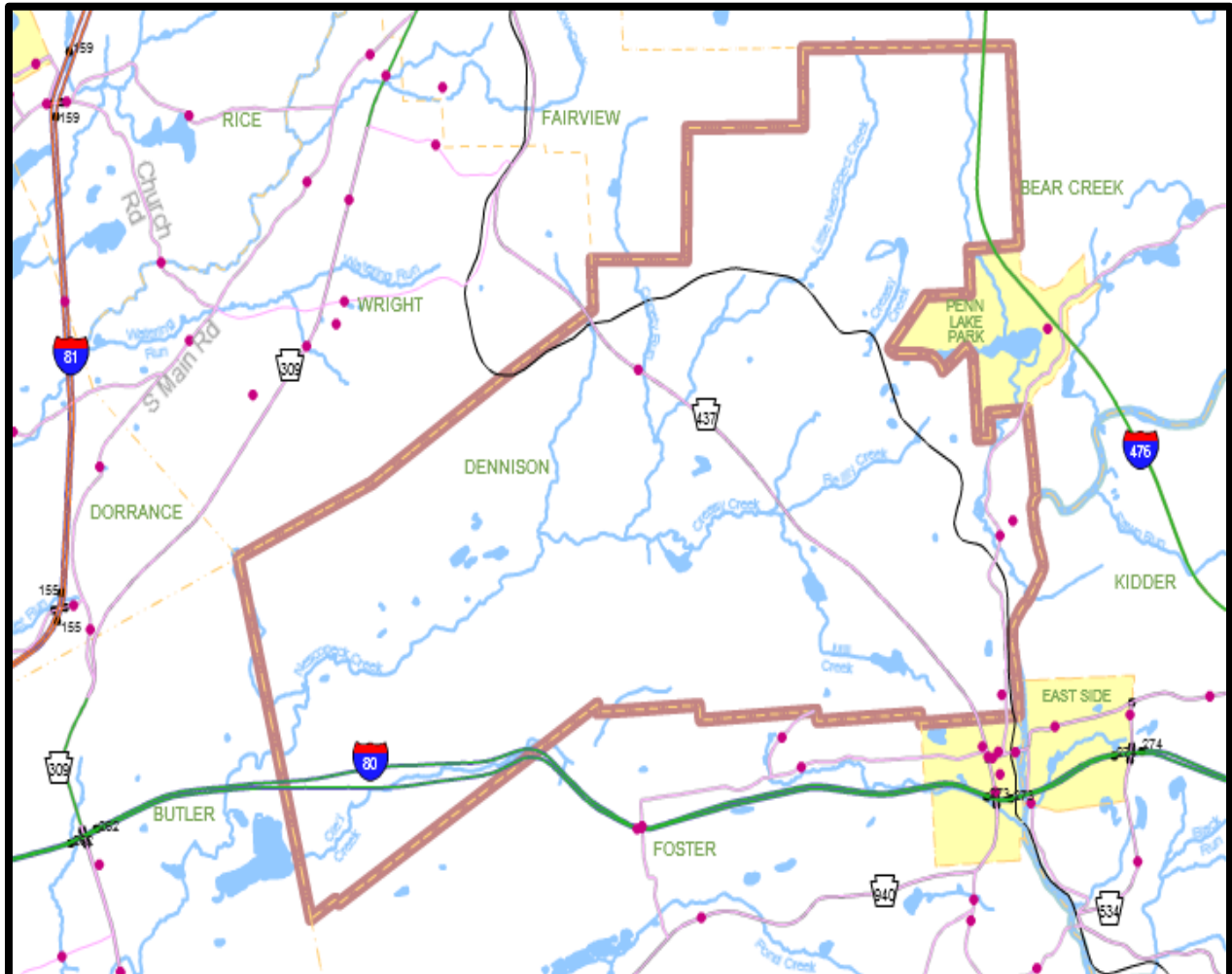
Safe and well-maintained roads are vital to all communities, serving not only as the means of travel within the community, but as a direct link to the region and beyond. This Chapter primarily addresses roadways located within the Township or providing access to the Township and their influence on land use and development for Dennison Township. The major highway and road systems that provides access to, from and through from Dennison Township are under the jurisdiction of PennDOT or the Luzerne County Road and Bridge Department, and can be best viewed in a regional context. There are four State Routes and three County owned roads that are located within The Township.

PennDOT

State Route 437
State Route 2041 (White Haven Highway)
Interstate 476 (NE Extension of PA Turnpike)
Interstate 80

Luzerne County

Tunnel Road
Barry's Road
Honey Hole Road



The designation of roads by its functional classification is normally divided into a hierarchy four categories: Expressways, Arterial Highways, Collector Roads, and Local Roads. Each classification is distinct in relationship to the intended volumes of traffic.

Characteristics of Roads by Classification

Expressways

- provide interregional and interstate connections
- designed for unrestricted, high-speed (55 to 65 mph) mobility of traffic
- limited access; no direct access to private property
- provides highest level of mobility
- intersects with selected arterial or collector routes by means of interchanges
- carries highest volumes of automobile and truck traffic with longer trip lengths

Interstate Routes are the most common types of roadways that are classified as Expressway. Both Interstate 80 and Interstate 476 (Northeast Extension of the Pennsylvania Turnpike), which are located within the Township that are classified as an Expressway. While neither have interchanges located with Dennison Township both are readily accessible within a short drive. An interchange for Interstate 80 is located immediately south of the Township in White Haven Borough while an interchange for Interstate 476 is located in Kidder Township approximately 5 miles northeast of the Township. Both interstates play an enormous role as a regional transportation route which has benefited growth and development in Dennison Township.

Arterial Highways

- provides connections between commercial and population centers in the region
- provides connection between the municipalities and adjoining communities, counties and states
- carries large volumes of traffic at a relatively high speed (45-55 mph)
- serves a mix of local and through traffic
- provides moderate to high levels of mobility
- Access limited only by PennDOT Highway occupancy permits and local zoning and subdivision ordinances

State Route 437, providing primary access to the Township, is a can be generally viewed as connecting route between Mountaintop and White Haven.

Collector Roads

- Collect traffic from local streets for connection of residential areas to commercial and activity centers and arterials
- Serve moderate levels of traffic at reduced speeds (35-45 mph)
- Serve more locally oriented traffic and few through trips
- Carry primarily only “local delivery” truck traffic

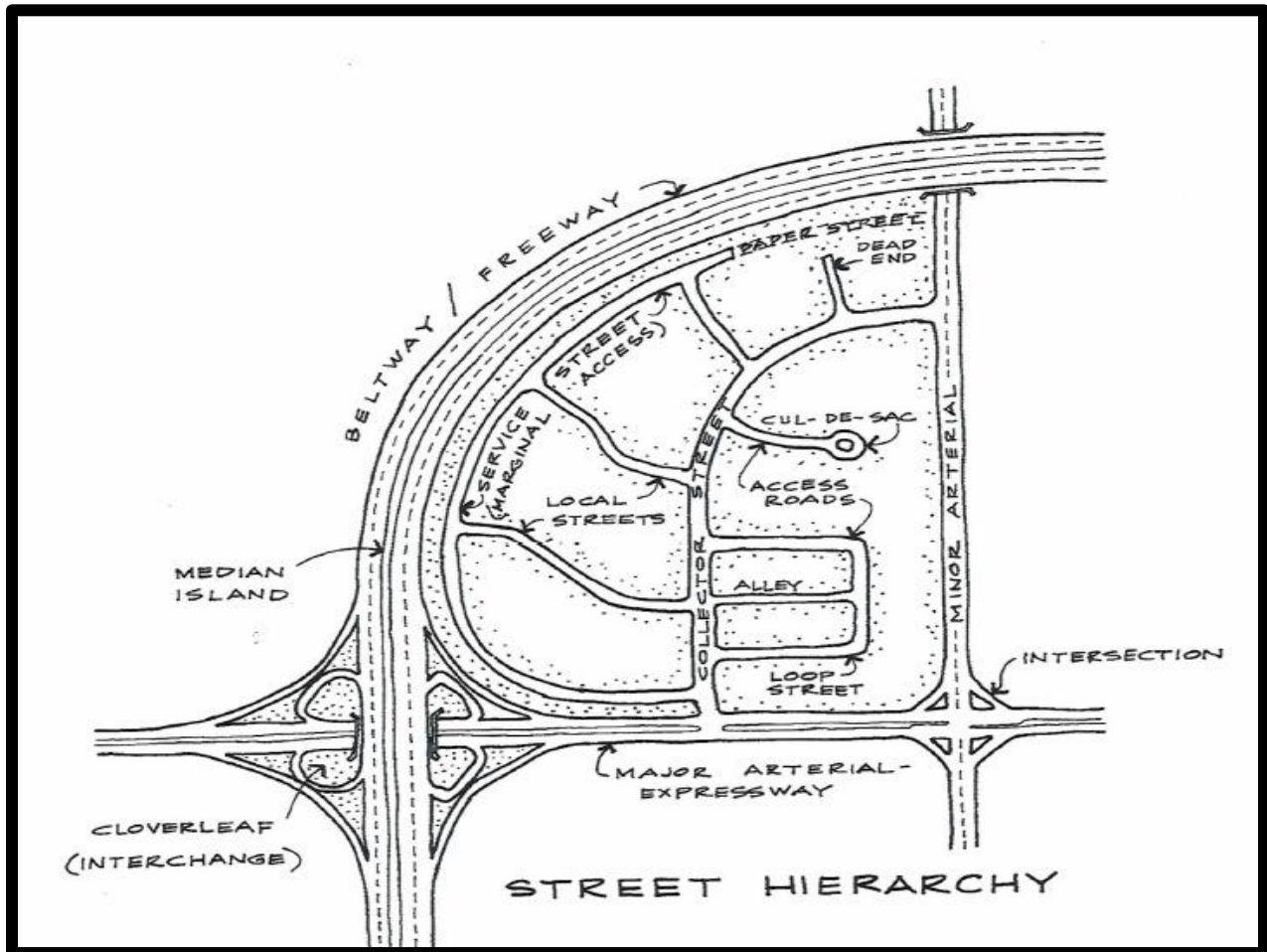
- Access from smaller and more numerous properties
- Access limited only by local municipal and PennDOT highway occupancy permits and local zoning and subdivision ordinances
- Provide reduced levels of mobility

Collector roads in the Township include: Tunnel Road, Barry's Road, and Honey Hole Road
All of which are County Roads.

Local Roads: All other public roads in the Township not classified as collectors are considered local streets and roads, which:

- Provides connection of residential properties and communities and less populated areas to collectors
- Serves lowest levels of traffic at slowest speeds (less than 35 mph)
- Provides high level of access from smaller residential parcels or areas with limited development
- Carries local trips only with no through trips
- Carries minimal truck traffic for local deliveries

ILLUSTRATIVE SAMPLE OF FUNCTIONAL CLASSIFICATION OF ROADS



In addition State Road 437, State Route 940 provides an east-west connection between
Freeland and White Haven Borough represents an additional means of access to Dennison

Township via neighboring White Haven Borough. Due to the geographic locations of State Route 437 and State Route 2041 (Middleburg Road), they represent the roadways most frequently used by Township residents for destination points both within and beyond the Township. State Route 437 provides the Township with a direct connection to Mountaintop, an employment and commercial center serving the Township. In Mountaintop, State Route 437 intersects with State Route 309, providing a north-south connection between the greater Wilkes-Barre and Hazleton areas. State Route 2041 traveling south intersects with State Route 940 in White Haven and traveling north intersects with State Route 115 in Bear Creek Township, a connecting route to Wyoming Valley and the Greater Wilkes-Barre Area, an additional major employment and commercial center serving the Township.

Interstate 476 and Interstate 80 while representing major access routes to Dennison Township do not have any interchanges located within the Township. The Northeast Extension of the Pennsylvania Turnpike, Interstate 476, crosses through the northeasterly section of the Township with an interchange located approximately 10 miles from the Township in Kidder Township. There is an interchange for access onto Interstate 80 approximately 5 miles from the Township which is located in East Side Borough.

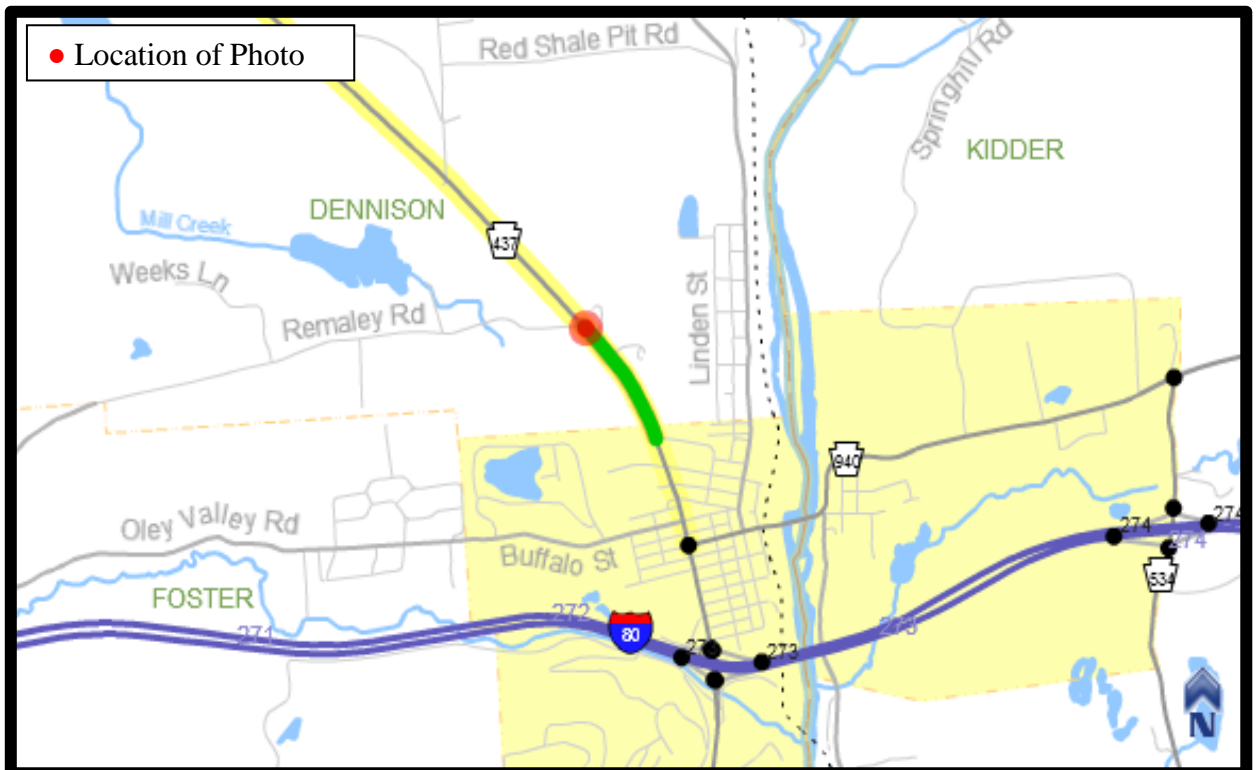
In short, Dennison Township is geographically located with excellent access to the regional highway system. The relative ease of access to the Township has and will continue to have a decisive effect on future development. Favorable access to Dennison Township makes the Township more amenable to continued residential development as a bedroom community. Census data indicates population in the Township commuting has an average travel time of 23 minutes with that approximately 53% of the having a 30 minute drive to work. While the Township has expressed a neutral policy toward future development, access to and from the Township will make it be an attractive location for new residential development, and perhaps a seasonal housing market, given its proximity to the Pocono resort areas which adjoins it in Carbon County.

STATE ROUTE 437

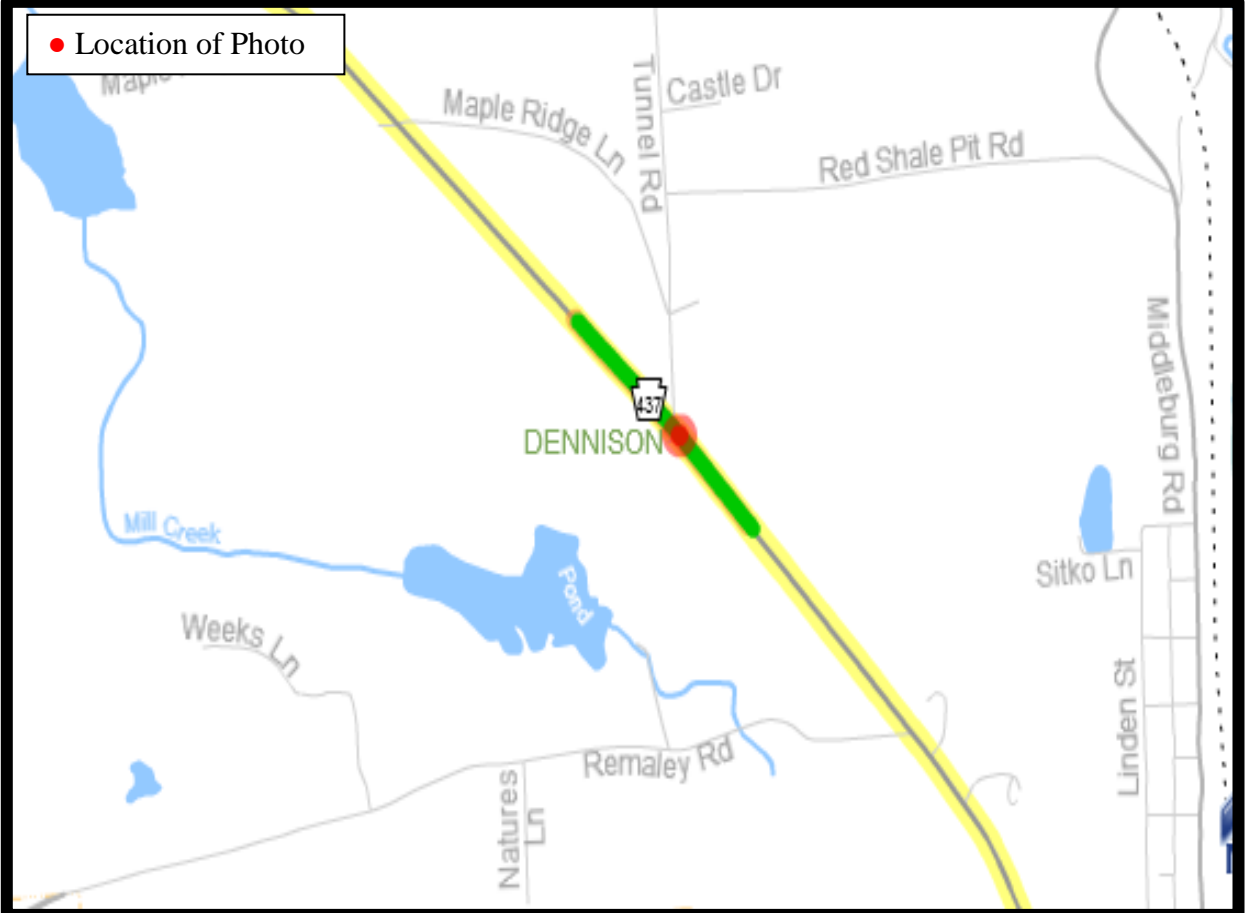
As previously noted State Route 437 provides a principal means of access to and through Dennison Township. Residential areas along Tunnel Road and Barry's Road are dependent on connecting access from State Route 437. A PennDOT traffic count generated in 2012 indicates that State Route 437 carries an Average Daily Traffic Volume of 3,242 vehicles (both directions) between White Haven Borough and Wright Township. The following provides photos of

traveling north along State Route 437 in Dennison Township between White Haven Borough and Wright Township.

STATE ROUTE 437



STATE ROUTE 437



STATE ROUTE 437



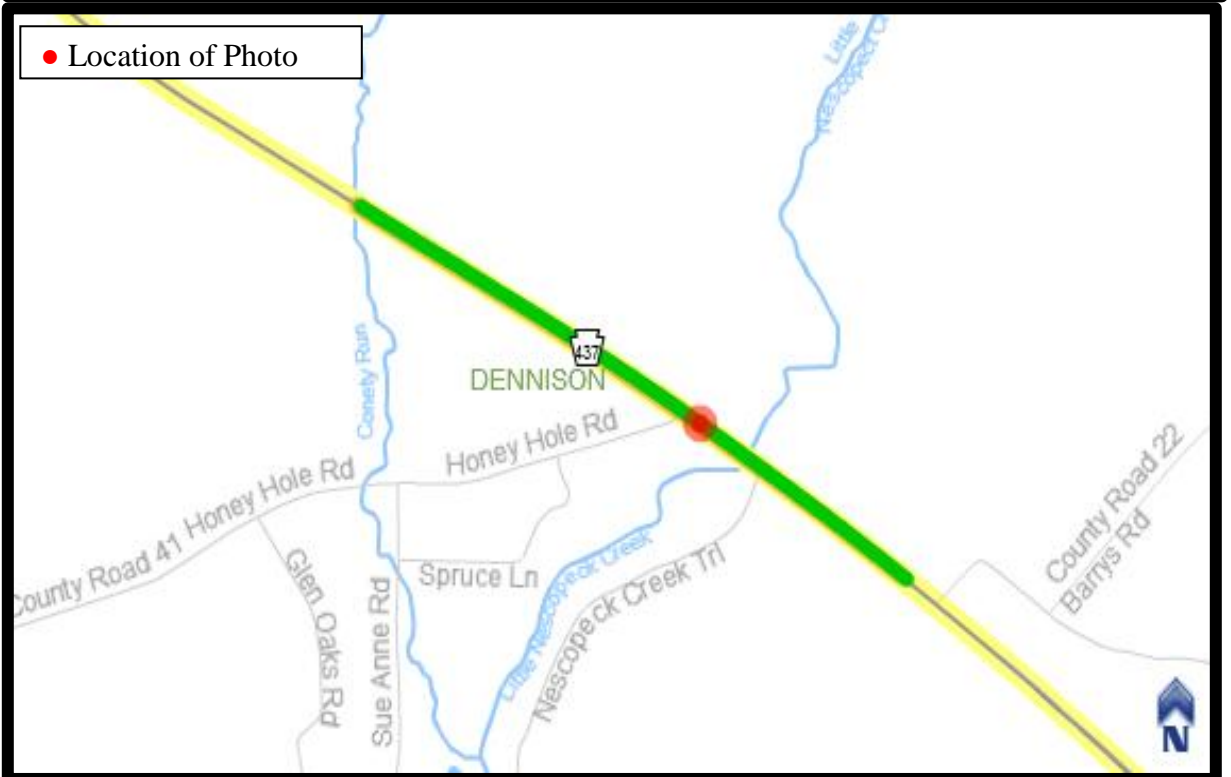
STATE ROUTE 437



STATE ROUTE 437



STATE ROUTE 437

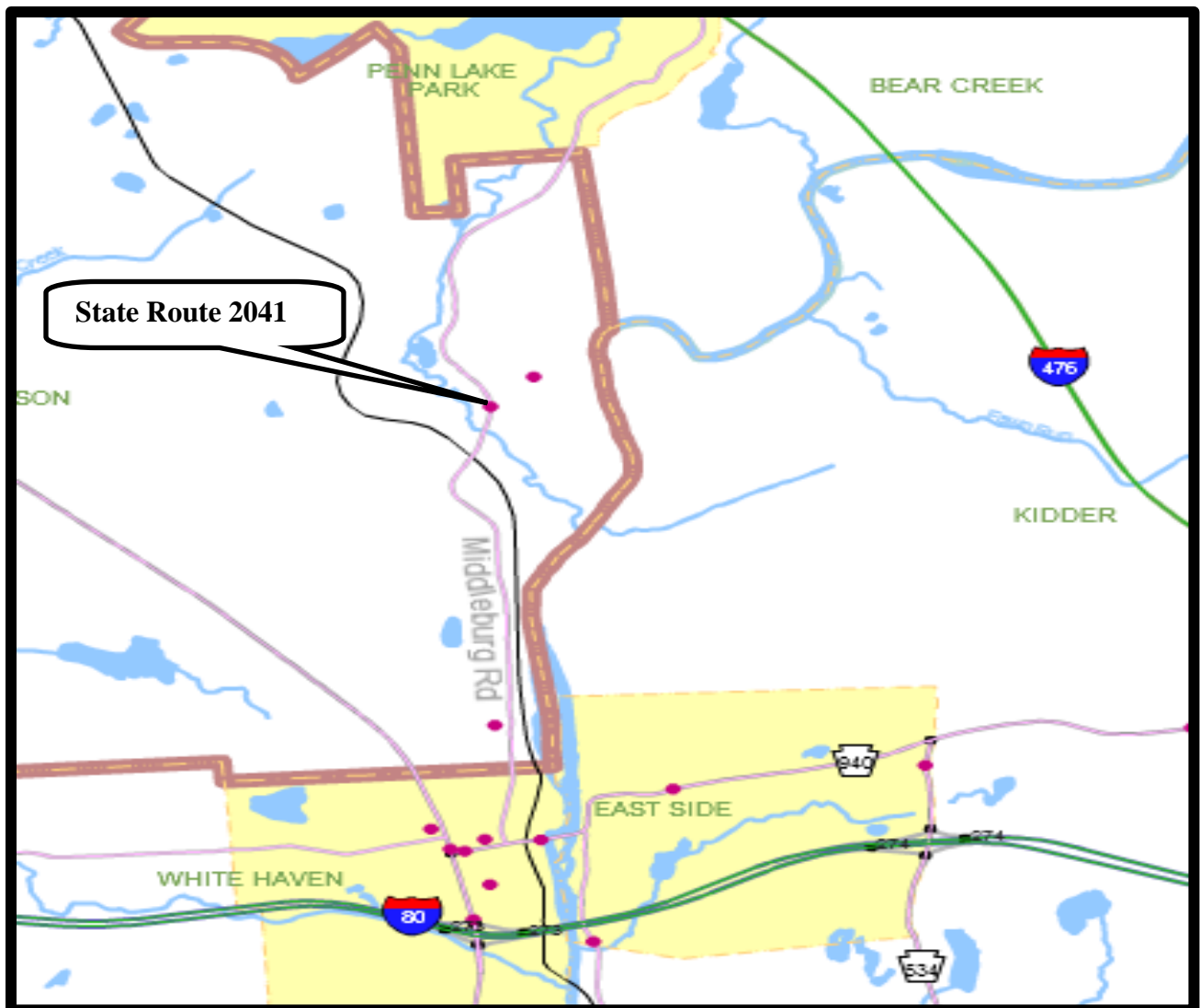


STATE ROUTE 437



STATE ROUTE 2041

State Route 2041 (White Haven Highway) provides a second means of access to Dennison Township as a connecting route between Bear Creek Township (State Route 115) and White Haven Borough. A PennDOT traffic count generated in 2012 indicates that State Route 2041 carries an Average Daily Traffic Volume of 890 vehicles (both directions) between Bear Creek Township and White Haven Borough which is less than a $\frac{1}{3}$ of the traffic on State Route 437. Because State Route 2041 represents the only means of access to Penn Lake Park Borough, it can be assumed that some amount of the average daily traffic has Penn Lake Borough as its destination point. However given the its limited population (under 300) the majority of traffic is likely for other points of destination.

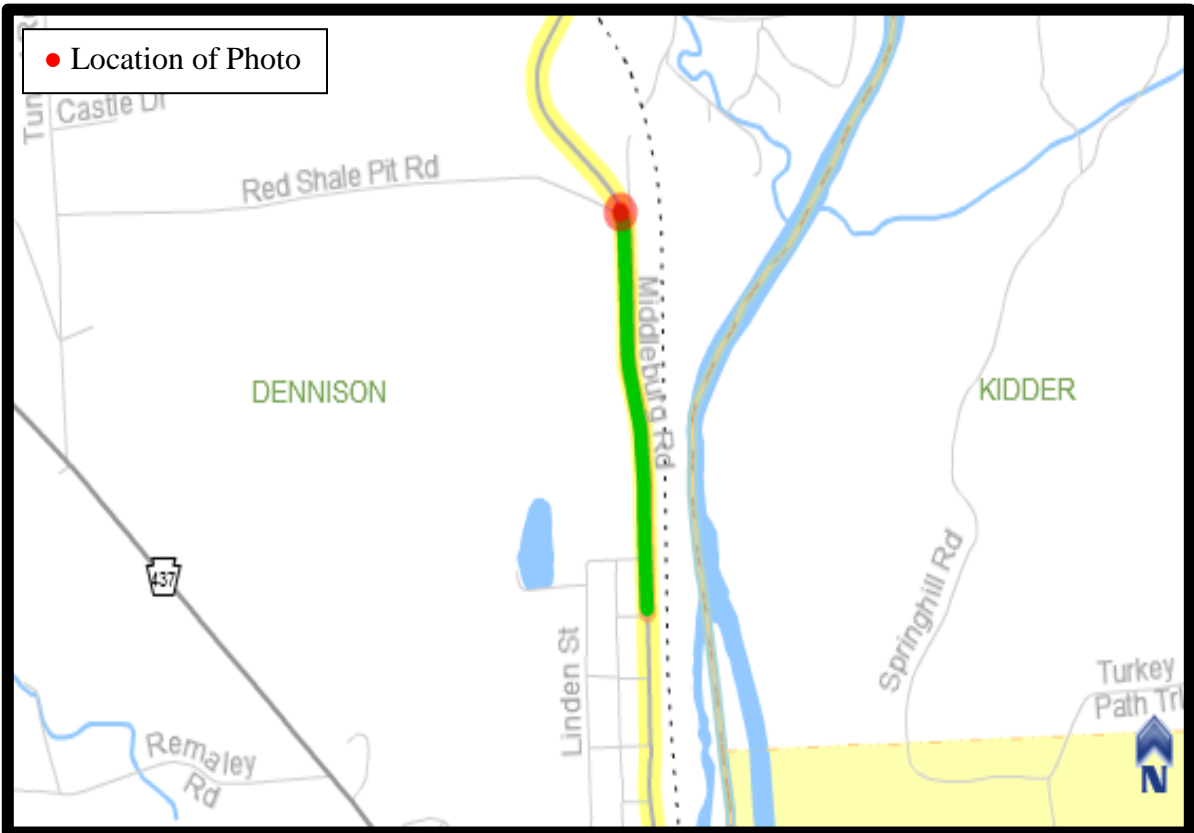


The segment of State Route 2041, (Middleburg Road) which located in Dennison Township runs from Penn Lake Park Borough to White Haven Borough. The following provides photos of State Route 2041 traveling south along State Route 2041 in Dennison Township between Penn Lake Park Borough and White Haven Borough.

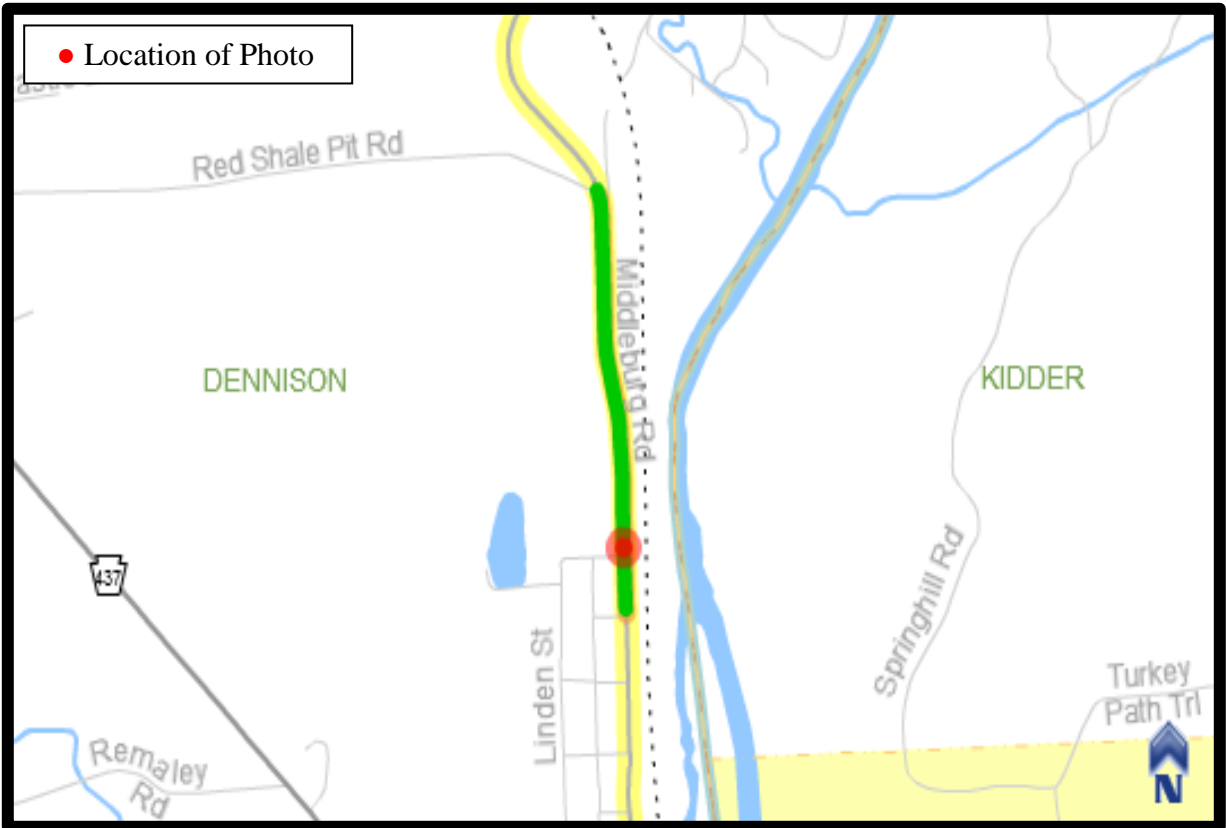
STATE ROUTE 2041



STATE ROUTE 2041 (Middleburg Road)



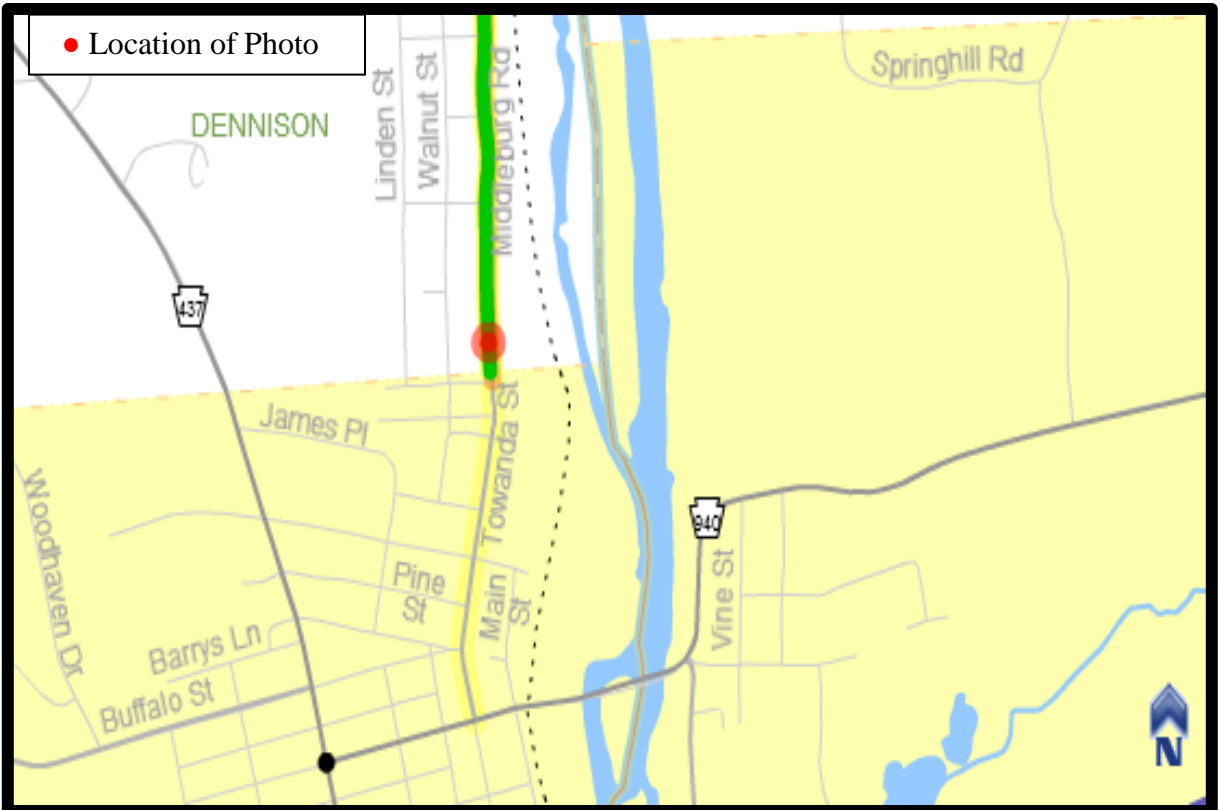
STATE ROUTE 2041(Middleburg Road)



STATE ROUTE 2041 (Middleburg Road)

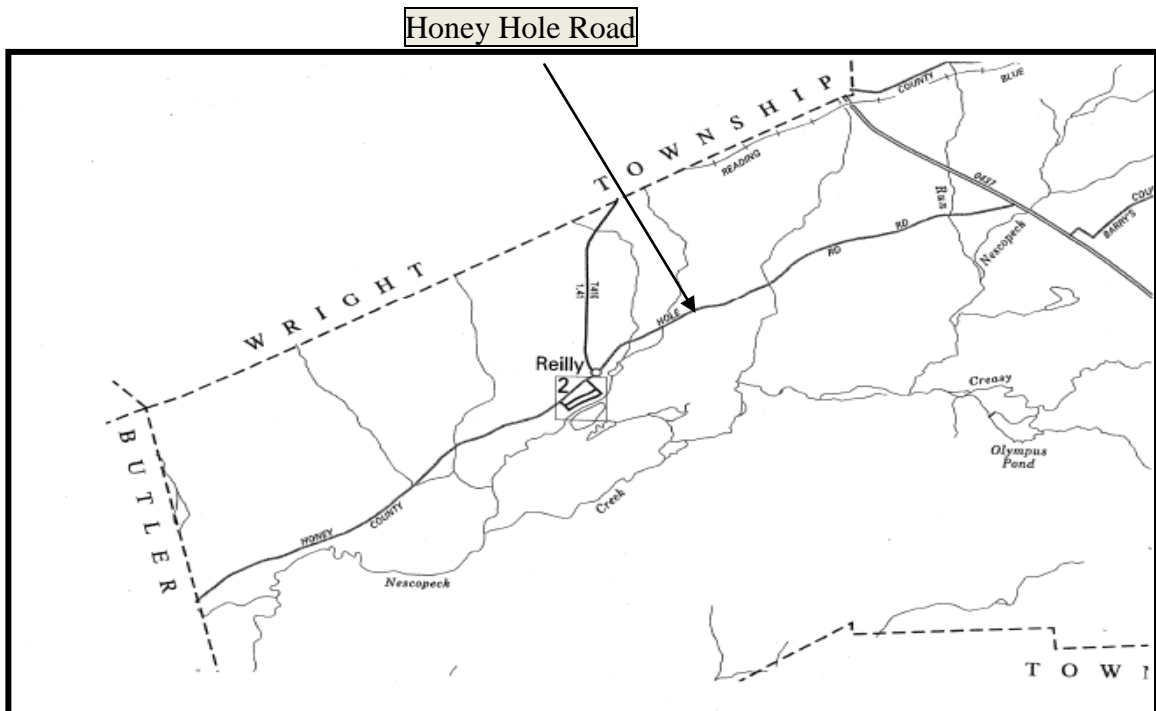
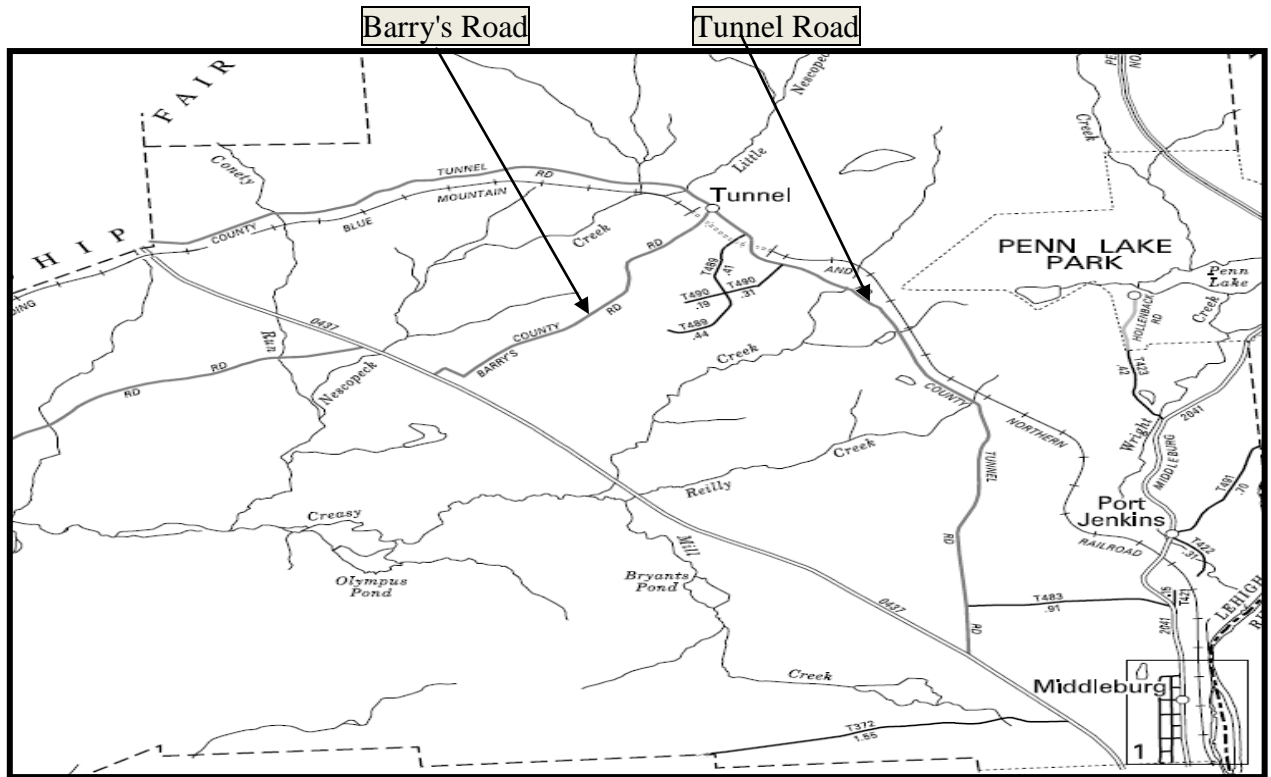


STATE ROUTE 2041 (Middleburg Road)



COUNTY ROADS

There are 3 County Roads within the Township, Tunnel Road, Barry's Road and Honey Hole Road, which are of great importance in the distribution of traffic within the Township. Each is classified as a "Collector Road." While there are residences fronting upon each of these roads, they also collect traffic from "Local" roads (public and private) with which they intersect. This is particularly true for Tunnel Road.



It was extremely difficult to secure traffic counts for County roads in Dennison Township from any office in Luzerne County. Once the information was obtained under a "Right to Know" request for the most recent data, the following traffic counts were provided.

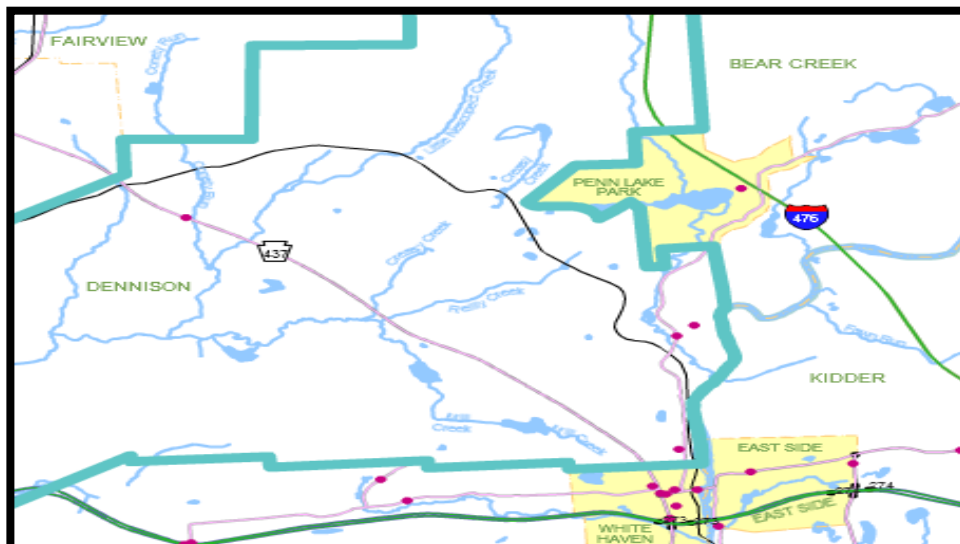
<u>County Roads</u>	<u>Traffic Count</u>	<u>Year</u>
Tunnel Road (County Road 19)	318	2006
Barry's Road (County Road 22)	592	2006
Honey Hole Road	793	2005

While this represents official figures from the County, the volumes are questionable for Tunnel Road and Honey Hole Road. Outside of Middleburg, Tunnel Road appears to have the most population located upon it or upon roads intersecting with it. Thus it would be expected to have the highest traffic volumes, not the least, among the three County roads. Honey Hole Road, which has the highest volume of traffic, has little population located upon it. Based upon such, Township officials believe the traffic count appears quite high in comparison to the other two County roads. The Township also pointed out that at the time of traffic count, 2006, Honey Hole Road was in poor condition as a connecting route to State Route 309 in comparison to other alternative routes. The only plausible explanation could be visitors to the Nescopeck State Park. These traffic counts should be rechecked in the future for comparative purposes.

INTERSTATE HIGHWAYS

As previously stated, there are two Interstate highways that cross Dennison Township: Interstate 80 and Interstate 476 (Northeast Extension of the Pennsylvania Turnpike). Interstate 476 crosses the northern east section of the Township, immediately north of Penn Lake Borough. This segment of Interstate 476 running between the interchanges

INTERSTATE 476



located in Kidder Township and Bear Creek Township carries an estimated daily volume of traffic of 16,425 vehicles.

Interstate 80, a vital east-west link across Pennsylvania crosses through the southwestern section of the Township. There are no interchanges located within the Township. However the nearest Interchange is located just to the south of Dennison Township in White Haven Borough. The western point of access is located in Butler Township with Interstate 80 intersection with State Route 309.

INTERSTATE 80

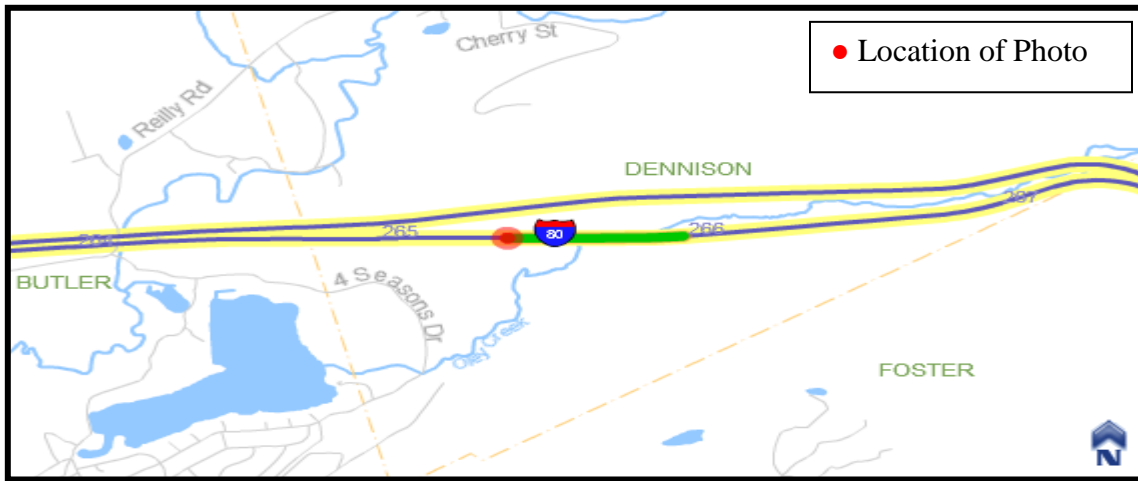


PennDOT records indicate the average daily traffic volumes on east bound traffic to be 10,450 and west bound to be 10,589.

INTERSTATE 80 EAST



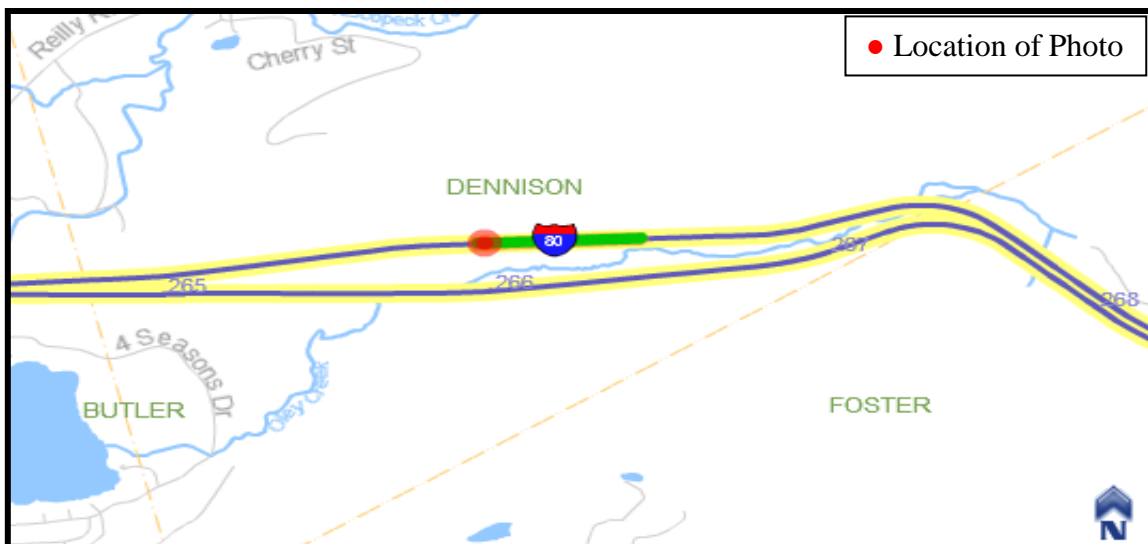
INTERSTATE 80 EAST



INTERSTATE 80 WEST



INTERSTATE 80 WEST



CHAPTER 8

COMMUNITY FACILITIES AND SERVICES

TYPES OF COMMUNITY FACILITIES AND SERVICES

Community facilities and services, as provided by local, county and state government, and by quasi-public institutions such as volunteer fire departments, hospitals and libraries, are most often considered in terms of government or institutional response to meet the needs and demands of the community's residents. Residents rely on community and public facilities and services to meet their transportation, educational, water supply, sewage disposal, police protection, emergency response, recreation and other daily living needs. Municipalities do not, and cannot, provide all the facilities and services required by residents, many such services being provided by other levels of government or volunteer organizations. As the individual municipal and regional population continues to change, the demand for facilities and services will also change. While Dennison Township is a growing community, based upon the evaluation of land use and population there does not appear to be a future scenario under which Dennison Township will experience a large numerical increase in its population to impact its current delivery of community services.

This section of the Comprehensive Plan focuses on those facilities and services which are provided by the Township and the quasi-public institutions, such as fire and ambulance companies, serving the area. Whether considering facilities or services, it is in the best interest of Dennison Township to cooperate with other local municipal jurisdictions to provide and improve facilities and services which are best provided regionally. Public community facilities and services to serve Township residents are provided on several levels, and the provision of these facilities and services is dependent on tax dollars, whether in the form of federal and state aid, county supported programs, or locally funded facilities and services. Both public and private funds support institutional facilities and services. Inter-municipal cooperation has become more common in recent years, with a greater number of municipalities in the Commonwealth working together on a number of issues and programs. The provision of community facilities and services offers numerous opportunities for cooperation which can result in efficiency of program operation and service delivery, and economies of scale in purchasing of supplies and materials.

TOWNSHIP GOVERNMENT

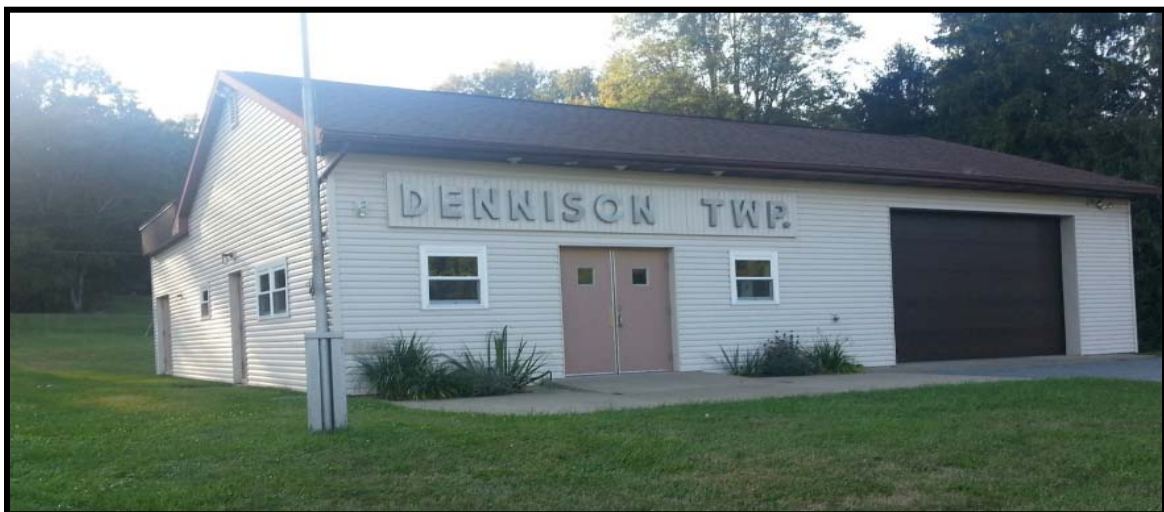
Dennison Township is a Second Class Township governed by a three-member Board of Supervisors. The Township was chartered in 1839 and was formerly a part of Hanover Township. The Board of Supervisors appoints Township residents to the Township Planning Commission which serves an advisory role to the Supervisors, and to the Zoning Hearing Board.

FACILITIES AND SERVICES

Local municipalities in Pennsylvania are responsible for a variety of public facilities and services. One of the earliest primary functions of Township Supervisors was the construction, improvement and maintenance of roads. However, local governments have evolved over the years to the point of managing a large variety of facilities, services and programs, which in some cases are mandated by state and federal regulations. These include, among others, land use controls; environmental protection; stormwater and floodplain-management; police protection; water-and sewer facilities; parks and recreation, and solid waste disposal. The level of service is dictated by the density and demographic character of the municipal population, and its tax base. Road maintenance and emergency services are typically the most important services as viewed by residents of small communities

TOWNSHIP PROPERTY

The Township Municipal Building is located at 76 Walnut Street in the Middleburg section of Dennison Township.



The building was constructed in 1979, containing approximately 1,600 square feet space and is located on approximately 2.02 acres of land. In recent years it underwent extensive interior and exterior renovations designed to improve energy efficiency, including replacement windows and added insulation. The Township Municipal Building provides an administrative office space, a meeting room and an adjoining garage area for storage of Township trucks and equipment. The rear yard area of the property includes a park with play equipment to the rear of the building that includes swings and a basketball court



The Township has created a web site, dennisontp.org, which provides residents with a variety of news and information concerning the Township business.

The Township has one part time employee, the Borough Secretary. Road repair work and related work on Township roads and property is done on a contract basis or by the Supervisors themselves which proves to be a cost savings to the Township.

EMERGENCY SERVICES

Police

Police protection in Dennison Township is provided by the White Haven Borough. The Borough has a full time police force which responds to calls on 24 hour basis. The Borough has a contractual arrangement with the Dennison Township to provide police protection which began in 2005. The contractual arrangement works favorably for Dennison Township and it eliminates its prior dependence upon the State Police which often resulted in lengthy delays in response time.

Fire Protection

Fire protection and rescue operations are provided by Dennison Township Volunteer Fire Company, formed in 1983. The volunteer fire company operates from two locations in Dennison Township. Fire Station 1 is located on Linden Street in the Middleburg section of the Township in the southern half of the Township, while Fire Station 2 is located on Barry's Road in the northern half of the Township.



The Volunteer Fire Company has mutual aid agreements with most adjoining municipalities for regional coverage. The primary pieces of equipment owned by Dennison Township Volunteer Fire Company include:



Engine 2; a 2005 Pumper with equipped four-wheel drive, a 750 gpm pump, and a compressed air foam system. In addition to firefighting equipment it carries Hurst hydraulic rescue tools. It is equipped with a 500 gallon water tank, 500 feet of 5 inch supply hose, a booster reel with 150 feet of 1½ inch attack line, three 1¾ inch attack lines, each 200 feet, and 200 feet of 2½ inch attack line.



Brush Truck: 1986 Chevy ¾ ton pickup with a 200 gallon tank.



Engine 1; a 1996 KME Pumper with a 1,250 gpm pump, four $1\frac{3}{4}$ inch attack lines each 200 feet in length, two $2\frac{1}{2}$ inch attack lines each 200 feet in length, 1,000 feet of 5 inch supply line. It is equipped with a 1,000 gallon water tank and carries a battery powered hydraulic rescue tool.



A 2014 Polaris Ranger Utility Vehicle, 6 wheel drive, with a “skid unit” equipped with a pump, a 100 gallon water tank, and a Stokes basket for rescues.



A 2003 Tanker/Pumper carrying 3,000 gallons of water with two 1³/₄ inch attack lines and one 2¹/₂ inch attack line.

Because the Dennison Township Fire Company is an all-volunteer company, continued recruiting to find volunteers to replace retired or inactive members will be an important goal, along with the continued proper training and qualifications to ensure the continued level of service which it now affords the Township. In support and recognition of the valuable service provided by the Dennison Township Fire Company, the Township Board of Supervisors makes an annual voluntary donation to the Company to augment its operating costs.

Ambulance Service

Ambulance service to residents of Dennison Township is provided by the White Haven Ambulance Association. Membership subscriptions are sold by the Association at a cost of \$30 for an individual or \$50 for a family membership. The White Haven Ambulance Association provides a basic life support (BLS) system. Valley Regional provides advanced life support (ALS).

REFUSE COLLECTION AND RECYCLING

Refuse collection within the Township is handled by private haulers as a service contracted between property owners and the selected private hauler. Single stream recycling is available to Township residents with the Township Volunteer Fire Station on

Linden Street serving as the drop off point for recycling.

SEWAGE AND WATER

Most of Dennison Township is dependent upon on-lot sewage disposal. The exception where public sewers exist is in the Middleburg section of the Township. Conveyance of sewage is to Aqua Pennsylvania located in White Haven. There is no central or public water system in the Township. Potable water within the Township is entirely dependent upon individual wells.

EDUCATIONAL FACILITIES

Dennison Township is located within the Crestwood Area School District which encompasses a geographic area of 110 square miles. In addition to Dennison Township, the Boroughs of Nuangola, Penn Lake Park and White Haven and the Townships of Wright, Rice, and Dorrance are within the Crestwood Area School District. The school facilities include the Rice Elementary School located at 3700 Church Road, the Fairview Elementary School and the Crestwood Middle/High School located in Wright Township. There are no school buildings of the Crestwood Area School District located in Dennison Township.

LIBRARIES

Libraries play an important role in the community by making information available to all residents. Libraries supplement school libraries for students, provide life-long learning opportunities for adults, and offer special services such as children's reading programs, and internet access. The Township is fortunate to have the White Haven Community Library in close proximity to Township residents located in White Haven.