THE JOINT COMPREHENSIVE PLAN FOR THE CJER REGION

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FIRST DRAFT

TABLE OF CONTENTS

		Page
PART ONE – INTRODUCTION AND GOAL SETTING		
Chapter 1	Introduction – The Joint Comprehensive Planning Process	1-1
Chapter 2	Regional Setting and Influences	2-1
Chapter 3	Identification of Issues – Public Participation	3-1
Chapter 4	Goals and Objectives	4-1
Chapter 5	Existing Land Use	5-1
PART TWO – THE COMPREHENSIVE PLAN		
Chapter 6	Future Land Use Plan	6-1
Chapter 7	Economic Development Plan	7-1
Chapter 8	Transportation Plan	8-1
Chapter 9	Community Facilities Plan	9-1
Chapter 10	Natural and Historic Resources Plan	10-1
Chapter 11	Action Plan	11-1
PART THREE – BACKGROUND		
Chapter 12	Population and Housing Characteristics	12-1
Chapter 13	Economic Development and Employment	13-1
Chapter 14	Community Facilities	14-1
Chapter 15	Transportation Network	15-1
Chapter 16	Natural Resources and History	16-1
Chapter 17	Interrelationships of Plan Components	17-1

Appendix A- CJER Quick Facts

Appendix B- Example – Intergovernmental Cooperative Implementation Agreement

Appendix C – Additional Tables

LIST OF MAPS

- Figure 5.1 Existing Land Use
- Figure 5.2 Composite Existing Zoning
- Figure 6.1 Agricultural Resources
- Figure 6.2 Future Land Use
- Figure 8.1 Transportation Plan
- Figure 14.1 Sewer Systems
- Figure 14.2 Water Systems
- Figure 15.1 Scenic Resources and Challenges
- Figure 16.1 Natural Areas and Features
- Figure 16.2 Historic Resources

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Chapter 1

The Joint Comprehensive Plan

Introduction & Purpose

The 'West End' of the Pocono Mountains, to which the CJER area is commonly referred to, contains a variety of landscapes which make the Region unique in many ways. The rolling hills and stunning views of the Blue Mountain to the south, the busy and commercialized Route 209 Corridor in Brodheadsville, and the scenic vistas and high quality creeks and streams in the north present unique challenges as well as opportunities in future land use planning. Issues such as economic growth, agricultural and open space preservation, and the preservation of natural resources in the face of increasing development pressure makes this Plan a critical one.

In 1968, the Pennsylvania legislature passed Act 247, the Pennsylvania Municipalities Planning Code. This was the legislation that enabled local governments to develop Comprehensive Plans, Zoning Ordinances, Subdivision and Land Development Ordinances, and Official Maps. In the years since then, the Act has been amended numerous times, providing municipalities with more means to implement their plans, but these original document types remain the foundation of local planning.

In 2000, Pennsylvania adopted amendments to the Municipalities Planning Code, specifically Acts 67 and 68, known as "Smart Growth" legislation. This new legislation allows municipalities to work together to plan regionally across municipal borders using "smart growth principles" and specifically enabled the creation of joint municipal Comprehensive Plans. A Joint Comprehensive Plan can address both development and preservation issues with the flexibility of allocating land uses over the entire planning area, rather than the traditional method of providing for all land uses within each municipality. Additionally, a Joint Comprehensive Plan allows for regional coordination of transportation and community facilities issues, which helps to prevent overlap of municipal resources. The Action Plan will address specific recommendations pertaining to these new planning tools.

A Joint Comprehensive Plan is more than just a plan for development. The Plan is a means granted to local governments by the Commonwealth of Pennsylvania by which participating communities may work together to create a vision of what they want to become and how they intend to achieve that vision. Surrounding communities are changing as well. This Joint Comprehensive Plan will help to anticipate change, to identify community goals, and to examine local resources. It will provide the guidance that allows a higher degree of control in *how* change occurs in the CJER Region.

The Townships have prepared individual comprehensive plans in the past. This Joint Comprehensive Plan was initiated because of the recognized need to update and examine overall planning for the area in light of development trends and pressures in the Region, and to determine common goals and objectives for land use.

Contents of a Comprehensive Plan

The State allows local governments to address virtually any issue that is of municipal concern, but Act 247 established certain minimum requirements. According to §301 of Act 247, a valid Comprehensive Plan must include

- a statement of objectives concerning future development;
- a plan for land use;
- a plan to meet the housing needs of present residents and of any anticipated increase of population;
- a plan for the movement of people and goods, which may address automobile travel, parking facilities, non-motorized trail systems, and public transportation facilities;
- a plan for community facilities and services, which may address public and private education, recreation, municipal buildings, fire and police services, libraries, hospitals, water supply and distribution, sewerage and solid waste management, storm drainage, and utilities;
- a statement of the inter-relationships among the components of the plan;
- a discussion of short-range and long-range implementation strategies for the plan objectives;
- a review of how compatible the plan is with the existing and proposed development and plans in contiguous portions of neighboring municipalities outside of the planning region;
- a plan for the protection of natural and historic resources; and
- a plan for the reliable supply of water.

In addition, the municipalities may address virtually any area of local concern.

It is important to realize that this Joint Comprehensive Plan does not have the force of law, although it provides the foundation for ordinances and regulations that do. In fact, a sound Joint Comprehensive Plan becomes critical in the event that an ordinance of either Township is challenged in court: if the ordinance in question is shown to be consistent with a duly adopted Joint Comprehensive Plan, a successful legal challenge is much more difficult than it would be otherwise.

What does a Comprehensive Plan Accomplish?

The Comprehensive Plan contains a vision of what Chestnuthill, Jackson, Eldred, and Ross Townships want to achieve and includes goals, policies and strategies for realizing that vision.

The Comprehensive Plan is an educational document, providing discussion of conditions, issues, and opportunities, and identifying resources that are worthy of protection and preservation.

The Comprehensive Plan contains policies for land use, circulation and community facilities which will serve as a guide for public and private decision-making to accomplish the goals and objectives, and thus the vision for the Townships.

The Comprehensive Plan provides a basis for implementation techniques, such as land use ordinances, official maps and capital improvements programs, which will implement the policies contained in this plan. It is critical that the Action Plan be implemented.

Planning jointly allows allocation of land uses, housing types, densities, and development patterns over the entire region, rather than trying to fit all types of uses and densities into each municipality. It also allows for coordinated land use planning along municipal boundaries; coordinated planning for trails, recreation and open space, and transportation throughout the Region; and coordinated planning along the common road corridors in the Region. Coordinated input can be provided to County and State agencies and an overall approach to economic development can be presented, addressing retention of major components of the economy and allowing for appropriate commercial and industrial development, which complements rather than detracts from existing commercial areas. The following list summarizes benefits of multi-municipal planning:

Benefits of Multi-Municipal Planning

- Provides a regional planning approach and allocation of land uses
    - Where
    - How much to accommodate population projections
    - Patterns of development
- Establishes growth areas and future growth areas regionally
    - Coordination with infrastructure
    - Opportunities for infill
- Provides coordinated planning along the common boundaries of the municipalities

- Supports existing centers rather than weaken them
- Coordinates road corridor planning, standards, and management
- Provides for linkages between municipalities
- The Plan and implementing ordinances are considered by state agencies in permitting decisions
- Addresses review of "developments of regional impact"
- Identifies opportunities for future joint efforts
- Promotes common land use designations and definitions
- Establish goals for economic character over the entire Region
- Provides support for municipalities in zoning challenges
- Enables Transportation Impact Fees across municipal boundaries
- Enables Transfer of Development Rights across municipal boundaries
- Enables priority consideration in state funding programs
- Provides opportunity to learn from neighbors' shared experiences
- Enhances the Region's attractiveness to quality development
- Enables developing a "specific plan" for an area designated for non-residential development, preparing regulations for that area, and streamlining the approval process

Some Basic Terms

Clear communication is essential to sound planning. A potential source of confusion lies in the meaning of basic terms. Many of these terms are commonly used words, and different individuals have different interpretations of their precise meanings and how they are meant to relate to each other. Planning terms tend to reflect the iterative process of revision and refinement that is planning itself. For the purposes of this document, the following terms shall be defined as follows.

- An ISSUE is a particular topic to be addressed. It is value-neutral and can usually be expressed as a single word or phrase. Examples of ISSUES addressed in this Comprehensive Plan are "traffic" and "housing."
- A GOAL is a general statement of a long-term objective relative to a particular policy. A GOAL is always a qualitative statement. Continuing with the example, a sample GOAL for the policy could be "preserve agricultural and natural resources."
- OBJECTIVES are specific steps toward a goal. Typically, a single goal will be supported by multiple OBJECTIVES. OBJECTIVES are always quantitative. One possible OBJECTIVE for the sample goal could be "encourage the purchase of development rights of active farmland in the region".
- The ACTION PLAN, also known as the implementation strategy, will include a compilation of all the objectives identified in the Joint Comprehensive Plan, setting forth specific steps to achieve each one. The ACTION PLAN will also identify who should be responsible to execute each step, including a time element. Obviously, financing is a critical part of implementation. An ACTION PLAN should include guidance on funding sources, but a comprehensive budget and financing strategy would be premature.

When the Joint Comprehensive Plan is first adopted, the Action Plan is likely to be the most useful portion of the document, as it provides very specific direction. As time passes and objectives are (one hopes) achieved, the less specific elements will be more useful. Clear goals and policy statements are particularly helpful as unforeseen circumstances arise, as they assist local decision-makers to determine what actions are in the best interest of the community.

Arrangement of This Document

This Joint Comprehensive Plan has been arranged in that the conclusions and plan elements are presented first, with the research and documentation provided at the end. This arrangement may be confusing for someone attempting to read the Plan straight through – and it is certainly not the order in which the document was written – but the Plan will be used most efficiently when arranged like a research document. Instead, the Plan should be a reference document that users will consult for guidance or research on specific topics. Also, since this document is a *plan*, it is logical to give the plan elements prominence rather than precede it with research about conditions that will change over time and become increasingly irrelevant.

The initial chapters are designed to provide the user with sufficient background on the planning process and planning terms to assure clear understanding of the document. A

summary of municipal-related information is provided to give a sense of the character of the community and of the issues that will be addressed by the plan.

The middle chapters discuss existing conditions followed by the Goals and Objectives which name the specific issues to be addressed by this Plan. This section of the Plan then reviews the procedure by which policies were identified, and presents each of the actions that have been established, including a chapter for each plan element, as well as the overall Action Plan.

The final chapters contain background material for the plan elements arranged by topic. This part includes a chapter reviewing the interrelationships among the plan elements, which is required by Pennsylvania law.

Methodology

The CJER Planning Committee began the planning process in April of 2004 by selecting Spotts, Stevens and McCoy (SSM) as the professional planning consultant to work with the Townships. Local officials appointed a Planning Committee to work with SSM, including representatives from the four Townships, and the Monroe County Planning Commission.

The Committee held monthly meetings starting in June 2004 for the duration of the planning process. Among the earliest actions of the Committee was to identify ways to gain input from local residents and business owners regarding their perceptions of the municipalities, and any critical issues they share. A three-pronged approach to direct public input was implemented.

- SSM conducted a series of interviews via telephone with specific individuals identified by the Committee. The selected persons were chosen due to their positions within the community and the particular insights those positions gave them. The interviewees included a variety of public officials, public and school district employees, and other local leaders. These individuals were questioned about their specific likes and dislikes in the region, what they felt were the most pressing issues facing the community, what they would like the community to become, and other questions more directly related to their particular areas of expertise.
- The Committee and SSM prepared a written questionnaire that was mailed to a random sample of residents of all four municipalities. The results of both surveys were analyzed by SSM. The questions were largely similar to those asked in the interviews, but were structured in a way that allowed for quantitative analysis of the responses.

Once the planning process was underway, Committee meetings were largely occupied with discussion of the various plan issues and review of text as prepared by the planning consultant. Upon completion of the text and maps, the entire draft document was reviewed to assure that the plan elements created a coherent whole.

As required by Act 247, the complete draft was submitted to the Monroe County Planning Department, the Pleasant Valley and Pocono Mountain School Districts, and each adjoining municipality in order to allow them to review and comment upon the Plan. Drafts were also available for public review. Each Township Planning Commission convened a public meeting for the purpose of presenting the draft as submitted by the Committee to the public, and to solicit comments. Following the Public Meetings, both of the Township Board of Supervisors held official public hearings, as per the requirements of the Municipalities Planning Code, to hear any additional comments from their respective residents. The Townships officially adopted the plan on _____, 2006

Need for Continuing Planning

This Comprehensive Plan is just a start. It is the foundation for the attainment of the goals and objectives established within the plan, which can be accomplished only with the support of the municipal governments, municipal commissions, boards and committees, area businesses, area residents, and surrounding municipalities and regional planning groups.

The objective has been to prepare a plan, which will not sit on a shelf and gather dust, but a plan that will be implemented and used by municipal governing bodies, planning commissions and other groups within the municipalities to guide their actions in attaining the goals of this Plan.

This Plan presents a strategy to guide municipal officials and other agencies in making decisions that will assure that the CJER Region will continue to be an attractive place in which to live, work, and visit. This Comprehensive Plan is not an ordinance or regulation, but is a basis for establishing regulations and undertaking specific functional plans designed to implement the policies set forth within the plan. Each municipality retains the right to control zoning within its municipality, whether through individual zoning ordinances or a joint zoning ordinance.

Planning is an ongoing process and this Joint Comprehensive Plan must be continually reviewed in light of unforeseen changes in development trends, the state of the economy, capacity of public infrastructure, changes in community goals, and the appropriateness of the Plan's objectives, policies, and implementation program. It is recommended that the recommendations of this Plan be reviewed every 5 years

Chapter 2

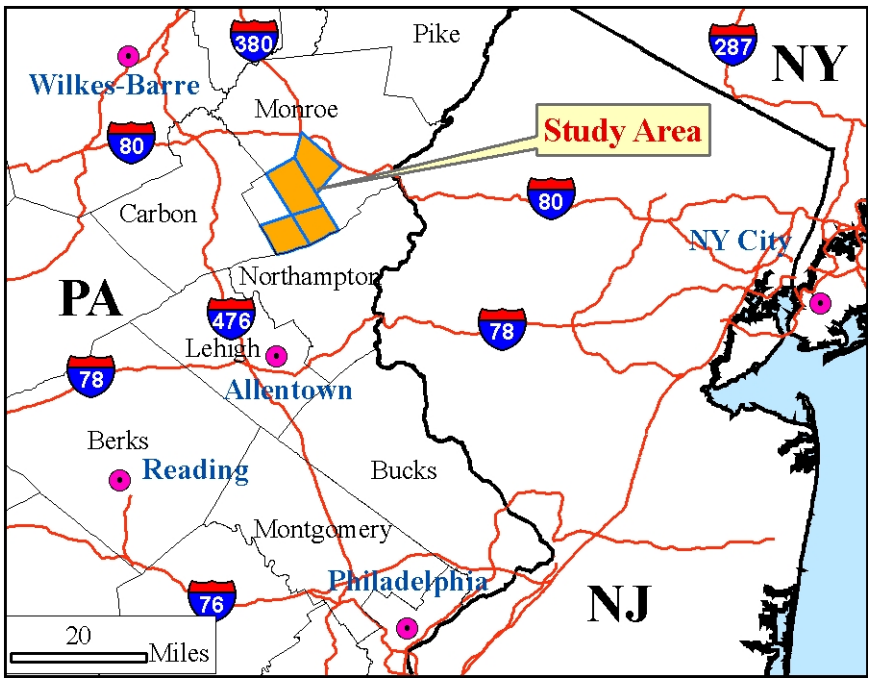
Regional Setting and Adjacent Planning

Introduction

Although the jurisdiction of local government ends at the municipal line, the surrounding communities unavoidably affect the daily lives of the residents. Wise planning requires officials to identify and to evaluate the effect of various features beyond the borders of Chestnuthill, Jackson, Eldred, and Ross Townships (CJER Region). This chapter will place the Region within the context of the larger community and will identify those regional features that have the most direct impact upon residents. This chapter also includes an analysis of the Monroe County Comprehensive Plan, as well as the multi-municipal Comprehensive Plans for those surrounding municipalities that are adjacent to the "CJER" planning region.

Geographic Setting and Influences

The CJER Region is situated in southwestern Monroe County in Northeast Pennsylvania. It has relatively easy access to some of the northeast United States' most populous cities and markets. The New York City Metropolitan Area is located within an hour's drive of the Region while the Philadelphia, Baltimore, and Washington D.C. Metropolitan areas are all within a few hours drive. Smaller urban areas such as the Wilkes-Barre / Scranton, Allentown / Bethlehem / Easton areas are all within an hour's drive or less.



The US Route 209 Corridor, bisects the Region and provides access to the regional Interstate Highway System (Interstate 80 and the Northeast Extension of the Pennsylvania Turnpike), as well as a main corridor for economic development. The CJER Region contains a variety of land uses. Agricultural uses are found in northern Eldred Township, northwest Ross Township, and western Chestnuthill Township. Commercial uses dominate the US Route 209 Corridor as well as portions of Route 115, and present the biggest influence on local traffic patterns. Residential uses are concentrated within the Villages in the Region, as well as in large subdivisions located in Chestnuthill, Jackson, and Ross Townships. Eldred Township contains the largest amount of rural land in the Region, with the Village of Kunkletown being the main commercial area in the Township.

Although the Region is strategically located between population centers, there is still a distinctively rural feel to most of the area. The main villages in the Region include Brodheadsville and Effort in Chestnuthill Township; Kunkletown in Eldred Township; Reeders in Jackson Township; and a portion of Saylorsburg in Ross Township. The countryside contains a mix of rural and scattered agricultural uses, along with an ever growing number of housing subdivisions. While the character of the region today is rural, issues such as the increasing residential developments, particularly in Chestnuthill Township, place the Region in jeopardy of losing its rural charm and becoming a predominately bedroom community.

Commercial Areas and Employment Centers

As mentioned in the previous paragraph, most of the local commercial areas in the CJER Region are located along the US Route 209 or Route 115 Corridors, and are clustered mainly in the Brodheadsville area. There are some scattered commercial areas located throughout the rest of the Region as well, mainly in and around the Villages of Effort, Kunkletown, and Reeders. Establishments such as small shopping centers, fast food establishments, antique shops, auto repair facilities, and diners are most prevalent. There are no large scale retail commercial areas within the Region. Larger scale retail and commercial uses including the large-chain super-centers and supermarkets can be found to the east in the Stroudsburg Area and to the south near the Borough of Wind Gap. Many residents of the region also travel south on PA Route 33 to the Bethlehem / Easton Areas to meet their retail commercial needs.

There are no major employment centers or industries in the Region. Many residents commute to jobs outside of the CJER Region. The majority of the jobs that are found within the Region include service-oriented or school district related jobs.

REGIONAL PLANNING

The Monroe County Comprehensive Plan – *Monroe 2020*

The Monroe County Comprehensive Plan divides the County into four planning areas. The CJER Region is included in two different planning areas: The Pleasant Valley Area (Chestnuthill, Eldred, and Ross Townships); and the Pocono Mountain Area (Jackson Township). Each planning area contains proposed goals and short-term actions. The following is a brief summary of relevant goals from the planning areas from which CJER Plan municipalities are located.

Pleasant Valley (Chestnuthill, Eldred, Ross)

- Preserve and protect high quality of existing water resources;
- Preserve and protect natural features, especially the agricultural setting (and economy), woodlands, and views of hillsides;
- Preserve balance between rural and urban development and promote new patterns of settlement that preserve open spaces;
- Establish comprehensive planning and zoning to protect resources, coupled with consistent zoning and other regulatory practices among the municipalities.
- Attract non-residential development to enhance the tax base and provide jobs for local residents;
- Create gathering places, especially for recreation of local people;
- Create a town center for Pleasant Valley;
- Establish regional policing to replace exclusive reliance on the state police;
- Plan and program parks and recreation space for local residents, especially young people.

Pocono Mountain (Jackson Township)

- Establish Comprehensive Planning and implement zoning to:
    - Protect water supplies and quality of water
    - Protect scenic views and unique landscapes
    - Expand parks, recreation, and open spaces for area residents
- Attract non-residential development to enhance the tax base and provide jobs for local residents;
- Provide adequate infrastructure for economic development;
- Improve capability to dispatch emergency services;
- Upgrade area transportation system.

On a regional level, Monroe 2020 designates Brodheadsville as a “Principle Center”, and Kunkletown and Saylorsburg as “Villages”. The CJER Region also contains a group of smaller settlements designated as “Hamlets”. Brodheadsville represents the commercial

core of the west end of Monroe County, as well as the confluence of Routes 209, 115, and 715. In addition to retail and service operations, it contains the headquarters of the Pleasant Valley School District along with the high, middle, and elementary schools. The Brodheadsville area is also home to the Western Monroe Public Library. The residential areas are among the fastest growing in the County, and are served by wells and on-lot septic systems. The Plan states that all of the designated "Centers" have room to grow with extensions of residential and commercial.

The Plan also designates "Villages" which contain historic character and serve smaller nodes. They are much smaller in scale than Centers. "Hamlets" are even smaller than villages, and generally are characterized by small groupings of houses at significant crossroads.

ADJACENT MUNICIPAL PLANNING

The CJER Planning Region in bordered by four municipalities in Monroe County including Pocono, Hamilton, Tunkhannock, and Polk Townships; Towamensing and Lower Towamensing Townships in Carbon County; and Moore, Bushkill and a small portion of Plainfield Townships in Northampton County. Several of the Monroe County municipalities are involved in multi-municipal comprehensive plans of their own, including the HSPS (Hamilton, Stroud, Pocono Townships and Stroudsburg Borough), and Top of the Mountain Region (Tunkhannock, Tobyhanna, Coolbaugh Townships and Mt. Pocono Borough). The following is a brief summary of the recommendations of the comprehensive plans of adjacent municipalities to the CJER Plan.

HSPS Multi-Municipal Comprehensive Plan

The HSPS Plan, which includes the Townships of Hamilton, Stroud, and Pocono, and the Borough of Stroudsburg, was completed in 2005 and contains the following land use designations for areas bordering the CJER Region:

- Ross Township – the areas of Hamilton Township that border Ross Township are designated, from south to north, Cherry Valley Preservation; General Commercial; Village (Saylorsburg); and Rural Conservation. The General Commercial and Village categories are considered "future growth areas".

- Chestnuthill Township – the small area of Hamilton Township that borders Chestnuthill Township is designated as Rural Conservation (south of US 209); Managed Corridor Development (US 209); and Residential Growth Area. Most of the border, with the exception of Rural Conservation, is designated as a "future growth area".

- Jackson Township – Jackson Township contains the largest border area to the HSPS Planning Region. It shares its entire southern border with Hamilton Township, and its entire eastern border with Pocono Township. The Hamilton Township is designated as Future Residential Growth to approximately Neola Road, and Rural Conservation with a small amount of Public (State Game Lands) for the remainder of the border. Pocono Township is designated as Rural Conservation; Business Development; and Conservation. The Business Development area is considered a "designated growth area", the only one along the border of the two plans.

- *Designated Growth Areas* are areas within a multi-municipal plan that preferably surround a village or a borough within which residential and mixed use development is permitted at a high density, commercial and industrial uses are permitted, and where public infrastructure services are provided or will be provided in the near future.

- *Future Growth Areas* are areas within a multi-municipal plan outside of and adjacent to designated growth areas where residential, commercial, and industrial uses are permitted at varying densities and public infrastructure services may or may not be provided. Future development at higher densities is planned to accompany the orderly expansion of public infrastructure services.

Goals of the HSPS Plan that are relative to the CJER Plan include:

- Manage, control, and guide development in order to preserve natural resources, landscapes, wildlife habitats, and existing centers and neighborhoods, to provide a diverse mix of small town atmosphere, suburban environment, and rural character within the Region.
- Provide a safe, efficient, and cost effective transportation system to meet the needs of residents, businesses, and visitors.
- Expand parks, recreation, and open spaces for area residents.
- Enhance tax revenue from business development to balance the residential share of the property tax base, as well as providing job creation for residents of the Region.
- Provide appropriate areas for a variety of housing types and densities, including alternatives for the elderly, while retaining the existing character of the Region.

Top of the Mountain Multi-Municipal Comprehensive Plan

The Top of the Mountain Plan, completed in 2005, includes Tunkhannock, Tobyhanna, and Coolbaugh Townships, and the Borough of Mt. Pocono. Tunkhannock Township is the only municipality in the Plan that borders the CJER Region. Jackson Township and Chestnuthill Township share their entire northern borders with Tunkhannock Township. The entire border with Jackson Township is designated as Conservation, and the border with Chestnuthill Township is designated as Conservation (eastern half) and Residential (western half).

The Conservation areas are designated to protect and conserve important and sensitive natural areas within the Region, and the Residential designation allows residential and infill development at densities appropriate to geologic conditions or the availability of public sewer and water facilities.

Relative goals and objectives of the Plan include:

- Protect, preserve, and enhance the remaining important historic, architectural, and cultural resources and their surroundings;
- Prepare a region-wide plan to manage, control, and guide land use patterns and intensity of development;
- Provide for economic development in the Region to enhance tax base and provide family sustaining jobs for local residents;
- Accommodate an adequate supply of housing which meets the needs all economic groups within the Region.

Polk Township

Polk Township is situated to the north of Eldred Township and shares the entire northern border, and to the west of Chestnuthill Township, where it takes up the entire western border. The land uses of Polk Township along the border with Chestnuthill include predominately rural and residential uses, with the exception of the US Route 209 Corridor, which contains some commercial uses. The border with Eldred Township contains a similar mix of residential and rural land uses.

Lehigh Valley Planning Commission Comprehensive Plan (Northampton County).

Three Northampton County municipalities border Eldred and Ross Townships: Moore, Bushkill, and Plainfield Townships. The Lehigh Valley Planning Commission Comprehensive Plan General Land Use Map designates the border areas of all three townships as Natural Resources, due to the presence of the Blue Mountain, which forms

the border between Northampton and Monroe Counties, and limits the potential for a variety of land uses.

SUMMARY

The Region's location adjacent to predominantly rural municipalities combined with the high degree of access provided by US Route 209, has had a powerful influence upon development. The Brodheadsville area has been the focal point of most of the CJER Region's commercial and residential development, and a high degree of the entire West End of Monroe County's as well. The Monroe County Comprehensive Plan designates the Brodheadsville area in Chestnuthill Township as a development center, where municipalities are encouraged through planning and zoning, to channel residential, commercial, and community facility growth, as well as the extension of these areas where undeveloped land can be serviced by utilities in the future. This Plan will provide analysis as to where development should occur, and at what appropriate density.

Chapter 3

Identification of Issues - Public Participation

For a Joint Comprehensive Plan to be a useful tool for guiding future development and policy in an area, it must represent a consensus among the Region's stakeholders. The residents, business owners, community service providers, and municipal officials must each have a part in forming the policies of the Joint Plan.

The Pennsylvania Municipalities Planning Code (MPC) requires public input at the *end* of the process, in the form of public meetings and public hearings. Restricting public involvement to merely what is required is not likely to produce a successful plan, as the public – quite rightly – will have little sense of participation in the process or ownership of the final document: they are being asked to approve a plan in which they had no voice. Early and frequent public participation is essential to the development of a practical, community-based Comprehensive Plan, regardless of the number of municipalities that are involved.

The public participation component of the CJER Joint Comprehensive Plan far surpasses the requirements of the MPC. Public input was sought early in the planning process, well before any policies or future land uses were determined. A three-pronged approach to direct public input was implemented.

- The Committee held monthly meetings starting in the Spring of 2004 for the duration of the planning process. Among the earliest actions of the Committee was to identify ways to gain input of residents of the Region, as well as business owners and community stakeholders identified by the committee, regarding their perceptions of the municipalities, and any critical issues they share.
- SSM conducted a series of telephone interviews with specific individuals identified by the Committee. The selected persons were chosen because of their positions within the community and the particular insights those positions gave them. The interviewees included a variety of public officials, local school district representatives, local business leaders, farmers, and public officials. These individuals were questioned about their specific likes and dislikes in the Region, what they felt were the most pressing issues facing the community, what they would like the community to become, and other questions more directly related to their particular areas of expertise.
- The Committee and SSM prepared a written questionnaire that was mailed to a random sample of residents in all four municipalities. The written questionnaires allowed the responders to be anonymous, but some personal information was asked in order to identify concerns that were more prevalent among specific demographic groups. The questions were largely similar to those asked in the

interviews, but were structured in a way that allowed for quantitative analysis of the responses. Questionnaire responses were reviewed and analyzed by SSM.

QUESTIONNAIRE RESULTS AND PLANNING CONCLUSIONS

1. Which township do you live in?

Chestnuthill Township	235
Jackson Township	100
Eldred Township	48
Ross Township	105

2. How much land do you own in your Township?

I rent	30
Under 1 acre	42
1 to 5 acres	348
5 to 50 acres	56
50 to 100 acres	5
More than 100 acres	4

4. How long have you lived in your Township?

5 years or less	107
6-10 years	99
11-20 years	150
more than 20 years	129

5. What is your age?

18-24	8
25-44	152
45-64	231
65 and older	87

6. What one reason most influenced your <u>original</u> decision to live or spend time in the region?

Natural environment	128
Close to work	15
Low taxes	63
Job transfer	18
Affordable housing costs	137
Born or raised here	90
Quality of schools	23
Close to friends and relatives	37
Other	39

7. Have your expectations of the region been met?

Very Satisfied	52
Satisfied	197
Neutral/Undecided	71
Unsatisfied	102
Very Unsatisfied	50

8. Do you believe that the amount of increase in residential, commercial and industrial development in the region over the last ten years was …. ?

	Very Excessive	Excessive	Appropriate	Lacking	Severely Lacking
Residential Development	207	190	80	3	1
Commercial Development	36	91	166	129	42
Industrial Development	10	24	127	187	112

Please indicate whether you are satisfied with the following aspects of the region.

	Very Satisfied	**Satisfied**	**Neutral/ Undecided**	**Unsatisfied**	**Very Unsati sfied**
Environmental quality	62	290	56	61	10
Rural atmosphere/open space	53	221	72	103	28
Quality of life	50	276	64	61	11
Rate of development	6	84	106	159	108
Housing availability/quality	16	191	174	59	24
Housing cost	15	184	133	101	31
Residential communities / neighborhoods	20	211	136	64	29
Job opportunities	3	45	104	188	125
Cost of living	8	151	92	155	66
Municipal tax rate	11	129	90	136	102
Schools	31	160	144	88	48
Higher education	20	162	195	70	19
Recreational opportunities	37	227	107	81	22
Access to work	24	195	122	84	34
Access to shopping	32	243	71	94	28
Quality of roads	19	141	78	158	81
Traffic volumes	5	55	44	183	187
Police service	17	144	141	94	75
Quality of water	43	270	79	57	25
Social opportunities	15	211	169	56	20
Fire service	63	289	96	15	6
Ambulance service/emergency medical care	61	281	110	23	7
Public sewer	7	37	285	33	42
Local government assistance/cooperation	9	112	209	83	49
Rate of school expansion	7	78	123	123	130
Telecommunications services	19	183	115	88	64
School tax rate	2	35	57	133	253

10. Do you agree or disagree that the following are important planning issues facing the region in the next 10 years?

	Strongly Agree	Agree	Neutral/ Undecided	Disagree	Strongly Disagree
Natural resource protection / preserving environmentally sensitive areas	269	174	24	5	4
Road improvements	238	211	23	4	2
Growth management	278	158	28	7	3
Sewage disposal	135	174	124	20	9
Drinking water supply	181	180	83	13	7
Pedestrian walkways / bikeways	80	150	149	67	24
Open space preservation	240	174	40	12	5
Historic preservation	166	210	79	15	4
Water quality protection	278	163	24	3	2
Public transportation improvements	109	181	124	41	13
Police protection	169	199	74	22	6
Vitality of village centers (Reeders, Brodheadsville, Kunkletown)	133	212	98	25	6
Recreational opportunities	79	216	122	41	10
Telecommunications service	110	173	136	43	8
Emergency services	147	253	60	11	1
Farmland preservation	201	185	69	8	7
Billboards	115	112	115	85	39
Zoning	154	190	90	25	11
Hospital	153	187	97	27	8
Economic development	163	201	80	17	8
Tourism	64	155	136	78	40
Education opportunities	117	208	115	26	6
Social and cultural opportunities	64	192	149	55	7
Traffic congestion	324	113	24	5	9
Appearance of commercial development	150	207	80	25	7
Housing affordability	151	170	101	38	12
Out-migration of young adults/young professionals	126	160	138	36	7
Forestland preservation	230	185	41	9	5
Development on floodplains	155	160	106	31	18
Job creation / job retention	218	168	61	15	8
Impacts from regional passenger rail service	164	150	100	36	18
Rate of school expansion	215	154	56	28	22
School tax rate	302	98	30	22	27

11. Would you agree or disagree with a reasonable tax increase to support the following?

	Strongly Agree	Agree	Neutral/ Undecided	Disagree	Strongly Disagree
Protection of environmental resources	94	173	80	69	61
Preservation open space	95	173	81	67	61
Preservation of historic resources	54	134	123	85	66
Road improvements	106	196	71	54	44
Public sewer and water improvements	60	113	123	102	75
Promoting economic development	52	118	121	100	72
Parks and recreation	42	171	113	80	66
Biking, hiking, and walking opportunities	47	133	116	102	77
Public transportation improvements	42	119	115	110	86
Improving village business districts	45	112	128	113	80
Increased police/public safety	103	179	89	61	45
Preserving forestland/farmland	116	167	86	56	51
Activities and facilities for seniors	63	144	135	71	63

12. In your opinion, are more of these services desirable in the region?

	Strongly Agree	Agree	Neutral/ Undecided	Disagree	Strongly Disagree
Light Manufacturing	103	211	87	53	21
Medium to heavy manufacturing	52	145	124	106	42
Warehousing and distribution	69	162	116	82	35
Big box retail	35	106	165	113	42
Outlet stores / wholesale trade	44	121	104	142	55
Shopping centers	56	147	83	132	57
Strip malls	24	62	106	170	106
Convenience stores	28	106	116	153	68
Specialty retail	25	141	152	101	49
Personal services	35	163	167	69	31
Health services	100	225	94	39	14
Business support services	28	172	182	67	21
Professional service firms	38	151	174	81	24
Legal and financial services	29	140	170	103	26
Technology based firms	81	192	125	51	24
Research and development firms	68	176	141	53	30
Corporate offices	74	159	126	76	37
Business parks	67	131	137	88	42
Restaurants	70	179	118	72	28
Telecommuting	76	134	158	68	32
Residential development	15	66	108	153	121
Preservation of forestland / farmland	172	180	81	27	11
Cultural/community facilities	35	170	165	72	27
Recreational opportunities	55	191	134	67	28
Heritage tourism attractions	36	134	171	95	39

13. Do you agree or disagree that the following are serious transportation issues in the region?

	Strongly Agree	Agree	Neutral/ Undecided	Disagree	Strongly Disagree
Route 209 (corridor / intersections)	357	100	18	4	4
Route 115 (corridor / intersections)	278	118	56	22	6
Route 715 (corridor / intersections)	263	130	51	22	5
Traffic / parking in Brodheadsville	303	92	62	16	7
Public transportation	108	134	155	57	21
Additional bikeways	66	101	172	93	42
Additional sidewalks or walking paths	79	114	151	87	46
Mobility for senior citizens	106	184	136	33	17
Keeping scenic roads scenic	214	185	56	13	4
Road maintenance	238	187	35	14	5
Traffic volumes on other township roads	218	170	68	19	6

14. Do you agree or disagree that the following are serious housing issues in the region?

	Strongly Agree	Agree	Neutral/ Undecided	Disagree	Strongly Disagree
Availability of housing for senior citizens	135	153	138	38	14
Availability of housing for first-time home buyers	55	120	148	116	34
Availability of rental housing	46	127	164	102	34
Alternative to single-family housing	33	123	165	103	42
Availability of retirement communities	100	169	134	52	19
Housing affordability	122	163	97	71	24

15. Would you agree or disagree that there should be more cooperation among the Townships in the region in the following areas?

	Strongly Agree	Agree	Neutral/ Undecided	Disagree	Strongly Disagree
Joint zoning ordinances	116	204	108	32	11
Regional fire protection	140	209	93	27	12
Regional police protection	165	192	81	30	13
Economic development / retention	116	207	118	25	8
Public water service	77	126	177	59	34
Public sewer service	80	122	175	58	36
Emergency medical service	147	224	85	13	7
Solving transportation problems	207	185	65	15	6

16. Are there school-age children in your household?

Yes 172
No 306

ADDRESSING SURVEY FINDINGS IN THE COMPREHENSIVE PLAN

This Joint Comprehensive Plan includes five (5) distinct plan elements. The responses from the residents could affect these elements in the following ways.

Land Use: Respondents state that they like the current character and natural environment of their communities. While "character" is a somewhat indefinable quality touching on a range of aspects, there is a strong visual element. Preservation of community character may be largely (although not entirely) addressed by the land use and housing elements of the plan. These elements should therefore provide for growth that represents a natural evolution of the existing spatial forms rather than a dramatic departure from those forms. There was tremendous concern regarding the excessive rate of residential development in the Region and that growth management is a critical concern for the future.

Economic Development: The respondents were quite clear that the stability and vitality of the Region area is a concern for them, as shown in the high support for job creation and retention. This concern complements those expressed by respondents regarding the loss of rural areas to residential development bringing increased tax burden. This suggests a coordinated economic development strategy whereby smaller-scale light industrial and health care uses could be directed to the villages and developed areas and larger-scale enterprises are directed toward the US 209 Corridor.

Transportation: Transportation and traffic congestion was a serious concern for the majority of respondents. Getting highest negative response were the US 209 Corridor and the PA 115 and 715 Corridors. Other transportation issues receiving high response were lack of parking in Brodheadsville, the need to preserve scenic roads, and the need for maintenance of existing roads. The transportation plan will identify these areas of concern, as well as recommend improvements to the transportation network.

Community Facilities: Respondents were generally satisfied with emergency services (i.e., police and fire protection), but also indicated concern that the quality level be sustained in the future, even if it required a tax increase. Residents agreed that the

municipalities should cooperate and investigate providing regional police and fire services.

Provision of sewer and water facilities was identified as an important planning issue facing the region in the next ten years, especially with regards to water quality and drinking water protection.

There was support to the development of new recreational areas and open space preservation, but only moderate support of tax increases for these activities.

Natural Resource & Historic Preservation: Throughout the survey, respondents consistently chose water supply and water quality, as well as farmland and natural resource preservation as very important concerns for the future.

Historic preservation also enjoyed broad support from respondents. This suggests that a standing committee for historic preservation concerns may do well.

Chapter 4

Goals and Objectives

This chapter of the Comprehensive Plan presents the goals and objectives of the CJER Planning Region. Goals are general statements indicating the desired direction for the communities, and reflect the long-term state they wish to establish or maintain. Objectives are more specific, relatively short-term policy guidelines for the municipalities to follow. Goals are achieved through accomplishment of one or more of the stated objectives. This Plan will identify goals and objectives of a regional nature, but because of some differences between the municipalities, some objectives are specifically aimed at an one municipality and not the other.

It should be noted that the goals and objectives contained in this chapter, as well as the Policies contained within the Plan elements support the *American Planning Association* concept of ***Smart Growth.*** Smart Growth encourages a more efficient use of the land by encouraging a larger share of growth within urbanized or previously developed areas already served by public infrastructure. Smart Growth reduces the pressure of development on farmland, open space, and environmentally sensitive areas.

Smart Growth can be interpreted in many ways by different people and organizations. The United States Environmental Protection Agency (EPA) has developed the following list of 10 **Smart Growth Principles** that have generally been accepted by planning professionals as a starting point:

1. Incorporate Mixed Land Uses
2. Take Advantage of Compact Building Design
3. Create a Range of Housing Opportunities and Choices
4. Create Walkable Neighborhoods
5. Foster Distinctive, Attractive Communities with a Strong Sense of Place
6. Preserve Open Space, Farmland, Natural Beauty, and Critical Environmental Areas
7. Strengthen and Direct Development Towards Existing Communities
8. Provide a Variety of Transportation Choices
9. Make Development Decisions Predictable, Fair, and Cost Effective
10. Encourage Community and Stakeholder Collaboration in Development Decisions

Overall Natural Resources Goal: Protect the Natural Resources within the Region.

Objectives:

- Protect air quality.
- Protect unique Natural Areas identified in the Regional Open Space and Recreation Plans for the Region.
- Protect hunting and fishing environments.
- Protect steep slopes.
- Protect hills and ridgelines.
- Protect significant natural wildlife habitats.
- Protect the night sky from excessive light pollution.
- Use a combination of property acquisition, purchase of conservation easements, development regulations and cooperative ventures with non-profit groups to protect the most important natural areas.
- Seek to interconnect important open spaces along creeks, ridgelines and trails to form a regional and countywide greenway network, building upon the County Open Space Plan policies.

Scenic Resources Goal: Protect the Scenic Resources within the Region

Objectives:

- Protect scenic vistas and the views visible from them.
- Protect scenic features and landscapes, such as hillsides.
- Encourage the preservation of scenic road corridors and viewsheds along them.
- Improve the appearance of commercial road corridors and degraded viewsheds.

Historic, Architectural and Cultural Resources Goal: Preserve the historic, architectural, and cultural resources within the Region

Objectives:

- Protect and enhance the character of the villages and hamlets in the Region and concentrations of historic buildings.
- Encourage the preservation of historic places and their settings within the Region.
- Encourage the sensitive rehabilitation of important historic buildings.
- Discourage demolition of historic buildings.

Agricultural Resources Goal: Preserve farmland

Objectives:

- Encourage the continued purchase of agricultural conservation easements in a manner consistent with the Future Land Use Map.
- Identify appropriate initiatives and methods to support continuation of desirable agricultural operations.
- Encourage the sale of farmland to other farmers.

Water Resources Goal: Protect surface water and groundwater quantity and quality within the Region.

Objectives:

- Address groundwater quality concerns in the Region.
- Avoid overextending groundwater supplies and encourage groundwater recharge.
- Protect wetlands.
- Protect lakes, ponds, bogs, barrens, marshes and swamps.
- Protect watercourses and floodplains.
- Protect high yield groundwater areas.

- Protect watersheds and wellhead areas for municipal water supplies.

- Protect high quality streams in the Region.

Woodland Resources Goal: Preserve important wooded areas within the Region, including woodlands, wooded ridgelines and wooded slopes.

Objectives:

- Protect the Blue Mountain.

- Protect Chestnut Ridge.

- Protect the Cherry Valley National Wildlife Refuge

Riparian Resources Goal: Preserve open space corridors along the creeks within the Region to preserve water quality and natural features and provide an interconnected greenway network.

Objectives:

- Seek parkland and conservation/trail easements along watercourses pursuant to the Open Space and Recreation Plans.

- Establish requirements for riparian buffers.

Land Use Goal: Manage and guide development in order to preserve natural resources and rural landscapes, enhance existing centers, and control sprawl.

Objectives:

- Designate appropriate locations for future development and steer development compatible in scale and character to those areas.

- Relate the type and intensity of development to the availability of adequate provisions of transportation, water, sewerage, drainage, parks and recreation, and community facilities.

- Avoid intense development of areas that should receive only very low density development because of natural constraints or assets, and/or lack of supporting facilities and services.

- Identify significant natural resource lands and stream corridors for perpetual open space conservation.

- Protect existing living environments in the community from incompatible land uses.

- Require well-planned and well-designed development in scale and character with the setting, which carefully relates to natural features.

- Provide for a balance of residential and non-residential land uses to provide for employment opportunities, services to residents, and strengthening of the regional tax base.

- Provide for consistent and compatible land use along municipal boundaries.

- Maintain the rural character of those areas which still have character, and provide a balance between rural areas and developed areas.

- Allocate land uses over the entire Region in an appropriate manner, rather than on a municipal basis.

- Emphasize open space preservation during residential development through use of the Conservation Development and other appropriate techniques.

- Identify the appropriate character of future commercial and industrial development, minimize the conflict between non-residential and residential uses,

foster compatibility between present and future land uses, and establish performance requirement and design standards for new development.

- Identify and publicize chosen locations for economic development.

- Discourage strip commercial development and encourage concentrated, well-planned and well designed development with limited, coordinated, safe, and efficient access to arterial roads.

- Preserve open space, significant natural features, and sensitive land areas within the Region through a variety of means, such as acquisition, use of conservation development, and use of conservation easements.

- Encourage retention of camp areas for open space/recreation purposes.

- Identify appropriate areas for commercial and industrial development and support development of these areas.

- Enhance the existing centers within the Region, such as Brodheadsville, Kunkletown, Reeders, and Saylorsburg and support revitalization and appropriate additional development.

Transportation Goal: Facilitate a safe, efficient, convenient, and cost effective transportation system comprised of alternative modes which meet the needs of residents, business, and visitors and addresses existing transportation concerns.

Objectives:

- Facilitate the movement of people and goods within the Region.
- Encourage development of and improvement of multi-modal facilities and service within the Region.
- Manage access along the Region's roads.
- Maintain and enhance the capacity of the Region's road corridors, intersections, and interchanges.
- Facilitate mobility for the elderly and physically impaired.
- Establish developer responsibilities for transportation improvements.
- Establish standards for road and driveway design within the Region based on functional classification.
- Emphasize the need for PennDOT to support the recommendations of this Comprehensive Plan and transportation planning entities in the County with regard to improvements of state transportation facilities.
- Encourage Monroe County and its legislators to support projects of regional significance.
- Plan road improvements in coordination with land use policies.
- Require developers to address impacts of land uses on road corridors in the Region.
- Enhance streetscapes along road corridors within the Region. Monitor and control billboard and other large signs.
- Establish and continue to update priorities for maintenance and improvement.
- Minimize creation of new transportation concerns and hazards through careful reviews of new and revised subdivisions and land developments.

- Alleviate traffic congestion in the Brodheadsville area through appropriate measures such as alternative routes to Routes 209, 715, and 115 and utilization of acceleration/deceleration lanes and parallel access roads.

- Improve dangerous road intersections, areas of sight distance concern, and other accident-prone areas within the Region.

- Continue to develop a system of greenways and trails throughout the Region in order to provide well-constructed, interconnected pedestrian and bicycle systems.

- Identify road improvements to be placed on the 12-year road program.

- Alleviate weekend congestion in the vicinity of the Route 33 interchange at Saylorsburg.

- Enhance pedestrian circulation in the centers of Reeders, Kunkletown, Brodheadsville, and Saylorsburg and large and concentrated developments.

Community Facilities, Services, and Development Goal: Provide necessary community facilities and services to the Region's residents in an efficient and cost effective manner, within the financial resources of the municipalities.

Objectives:

- Achieve the goals for parks and recreation and recreational services set forth in the Regional Open Space and Recreation Plans.
- Encourage community efforts to bring people together and create community cohesion.
- Create gathering places for community activities.
- Periodically evaluate fire protection and emergency services within the Region and the best ways of providing such services.
- Encourage the provision of social services necessary to meet the needs of the Region's residents.
- Increase resident awareness of resources and facilities within the Region and the efforts to protect, enhance, and increase accessibility of those resources and facilities.
- Review opportunities for regional sharing of equipment, services and facilities.
- Identify community facilities and services which can aid in the attraction of and support desired economic development.
- Encourage increased cooperation of municipalities and school districts in planning school facilities and utilization of school facilities.
- Provide prudent oversight on all local government responsibilities.
- Encourage and support municipal governments, volunteer fire companies, ambulance service, and other public service organizations, and maintain and enhance the spirit of volunteer community service.
- Support the Western Pocono Community Library and utilize the resources it offers the community.

- Identify and appropriately recognize community, cultural, and social facilities and service needs and develop a program to meet those needs. Evaluate opportunities for meeting those needs on a regional basis.

- Identify alternative ways of financing community facilities and services.

- Investigate means to increase police staffing in the Region.

- Continue to develop a system of interconnected municipal and region open space, park and recreation facilities.

Infrastructure Goal: Plan jointly for infrastructure within the Region to coordinate with and support the regional Future Land Use Plan.

Objectives:

- Direct new development to locations where adequate infrastructure will be available.

- Jointly address sanitary sewage issues as a means to improve water quality concerns in the Region.

- Cooperate regionally in the planning of water and sewage facilities and management. Coordinate land use and sewer and water planning so any provision of public sewer and water facilities is consistent with the land use and other goals and objectives of this Comprehensive Plan.

- Identify policies to assure safe, reliable, and well-maintained sanitary sewage disposal and water supply in the Region.

- Target areas with malfunctioning systems, such as Weir Lake and Sun Valley, to be served by public facilities.

- Update Act 537 Plans as needed.

Economic Development Goal: Encourage appropriate environmentally responsible economic development and achieve fiscal balance, while preserving and enhancing the quality of life for the Region's residents.

Objectives:

- Enhance tax revenue from business development to balance the residential share of the property tax base.
- Promote family-sustaining job creation for local residents through cooperative efforts of municipalities, the county, economic development agencies, the state, businesses, and educational institutions.
- Attract the health care industry and related businesses to the Brodheadsville Area.
- Protect the natural environment as economic development occurs.
- Encourage the adaptive productive re-use of vacant and underutilized properties in the Region.
- Protect natural, historical, cultural and recreational resources and landscapes in order to enhance the attractiveness of the Region to desirable firms.
- Retain existing desirable businesses and industries.
- Explore methods to provide relief from dependence on the property tax.
- Identify and designate appropriate areas for future economic development and determine the types, scale, and character of economic development which are most appropriate for the Region.
- Relate economic development to available infrastructure.
- Utilize impact fees to the extent permissible and encourage the state legislature to authorize additional impact fees.
- Acquire land for future economic development projects, preferably in the areas designated as Business Development on the Future Land Use Map.

Housing Goal: Provide opportunities for a broad range of housing types to consider the needs of all economic and demographic groups in the Region.

Objectives:

- Provide appropriate areas for a variety of single family, two family, and multiple-family dwellings and a variety of densities to allow housing choices, while retaining the existing character of the Region.

- Provide an adequate supply of safe, affordable workforce housing in the Region.

- Guide higher density housing to town center and village areas as well as areas with the potential for public sewer and water service.

- Encourage senior housing in the Town Center District.

- Encourage use of the existing housing stock while promoting rehabilitation and renovation of existing housing in such need, through participation in appropriate federal, state, and county housing programs.

- Support the development of housing alternatives for the elderly where consistent with the goals and objectives of this Plan.

- Support the development of housing alternatives for low-income families.

- Maintain a desirable ratio between owner-occupied and rental housing units.

- Maintain and enforce standards for residential development to accomplish the provision of well-planned, safe, sound and attractive living environments for the Region's residents.

- Protect the character of existing Villages and residential neighborhoods.

- Establish housing densities appropriate to the Region.

- Encourage housing mixed with commercial and institutional uses to improve accessibility for all segments of the population.

- Discourage neglect and deterioration of housing through code enforcement.

- Provide a full range of housing opportunities for those with special needs including the elderly and disabled.

Planning and Regionalization Efforts Goal: Prepare a regional comprehensive plan, including an Action Plan for implementation, and identify opportunities for continued cooperation among the Region's municipalities.

Objectives:

- Cooperate with County-wide planning initiatives designed to enhance the Region.
- Establish land use regulations to minimize negative impacts on the natural environment and resources of the Region and minimize pollution, nuisances, and threats to the public health and safety.
- Achieve cooperation among municipal officials, community interest groups, and the Region's residents in implementing the Comprehensive Plan.
- Utilize Official Maps and Capital Improvements Planning to implement the Comprehensive Plan.
- Support efforts for interregional and regional/county cooperation in addressing transportation, economic development, and community development issues.
- Identify partnerships, cooperative mechanisms, and specific techniques for implementation of this Plan.
- Identify developers' responsibilities when they develop to accomplish the goals and objectives of this Plan.
- Seek coordinated development and roads across municipal borders.
- Maintain and enhance the quality of life for the Region's residents and protect the character of existing communities and rural areas in the Region.

Chapter 5

Existing Land Use

Introduction

It is impossible to plan for the future land use without first understanding what patterns exist today. This chapter discusses the existing land uses by category and acreage in the CJER Region. The approximate acreage of each category is provided for a comprehensive overview of how land was utilized at the time this Plan was developed. Existing land use patterns not only have a significant impact on the development of the future land use plan, but they affect circulation within the area and the demand for community facilities and services as well. By understanding how land is utilized, one can plan for uses that may be desired or that are currently lacking in the region.

The Monroe County Planning Commission supplied the GIS (Geographic Information System) information to create Figure 5.1, the Existing Land Use Map for the planning area. This data was based on the Monroe County tax assessment of each parcel in the study area.

Existing Land Uses are classified into the following types for mapping purposes:

- Agriculture
- Communication / Transportation / Utilities
- Cultural, Public / Private Parks and Recreation
- Educational Services
- Forest
- Government Services
- Hotels / Resorts and Group Camps
- Industrial
- Residential
- Retail Trade
- Services
- Vacant

AGRICULTURE

Agriculture covers approximately 11,844 acres in the Region, with the highest concentrations of farmland located in western Chestnuthill Township and northern Eldred Township. Other scattered clusters of agriculture land can also be found throughout the rest of the Region. This category includes parcels that contain field crops; livestock, poultry, and dairy operations; orchards; and nurseries and greenhouses.

COMMUNICATION, TRANSPORTATION & UTILITIES

This land use category focuses around land owned and operated by the transportation sector, communication business sector and public utilities. These parcels include not just the actual means of transportation such as the road or rail line but also the right-of-way needed to accommodate it. These parcels also include those owned by a utility agency or communication company.

CULTURAL, PUBLIC / PRIVATE PARKS AND RECREATION

This category includes all public and privately owned open space and recreation areas including State Game Lands and State Forest. The total acreage for the Region is 8,518, with the majority of the acreage located in Jackson Township, due to the presence of State Game Lands and State Forest Land.

EDUCATIONAL SERVICES

This category includes all schools, school related facilities, and libraries in the Region. Total acreage for educational services in the Region is approximately 140 acres.

FOREST

This category includes areas within the Region which include parcels that are predominantly covered with trees and account for approximately 9,110 acres.

GOVERNMENT SERVICES

The Government Services category, with fewer than 37 acres, is the smallest acreage amount of all the existing land use categories. This category includes uses such as municipal uses and post offices.

HOTELS / RESORTS AND GROUP CAMPS

This category accounts for 1,978 acres in the Region, and includes all private campgrounds, hotels, and recreational resorts. The majority of this use is found in Jackson Township due to the presence of private campgrounds.

INDUSTRIAL

This category is defined by the production of some product, either from raw materials or by the assembly of constituent parts produced elsewhere. The Industrial land use category has total 2,330 acres, with the majority of those acres representing the quarry lands along the ridge in Ross and Eldred Townships.

RESIDENTIAL

The residential category includes all parcels in the Region in which any type or density of housing unit is located. The Region includes 24,110 acres of residential use, with 9,598 acres located in Chestnuthill Township.

RETAIL TRADE / COMMERCIAL

Commercial use is defined as the sale of goods and services. This category has a total of 246 acres, with the vast majority of this acreage located along the US Route 209 Corridor in Chestnuthill Township. Other small clusters of commercial development in the Region are located along PA Route 115 at the intersection of State Road in Chestnuthill Township, and in the established villages of Kunkletown and Saylorsburg.

SERVICES

The Services category consists of 348 acres in the Region, and includes land uses primarily associated with utilities and community water and sewer systems.

VACANT

Vacant property is not synonymous with “open space.” Vacant land may be either publicly or privately owned. The critical factor is that there is no apparent public or private use. Lands placed in this category include lots with a vacant building(s), lots in residential areas that are not currently developed; land set aside for streets but not developed for this use (i.e., “paper streets”), and developed land that is not permanent open space.

LAND USE PATTERNS

The CJER Region has experienced rapid population growth and expansion over the past twenty years. The Village of Brodheadsville and surrounding areas of Chestnuthill Township create a center of population and economic activity in the west end of Monroe County, and provide a wide array of services to the planning region as well as surrounding municipalities. Figure 5.2, Composite Zoning, shows the existing zoning ordinance districts throughout the Region, and Table 5.3, Existing Land Use Allocation, details the acreage totals of each existing land use category per municipality.

Residential development dominates the existing land use, making up over 34% of the Region's entire area. Chestnuthill Township has the largest percentage of residential with 42%, and Eldred Township has the lowest percentage at 27%.

The next most prevalent land use is agriculture, comprising nearly 17% of the Region. Eldred Township contains the highest percentage at 22%, while Jackson contains the lowest amount at 7.7%.

TABLE 5.3 EXISTING LAND USE ALLOCATION

Figures in acres; percentages show percentage of total land use for the category in each municipality and may not sum to 100.0 due to rounding error.

CATEGORY	CHESTNUTHILL	JACKSON	ELDRED	ROSS	REGION TOTAL
Agriculture	3,918.68 (17.2%)	1,434.52 (7.7%)	3,377.3 (22.1%)	3,113.51 (21.8%)	**11,844.02**
Communication/ Transportation / Utilities	266.26 (1%)	329.02 (1.7%)	17.85 (<1%)	174.22 (1.2%)	**787.35**
Cultural, Public / Private Parks and Recreation	1,901.76 (8.4%)	5,214.6 (28.3%)	950.54 (6.2%)	451.82 (3.1%)	**8,518.72**
Educational Services	121.78 (<1%)	10.41 (<1%)	6.23 (<1%)	2.24 (<1%)	**140.67**
Forest	2,435.93 (10.7%)	1,928.74 (10.4%)	2,366.18 (15.5%)	2,380.01 (16.7%)	**9,110.86**
Government Services	11.27 (<1%)	6.13 (<1%)	10.52 (<1%)	9.05 (<1%)	**36.97**
Hotels / Resorts and Camps	329.72 (1.4%)	1,564.58 (8.4%)	44.04 (<1%)	39.83 (<1%)	**1,978.16**
Industrial	32.97 (<1%)	0	643.76 (4.2%)	1,653.43 (11.6%)	**2,330.16**
Residential	9,598.55 (42.2%)	5,579.28 (30.2%)	4,203.61 (27.5%)	4,729 (33.2%)	**24,110.45**
Retail Trade	226.99 (1%)	9.04 (<1%)	2.8 (<1%)	7.65 (<1%)	**246.49**
Services	190.04 (<1%)	30.51 (<1%)	106.4 (<1%)	21.55 (<1%)	**348.49**
Vacant / Unclassified	3,719.82 (16.3%)	2,344.13 (12.7%)	3,529.5 (23.1%)	1,655.52 (11.6%)	**11,248.97**
TOTAL	**22,753.77**	**18,450.97**	**15,258.73**	**14,237.84**	**70,701.33**

SOURCE: Monroe County Assessment Data

PLANNING IMPLICATIONS

Analysis of the Existing Land Use Map reveals several land use trends in the Region.

The abundance of residential uses spread throughout the Region, coupled with a lack of commercial uses, and with the exception of the quarry lands, a lack of industrial uses could lead to future problems for the municipalities. A balance of industrial and commercial uses is important to the tax bases of the municipalities, since the cost of providing services to residential uses is much higher than any other land use. In addition to a high tax burden on residents, this discrepancy could also indicate a potential deficiency of commercial and retail opportunities for the growing population, as well as a deficiency of job opportunities in the Region.

Preservation of open space and agricultural land is another way to lessen the tax burden on the residents of the Region. The Existing Land Use map shows that the Region still contains a large amount of open space and farmland, however, recent trends have shown a high rate of residential development which threatens to encroach upon the Region's natural resource base.

Figure 5.2, the composite existing zoning map, provides a visual summary of all the zoning districts throughout the Region. The following chapters of this Plan will provide recommendations for future land use planning to base zoning changes upon, as well as future economic development, resource preservation, and transportation improvements that address the goals and objectives discussed in Chapter 4.

Chapter 6

Future Land Use Plan

The Future Land Use Plan is one of the most important elements of the comprehensive plan. It graphically brings together all of the chapters of the plan and evaluates all of the information that has been mapped and gathered during this planning process. Based on stated goals and objectives, this Plan will determine what future land uses would be most appropriate throughout the region and at what density. Factors such as existing land use, natural features, soil conditions, demographics, housing, economic development trends, road conditions, sewer and water capacities, and village and neighborhood vitality all play a role in the development of the Future Land Use Plan.

The Future Land Use Plan will serve as a guide for future municipal ordinance amendments and regulations. Municipal regulatory controls such as zoning, sewer and water facilities planning, transportation planning, and recreation planning should be based upon the recommendations of the Future Land Use Plan.

It is important to stress that the Future Land Use Plan is **not** a zoning map, nor does it change the zoning ordinances and maps that have been previously adopted by the municipalities in the region. It is a reference tool to be used by municipal officials and planners when making decisions regarding future development.

Future Land Use recommendations are based on a variety of factors: The patterns of development and existing conditions within the municipalities; the anticipated path of future growth in the region; existing environmental conditions and natural resources; capacity of public facilities and infrastructure; and goals of the Monroe County Comprehensive Plan.

The Future Land Use Plan Map for the CJER Area includes the following Land Use Categories:

- Agricultural
- Preserved Agricultural
- Rural Conservation
- Open Space Conservation
- Future Open Space Conservation
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Town Center / Mixed Use
- Village / Mixed Use
- Business Development

- Commercial
- Limited Industrial
- General Industrial
- Major Public Facilities
- Commercial Recreation

Land Use / Growth Areas Goal and Objectives

The following are the goal and objectives that the Future Land Use Plan is designed to meet:

Goal: Manage, control, and guide development in order to preserve natural, scenic, historic and cultural, and agricultural resources, enhance existing centers and neighborhoods, and provide a mix of small town atmosphere, business development, suburban environment, and rural character within the Region.

Objectives:

- Identify and plan for primary development areas and growth areas where there is available or planned infrastructure capacity, and direct new development to those areas.

- Identify areas to be developed as business centers or light industrial, and investigate ways to purchase the land.

- Investigate the potential for the sharing of tax revenues between municipalities.

- Tie the type and intensity of development to the adequate provisions of transportation, water, sewerage, drainage, parks and recreation, and community facilities by developers.

- Identify areas which should be protected from development or receive only very low density development because of natural constraints or assets, and/or lack of supporting facilities and services.

- Encourage protection of farmland through preservation efforts.

- Promote retention of the existing farming economy in the Region and address necessary alternatives and flexibility for farmers.

- Identify appropriate development techniques for use within the Region.

- Identify significant natural resource lands, such as ridgelines and State Game Lands, and stream corridors for perpetual open space conservation.

- Achieve a balance between the need for economic growth and the need for resource conservation and preservation.

- Require planned, concentrated development which emphasizes significant open space conservation.

- Encourage new residential development to take place as infill within existing villages and areas adjacent to those areas.

- Control sprawl.

- Respect and protect existing living environments in the community.

- Require well-designed developments, including public and semi-public development, in scale and character of the setting.

- Maintain connections to natural features and scenic vistas.

- Minimize strip commercial development along existing roads.

- Improve the visual image of the community at entranceways and along road corridors.

- Plan for diversity within business development areas.

- Provide for a balance of land uses to meet the needs of existing and future residents.

- Provide for consistent and compatible land use along municipal boundaries within the Region.

- Review land use policies in municipalities adjoining the Region and consider those policies when preparing the Joint Comprehensive Plan.

- Maintain the rural character of those areas which still have that character.

- Allocate land uses over the entire Region in an appropriate manner, rather than on a municipal basis.

- Promote infill and revitalization within existing centers, in conformity with the general character of the existing centers.

- Minimize the conflict between non-residential and residential uses and attain compatibility between present and future land uses.

- Identify appropriate locations for and future character of commercial and industrial areas in the Region.

- Encourage development with pedestrian scale.

- Encourage attractive streetscapes, visual continuity, cohesive appearance, retention of the traditional look and charm, and use of appropriate street furniture and design enhancements along the Villages' main streets.

- Identify and encourage protection of historic contexts such as areas containing architecture of historical merit and Native American artifact discoveries.

- Encourage adaptive reuse of historic structures and/or maintenance of historic structures and context within contemporary developments where appropriate after review of the nature of the historic resources.

Actions:

A. Adopt Intergovernmental Agreements to amend zoning and subdivision and land development ordinances to reflect the Future Land Use Plan and Map; work with landowners and developers to preserve targeted agricultural and open space lands.

   Create a "land protection mitigation" program where if a developer agrees to protect a targeted property (protected agriculture or open space), the municipality will allow NON RESIDENTIAL development on a targeted property within path of development.

   1. Establish a permanent Regional Planning Committee, which includes equal representation from all four municipalities, or utilize the Monroe County Planning Commission to monitor consistency issues between this Plan and municipal ordinances.

B. Update zoning maps and zoning district provisions, to reflect the Future Land Use Plan as necessary.

C. Update Statements of Community Development Objectives contained in municipal zoning ordinances to be consistent with this Plan.

D. In zoning ordinances, provide for land development techniques designed to protect existing resources, provide open spaces, enhance streetscapes, and protect the character of existing centers.

1. Conservation Zoning (Growing Greener Concept of Natural Lands Trust) in the Region:

   See Appendix for language describing ordinance provisions.

   Determine whether Conservation Development should be the default and/or encouraged method of development, with density disincentives given to other methods of development which result in less open space and protection of resources. The typical Conservation Development process is:

   a. Net out natural resources

   b. Establish maximum overall density

   c. Establish minimum substantial open space requirement

   d. Establish alternative methods of development

   e. Require important natural features and resources, such as scenic vistas, historic sites, agriculture, steep slopes, wetlands, and woodland, to be contained in open space

   f. Provide visual and physical access to open space areas

2. Traditional Neighborhood Development (Neotraditional Development), Village Extension, and Village Design within the Villages. These methods promote the following concepts:

   a. Creation of a sense of community

   b. Pedestrian oriented design

   c. Central community facilities

   d. Public spaces

   e. Shallow setbacks

f. Street trees

g. Alleys where appropriate

h. Compact development

i. Interconnected streets, closer to a grid pattern

j. Historic development patterns of towns

3. Review the appropriateness of expanding the Transfer of Development Rights technique for use in promoting infill in the existing settlements in the Region. In the case of a joint zoning ordinance or municipal agreements, development rights may be transferable within the Region.

   Pursue the mechanics of transferring development rights from areas intended for conservation or agriculture to allow increased intensity of development in areas designated for economic or residential development.

4. Adopt corridor overlay zoning along major commercial roads, such as US Route 209, and PA Routes 115 and 715 to enhance the appearance of these corridors, enhance safety and traffic movement, and maintain economic viability. Such overlay zoning would address:

   a. Coordinate landscaping, signage, lighting, street furniture, paving materials, design of site improvements, building façade and windows displays throughout the road corridors

   b. Increase pedestrian and vehicular connections to adjoining properties and within properties

   c. Increase size and quantity of landscape material

   d. Integrate historic resources into development

   e. Provide site amenities

   f. Renovate building facades

   g. Minimize curb cuts and unrestricted access

   h. Provide more attractive signage

i. Locate parking to the rear and side of buildings where appropriate and feasible

j. Integrate architecture, landscaping and screening

k. Encourage pedestrian oriented design (e.g., sidewalks and benches)

l. Encourage pedestrian oriented spaces

m. Screen loading areas, outdoor storage and dumpsters

n. Provide safe bus stops with shelters, with pedestrian connections to buildings

E. In zoning ordinances, require areas for economic development to be developed through coordinated, attractive commercial and business parks and discourage additional strip commercial development. Special consideration should be given to the areas in Jackson and Eldred Townships, designated by the Future Land Use Map as Business Development, for economic development activities.

F. Within zoning district provisions, considering the entire Region as a whole, provide for the accommodation of housing in different dwelling types and at appropriate densities for households from all economic and demographic groups within the Region.

G. Address architectural and related issues within zoning ordinances. For example:

1. In some zoning districts, such as but not limited to neighborhood commercial and village zoning districts, limits on building size will be appropriate to maintain existing character.

2. In some zoning districts, emphasis should be placed on encouraging architecture consistent with existing community and/or architectural character.

3. In some or all Commercial districts, typical “big box” architecture should be discouraged through architectural treatments of building facades.

H. Additional zoning actions include:

1. Requiring buffers and/or performance and design standards where there will be potentially conflicting uses.

2. Requiring impact statements (environmental, traffic, services, fiscal, etc.) with requested zoning amendments requiring a zoning district change, to address the impacts of the requested amendment.

3. Giving emphasis to density bonuses for development served by, or with potential to be served by public sewer and public water, rather than development served by package/private systems or individual systems.

4. Require sufficiently large lots when on-lot sewage disposal will be used.

I. Update municipal Subdivision and Land Development Ordinances, as necessary. Options include:

1. Require street furniture/pedestrian amenities as required improvements pursuant to municipal streetscape plans.

2. Adopt appropriate refinements to implement the Growing Greener Conservation Development Concept.

   If the Conservation concept is used, the design procedure is:

   - Identify conservation areas
   - Locate house sites
   - Align streets and trails
   - Draw lot lines

3. Require pre-design meetings between planning commissions and developers prior to preparation and submission of subdivision and land development plans.

4. Stormwater management ordinances prepared in accordance with Act 167 Stormwater Management Plans for the Brodhead Creek and McMichaels Creek Watershed should be consistent with the objectives of this Plan.

J. Municipal Act 537 plans and water supply planning should be coordinated with this plan, particularly the Future Land Use Plan, to promote compact, efficient, orderly, and phased development within and contiguous to existing developed areas.

K. The municipalities should continue to monitor zoning along municipal boundaries to provide for compatible zoning districts.

L. Streetscape Plans for larger Villages such as Brodheadsville and Kunkletown should be prepared, addressing such issues as landscaping, signage, street furniture, lighting, parking locations and design standards, enhancing the sense of community identity through providing public spaces, enhancing gateways to the communities, and incorporating natural features such as stream corridors into the streetscapes where feasible. Coordinate such efforts with PADCED and PENNDOT where applicable.

M. Support continued Village development in Saylorsburg and Reeders.

N. Consider allowing convenience commercial uses in or near residential developments to reduce traffic to and from commercial centers in the Region.

Agricultural Resources

A. The municipalities should identify and preserve the most viable agricultural lands, as shown on Figure 6.1, the Agricultural Resources Map. Lands that should receive priority include:

- Land that is protected by existing restrictions and/or easements against development, including lands that have had easements purchased or are adjacent to such lands;
- Lands that are designated for protection by Official Maps;
- Land that is composed of capability class I, II, III, or IV as defined by the USDA.
- Land that is currently in agricultural use.
- Land that is included within an approved Agricultural Security Area.

B. Where appropriate, the municipalities should consider Effective Agricultural Zoning regulations for the lands designated as Agricultural Preservation on the Future Land Use Map. Effective Agricultural zones permit a wide variety of farming uses, including farm-related businesses and restrict non-farm uses that can be disruptive to agricultural activities. Non-agricultural dwelling unit density is strictly limited to one dwelling unit per 20 to 60 acres average, with the homes required to be built on small lots.

C. The municipalities should preserve agriculture through the following administrative actions:

1. Work with local farmers to encourage participation in the Monroe County Agricultural Land Preservation Easement Purchase Program, as administered by the Monroe County Planning Commission.

2. Establish individual Purchase of Agricultural Conservation Easements Programs where appropriate.

3. Establish Transfer of Development Program across municipal boundaries. Implement Chestnuthill Township's TDR ordinance in a manner consistent with this Plan.

4. Create an agricultural land protection mitigation program where if a developer agrees to protect a targeted property designated as protected agriculture, the municipality will allow non-residential development on a targeted property within path of development.

5. Promote the inclusion of farms in Agricultural Security Areas.

6. Support measures to relieve property tax burden for farmers.

7. Limit extension of planned public sewer and water facilities to agricultural areas.

8. Permit businesses which support agricultural operations.

9. Allow farmers to supplement incomes through home businesses, home occupations and farm related businesses.

10. Permit appropriate recreational activities, such as hayrides, corn mazes, and festivals.

11. Limit non-farm uses which could cause conflicts with agricultural practices and/or require buffers for non-farm uses around the perimeter of farms.

12. Allow conservation development (Growing Greener) as an option.

13. Promote enrollment in Act 319 tax relief program.

14. Allow and give incentives to compact development and higher densities where public sewer and water are available in areas designated for development, and give disincentives to inefficient development techniques.

HOUSING PLAN

The objectives for housing are to provide for adequate, safe and sound housing for present and future residents; to allow for a variety of housing densities, development patterns, and attractive residential housing types for all age groups in appropriately designated areas within the natural and service constraints of the municipalities; to provide for maintenance of the character of existing residential areas and housing stock through appropriate coordinated land use controls, and address the housing needs of the elderly and disabled in the community.

Provision for a variety of housing densities, housing types, and development patterns in appropriately designated areas is accomplished through the Land Use Plan. Maintenance of the existing housing stock and adequacy of new housing can be accomplished through enforcement of building codes and utilization of property maintenance codes.

The existing character of residential areas can be maintained through appropriate zoning provisions and review of subdivision and land development plans.

As taxes and housing costs rise, there is always concern for the elderly. It is a goal of this plan to accommodate and encourage additional senior and age-restricted housing in the Town Center District in Brodheadsville. Long term residents of the area can find themselves in positions where it is increasingly difficult to maintain or keep their properties. The municipalities should work with older residents to identify various programs that are available to help them meet their housing expenses and retain their homes. Provision will be made in zoning ordinances for elderly housing development.

Housing Goal:

Provide opportunities for a broad range of housing types to consider the needs of all economic and demographic groups in the Region.

Objectives:

- Provide appropriate areas for a variety of single family, two family, and multiple-family dwellings and a variety of densities to allow housing choices, while retaining the existing character of the Region.

- Guide higher density housing to town center and village areas as well as areas with public sewer and water service.

- Encourage use of the existing housing stock while promoting rehabilitation and renovation of existing housing in such need, through participation in appropriate federal, state, and county housing programs.

- Support the development of housing alternatives for the elderly where consistent with the goals and objectives of this Plan.

- Support the development of housing alternatives for low-income families.

- Maintain a desirable ratio between owner-occupied and rental housing units.

- Maintain and enforce standards for residential development to accomplish the provision of well-planned, safe, sound and attractive living environments for the region's residents.

- Protect the character of existing Villages and residential neighborhoods.

- Establish housing densities appropriate to the Region.

- Encourage housing mixed with commercial and institutional uses to improve accessibility for all segments of the population.

- Discourage neglect and deterioration of housing through code enforcement.

Actions:

A. Maintain adequate housing and property maintenance codes and zoning ordinance provisions as necessary to maintain the building stock and properties within the region.

B. Foster programs which encourage home renovation and rehabilitation in existing neighborhoods.

C. Enact land use regulations that provide adequate opportunities for affordable workforce housing.

D. Work with residents of the Region and regional taxing entities to identify programs and policies that will help residents maintain and enhance their properties, and meet housing expenses and retain their homes as owner-occupied single family residences.

E. Regulate housing conversions through zoning provisions and require adequate parking to be provided.

F. Provide for a variety of housing types and densities through zoning.

G. Enact zoning regulations that provide incentives for senior housing in the Future Growth Areas on the Future Land Use Map. Consider appropriateness of such techniques or density incentives or overlay treatments.

H. Address housing and redevelopment issues in Sun Valley.

I. Encourage housing development in rural centers and existing villages at densities consistent with the Future Land Use Map.

FUTURE LAND USE MAP

The principal benefit of multi-municipal planning is the opportunity to coordinate land uses among the participating municipalities. Even if the implementation process does not include a joint zoning ordinance, much is gained if the individual ordinances define land uses in the same way. The following text is *not* recommended ordinance language, but indicates the type of use and general function of each land use identified on the Future Land Use map.

While it is not required to specify lot sizes in the Comprehensive Plan, doing so makes it much easier to draft the implementing zoning ordinances. The base target density of every category except the agricultural, conservation, and preservation categories should be at least 1 dwelling unit per acre. This target is consistent with the densities recommended by the Monroe County Comprehensive Plan. In the Brodheadsville area, however, higher recommended densities are more appropriate given the development patterns. Areas with recommendations for higher density development are contingent on the availability of public sewer and water service.

Figure 6.2, The Future Land Use Plan Map for the CJER Area includes the following Land Use Categories:

- Agricultural
- Preserved Agricultural
- Rural Conservation
- Open Space Conservation
- Future Open Space Conservation
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Town Center / Mixed Use
- Village / Mixed Use
- Business Development
- Commercial

- Limited Industrial
- General Industrial
- Major Public Facilities
- Commercial Recreation

Future Growth Areas

The Municipalities Planning Code also introduced the concept of Future Growth Areas, which are areas within a multi-municipal plan outside of and adjacent to a Designated Growth Area or existing development, where residential, commercial, industrial and/or institutional uses and development are permitted or planned at varying densities and public infrastructure services may or may not be provided, but future development at greater densities is planned to accompany the orderly extension and provision of public infrastructure services. The Future Growth Areas include portions of the following districts outlined on the Future Land Use Plan: Town Center / Mixed Use; Commercial; Village; High Density Residential; Medium Density Residential; Low Density Residential; Business Development; Commercial Recreation; Limited Industrial; and Major Public Facilities.

POPULATION PROJECTIONS BASED ON
U.S. CENSUS BUREAU ESTIMATED POPULATION
GROWTH RATE FROM 2000 TO 2004

	2000 Census	July 1, 2004	Average Percentage Increase per Year	2010 Projection	2020 Projection
Chestnuthill Township	14,418	16,966	4.4%	20,762	27,106
Jackson Township	5,979	7,023	4.4%	8,610	11,241
Eldred Township	2,665	2,958	2.8%	3,411	4,157
Ross Township	5,435	6,357	4.3%	7,772	10,109
Total Region	**28,497**	**33,304**	**4.2%**	**40,466**	**52,434**

CAPACITY FOR POPULATION GROWTH

Future Land Use Plan Category	Available Acres	Available Acres Minus 20%	Likely Maximum Density	Likely Maximum Potential for Dwelling Units	Likely Maximum Potential for People*
High Density Residential	190	152	10 D.U./Acre	1,520	4,423
Low Density Residential	7,261	5,809	1 D.U./Acre	5,809	16,904
Medium Density Residential	333	266	5 D.U./Acre	1,330	3,870
Rural Conservation	10,910	8,728	.5 D.U./Acre	4,364	12,699
Town Center/Mixed Use	75	60	10 D.U./Acre	600	1,746
Village/Mixed Use	250	200	10 D.U./Acre	2,000	5,820
Commercial Recreation	238	190	5 D.U./Acre	950	2,765
	19,257	**15,405**		**16,573**	**48,227**

*****Used 2.91 people per dwelling unit, average for Chestnuthill Township, the highest average in the Region.

– assumed 20% of tract would not be available for inclusion within lots

– likely maximum density from Draft Land Use Plan text

Variables: Potential for more units in Low Density Residential if some areas are served by public sewer and water - Potential for less units in categories if not served by public sewer and water.

FUTURE LAND USE MAP CATEGORY DESCRIPTIONS

AGRICULTURAL:

Definition – Cultivation of the soil and the raising of livestock for commercial purposes, including ancillary uses such as the residence of the farm operator. Home-based crafts are also typically permitted by right as an accessory to farm operations.

Planning Objective – Target critical areas where agricultural activities are practiced for future preservation. Uses related to agriculture including support businesses should be encouraged. Residential development should be discouraged within this category.

Recommended Land Uses – Cropland; Pastureland; Farm-related structures and businesses; Woodlands.

Recommended Development Densities/Strategies – If residential development is proposed, it should be at very low densities, and should not encroach on active farmland.

Conservation Development techniques may be allowed in this district. Public sewer and water service is not recommended for Agriculture areas.

PRESERVED AGRICULTURAL

Definition - Cultivation of the soil and the raising of livestock for commercial purposes, including ancillary uses such as the residence of the farm operator. Home-based crafts are also typically permitted by-right as an accessory to farm operations.

Planning Objective – Protected in perpetuity, these lands will remain in agriculture. Uses related to agriculture including support businesses should be encouraged. Limited residential development may be allowed depending upon zoning allowance for lots within this category. Appropriate for Effective Agriculture Zoning regulations.

Recommended Land Uses – Cropland; Pastureland; Farm-related structures and businesses; Woodlands.

Recommended Development Densities/Strategies – Restricted development at very low densities, one dwelling unit (DU) per 20 acres, or maximum of 20 percent of tract used for non-agricultural activities, depending on the sliding scale implemented. Conservation Development techniques may be allowed in this district. Public sewer and water service is not recommended for Preserved Agriculture areas.

RURAL CONSERVATION

Definition – A mixture of agricultural, woodland, open space, and very low density residential uses. Factors such as the presence of steep slopes, wetlands, and/or floodplains limit the development potential of these areas.

Planning Objective – Accommodate for very low density development, and target areas for future acquisition to be used for recreation and / or passive open space.

Recommended Land Uses – Cropland; Pastureland; Open space; Farm-related structures and businesses; Woodlands.

Recommended Development Densities/Strategies – Larger lots of at least one acre or more per dwelling unit. Conservation Development techniques may be allowed in this district. Public sewer and water service is not recommended for Rural Conservation areas.

LOW DENSITY RESIDENTIAL

Definition – The lowest density of residential use. The critical, defining characteristic of these areas is that only single-family detached homes (and accessory uses like garden sheds, detached garages, and swimming pools) are permitted.

Planning Objective – To accommodate continued low density residential development where such development is occurring, in a setting that will continue to contain some rural characteristics such as woodland and open space.

Recommended Land Uses – Single Family detached dwellings; Woodlands; Parks/Open Space.

Recommended Development Densities/Strategies – Base density of one unit per acre. Higher density development may be allowed through Open Space development or sensitive design techniques.

MEDIUM DENSITY RESIDENTIAL

Definition - The definition of this use recommends higher densities than the Low Density Residential District, and allows narrower lots. Also, single-family semi detached homes may be permitted as well as detached houses.

Planning Objective – Recommended areas where most of the residential development has and should occur in the future.

Recommended Land Uses – Single family detached dwellings; Single family semi detached dwellings; Park/Open Space Uses.

Recommended Development Densities / Strategies – Maximum density range of 5 units per acre, depending on the availability of public facilities. Open Space Development techniques are appropriate in these areas.

HIGH DENSITY RESIDENTIAL

Definition - This area permits all dwelling types, including townhouses, apartment buildings, and mobile home parks.

Planning Objective – These areas are where the greatest concentration of residential development has and should occur.

Recommended Land Uses – Single family detached dwellings; Single family semi detached dwellings; Townhouses; Apartments; Park/Open Space.

Recommended Development Densities / Strategies – Maximum density range of up to 10 units per acre, depending on the availability of public facilities. Open Space development techniques are appropriate for this district.

VILLAGE / MIXED USE

Definition - This area will be chiefly a commercial area, but residences, second floor apartments, and professional offices will also be accommodated, and at a high density.

Planning Objective – Provide areas to encourage a mixture of residential and Commercial uses within the villages of Saylorsburg, Effort, Kunkletown, and Reeders. The critical element here is the creation of a pedestrian-friendly environment where the commercial uses are compatible with existing residential uses. Commercial uses within these areas will be at a smaller neighborhood scale and should include uses such as corner grocery stores, coffee shops, specialty shops, laundromats, and post offices. Highway oriented uses are not recommended in these areas.

Recommended Land Uses – Offices; Small-scale retail and local commercial uses. Single family semi-detached dwellings; Townhouses; Apartments; Parks and Recreation.

Recommended Development Densities / Strategies – Density range of 5 to 10 units per acre, depending on the availability of public facilities. Neo-traditional development may be appropriate within these areas to blend in with the Region's existing development pattern.

TOWN CENTER / MIXED USE

Definition – This category is similar to the "mixed use / neighborhood commercial" area in that a variety of uses will be accommodated, but the area will have a more urban feel, due to the inclusion of Brodheadsville. Density should be higher, buildings may be taller, and off-street parking areas should be to the side or rear of the structures.

Planning Objective – Area intended to allow continued growth of the existing core in Brodheadsville, providing services including the niche specialty shops in contrast to commercial chain stores. New construction should be consistent with the historic character of the area.

Recommended Land Uses - Single family semi-detached dwellings; Townhouses; Apartments; Senior Housing; Parks and Recreation; Government Offices; Small scale and specialty retail; Day-to day commercial uses; doctor's offices and health clinics.

Recommended Development Densities / Strategies – Density range of 5 to 10 units per acre, if feasible. Target area for economic activity and re-development of vacant buildings with the goal of establishing the commercial core as a destination.

GENERAL COMMERCIAL

Definition - This is the least restrictive commercial category. It includes most kinds of retail sales and businesses, with particular emphasis on big box retail and highway-oriented businesses like those found along US Route 209. This district can also accommodate neighborhood oriented commercial uses where appropriate.

Planning Objective – Provide for appropriate commercial development in locations where a cluster of commercial uses exist. These uses should be more intensive, highway oriented commercial uses.

Recommended Land Uses – Highway oriented commercial uses such as big-box retail; supermarkets; multi-tenant shopping plazas; automobile related uses.

Recommended Development Densities / Strategies – Lot sizes from 2000 square feet to 2 acres or higher, with density appropriate as needed by use.

COMMERCIAL RECREATION

Definition – Category specific to Jackson Township, will accommodate medium density residential as well as seasonal housing, campgrounds, and resorts, both public and private.

Planning Objective- Due to potential future access to public sewer and water, these areas are appropriate locations for higher density development.

Recommended Land Uses - Intended for campgrounds, resorts, private recreational facilities, and medium density residential housing- both seasonal and permanent.

Recommended Development Densities / Strategies – Maximum density range of 5 units per acre, depending on the availability of public facilities. Open Space Development techniques are appropriate in these areas.

BUSINESS DEVELOPMENT

Definition - This area is located in Jackson and Eldred Townships and is appropriate for economic or limited industrial development activities.

Planning Objective – Provide a flexible area to market professional offices, limited industrial, or technology-based businesses. Economic development uses should be limited to the specific vision of the municipalities. Due to the economic development potential of this area, residential development and warehousing are not recommended in these areas. These areas should be targeted by the townships for purchase and / or land-banking.

Recommended Land Uses - Research and Technology-based firms, and professional offices. Warehousing, distribution facilities, and trucking terminals are not recommended.

Recommended Development Densities / Strategies – Minimum lot sizes 5000 square feet to 2 acres depending on use and availability of public sewer and water facilities. These areas present opportunities to enact Specific Plans.

GENERAL INDUSTRIAL

Definition - This will be the least restrictive category and will be intended to accommodate heavy industrial uses.

Planning Objective – Provide areas to accommodate a wide range of industrial uses.

Recommended Land Uses – Offices; Printing and Publishing uses; Warehousing and Distribution; Manufacturing; Food Processing; Extraction Industries.

Recommended Development Densities / Strategies – One acre minimum lot size, or appropriate for use.

LIGHT INDUSTRIAL

Definition - This is similar to "industrial" in that it accommodates manufacturing operations, but it is more restrictive. Typically, these uses include assembly of components manufactured elsewhere, and include industries like electronics, laboratories, and research and development operations.

Planning Objective – To provide areas to accommodate light industrial uses free from offensive impacts such as excessive noise, odors, and glare on surrounding land uses.

Recommended Land Uses – Offices; Research Facilities; Laboratories.

Recommended Development Densities / Strategies - One acre minimum lot size, or density that is appropriate for use.

MAJOR PUBLIC FACILITIES

Definition - This area is not intended to be established as a separate zoning district. It includes the Pleasant Valley Area School District facilities, municipal owned land, churches, cemeteries, and other cultural features.

Planning Objective – To provide areas for public or semi-public uses.

Recommended Land Uses – School district facilities; churches; cemeteries; Municipal use; recreational uses.

Recommended Development Densities / Strategies – Lot sizes range from 5000 square feet to 10 acres or larger, depending on the use as well as the underlying zoning district.

OPEN SPACE CONSERVATION

Definition - These are open space, recreational, and sensitive natural resource areas that should remain in such use for the foreseeable future.

Planning Objective – Provide for existing public and semi-public owned parks and open space.

Recommended Land Uses - Parks; Pavilions; Greenways; Open Space; Natural Areas.

Recommended Development Densities / Strategies – Not recommended for development other than low-impact accessory uses related to the recommended land uses.

FUTURE OPEN SPACE CONSERVATION

Definition - These are open space, recreational, and sensitive natural resource areas that may be privately owned, but should be targeted for future conservation and not be developed.

Planning Objective – Provide for future public and semi-public owned parks, open space, and natural resource protection.

Recommended Land Uses - Parks; Pavilions; Greenways; Open Space; Natural Areas

Recommended Development Densities / Strategies – Not recommended for development other than low-impact accessory uses related to the recommended land uses.

IMPLEMETATION OF THE FUTURE LAND USE PLAN

The Future Land Use Plan is implemented through several key strategies.

- Adopt municipal zoning maps and corresponding zoning district provisions consistent with the Plan.

- Assure Act 537 Plans are compatible with the Future Land Use Plan.

- Assure government and school district policies for major land uses are consistent with the Plan.

- Increase density and intensity of development only when public sewer and water and other necessary infrastructure of sufficient capacity can be made available.

Environmental Considerations for Future Development

As development occurs in the Region, particularly in the Rural Conservation, Agriculture, and Future Open Space Preservation areas, which contain the greatest extent of sensitive environmental resources in the Region, care much be taken to preserve and protect the resources identified within each tract of land. The following approaches should be taken, in a consistent manner within the Region, to development in these areas:

- An ongoing awareness of and sensitivity toward the natural resources of the area should be encouraged.

- Development should be concerned with geologic stability, soils suitability, groundwater supplies and stream flows.

- Groundwater resources should be protected against depletion and contamination.

- Methods of encouraging replenishment of the groundwater supply should be encouraged.

- Streams, ponds and wetlands should be protected against pollution from point sources and runoff.

- Floodplains and wet soils should be protected from encroachment.

- The loss of topsoil should be minimized.

- The retention and establishment of trees and other vegetation should be encouraged to control erosion, shade surface waters, control stormwater flow, create wind breaks, provide animal habitats and provide visual amenities.

- The preservation of scenic viewsheds and scenic road corridors should be encouraged.

- Steep slopes should generally be avoided.

- The protection, preservation and enhancement of historic resources should be encouraged.

- The adaptive reuse of historic structures should be encouraged where appropriate.

- Innovative land development techniques should be used to minimize land consumption, preserve ecosystems, preserve agricultural lands and preserve natural resources and open space.

- The provision of open space and recreation areas for active and passive recreation should be encouraged. Visual and physical access to the open space system should be provided.

- The coordination of open space and circulation systems among adjoining developments should be encouraged.

- A system of bicycle paths and sidewalks should be encouraged.

- Incorporation of resources into development plans should be encouraged.

- Flexible approaches to site design to recognize resources should be encouraged.

- Not permitting invasive species to be planted by developers as part of landscaping plans.

Recommended Development Concepts

The Action Plan contains recommendations for land development techniques and processes designed to protect existing resources, provide open spaces, encourage appropriate development which is consistent with existing development patterns, and enhance streetscapes. Because of the rural character of much of the Region and the existing population centers and Villages, techniques which are especially recommended

include Traditional Neighborhood Development (TND) and Conservation Development. TND is particularly appropriate within and surrounding existing settlements such as villages, and would be appropriate in growth areas in the Region. Conservation Development could be used to help preserve open space and agricultural resources when development occurs in more rural areas of the Townships.

As noted elsewhere in this Plan, mixed use as currently found in the villages and along major road corridors, will be fostered when deemed appropriate by the municipalities and adequate infrastructure can be provided.

Open Space Development (Growing Greener)

Growing Greener[1] is a statewide community planning initiative which is designed to help communities use the development regulation process to their advantage to protect interconnected networks of greenways and permanent open space.

Each time a property is developed into a residential subdivision, an opportunity exists for adding land to a community-wide network of open space. Although such opportunities are seldom taken in many municipalities, this situation could be reversed fairly easily by making several small but significant changes to three basic local land-use documents - the comprehensive plan, the zoning ordinance and the subdivision and land development ordinance. Conservation design rearranges the density on each development parcel as it is being planned so that only half (or less) of the buildable land is consumed by house lots and streets. Without controversial "down zoning" (decreasing the number of house lots), the same number of homes can be built in a less land-consumptive manner, allowing the balance of the property to be permanently protected and added to an interconnected network of community green spaces. This "density-neutral" approach provides a fair and equitable way to balance conservation and development objectives.

Infill Policies

Two of the objectives for land use are to encourage new residential development to take place as infill within and near existing settlements with infrastructure of adequate capacity and functionality and promote infill and revitalization within existing centers, in conformity with the general character of the existing centers. There are a number of strategies which can be used to promote infill. The following policies can be reviewed by the municipalities as a starting point in determining the most appropriate methods for use in the Region. Land consumption for new development can be minimized if development or redevelopment occurs on vacant or underutilized parcels within existing developed areas. Development costs can sometimes be reduced because of the accessibility of existing infrastructure and services.

[1] Source: Natural Lands Trust, Media, PA

Potential Infill Promotion Strategies

Zoning Strategies

1. Target and map areas for infill development. Identify parcels, developments, and existing vacant or underutilized buildings and lots.

2. Determine types of development desired.

3. Zone areas appropriately to allow desired land uses.

4. Create infill development opportunities overlay districts as necessary.

5. Consider whether more design flexibility in ordinances is necessary to achieve the desired end – such as flexibility in setbacks, yard requirements, lot widths, and lot size.

6. Consider density bonuses to lowest acceptable lot size or highest intensity of use consistent with available sewer and water facilities.

7. Consider allowing nearby convenience services in designated economic development, mixed use, or infill overlay areas.

8. Apply appropriate standards to non-conforming lots which can allow reasonable development.

9. Where appropriate, consider well-designed, buffered mixed uses or dwelling types, if appropriate infrastructure is available.

10. Consider transfer of development rights with bonuses to target development areas from areas targeted for preservation or conservation.

11. Eliminate incentives to development in non-growth and non-targeted areas.

Subdivision and Land Development Strategies

12. Streamline procedures and permitting.

    - reduce delays and hearings
    - have expeditor

13. Review level of service standards (such as amount of recreation) or design standards (such as road widths) for appropriateness in each situation.

14. Consider appropriateness of incentives for infill projects:

    - reduced development/permit fees
    - reduced impact fees
    - reduced infrastructure connection fees

15. Consider appropriateness of allowing/promoting re-subdivision or redesign of very low density tracts to more efficient, land conserving patterns if appropriate infrastructure is available.

Public Relations Strategies

16. Stimulate developer interest in infill development and educate consumer/public regarding benefits and availability of infill:

    - promotional/publicity campaign for infill
    - make parcel data available
    - establish cooperative demonstration project
    - seminars
    - training programs
    - design competition for demonstration project

17. Prepare neighborhood strategies with input from residents; cooperation with, involvement of, and information to existing residents.

18. Inform existing residents of projects, invite participation in review, hold project meetings with developers at initial stages.

19. Prepare appropriate protective design standards such as traffic calming, landscaping, vegetation retention or replacement, and permissible land uses.

20. Encourage banks to be supportive of infill initiative in providing lending.

Municipal (Township, County, State, Federal) Financial Policies

21. Consider appropriateness of real estate transfer tax relief for purchase of properties in target areas.

22. Consider appropriateness of property tax abatement in target areas.

23. Foster programs which encourage building renovation and rehabilitation in existing neighborhoods.

24. Identify strategies for assembling parcels (with homeowners associations, realtors, developers).

Municipal Infrastructure Policies

25. Identify need for Infrastructure improvements (new or improved roads, parks, utilities, streetscape improvements, drainage facilities, pathways).

26. Facilitate transit or para transit service.

27. Facilitate accessibility to community facilities and services (senior centers, community centers, etc.).

28. Locate municipal services near growth and target areas.

Official Map

The governing body of each municipality has the power to make an official map of all or a portion of the municipality which may show elements of the Comprehensive Plan with regard to public lands and facilities, and which may include, but need not be limited to:

1. Existing and proposed public streets, watercourses and public grounds, including widenings, narrowings, extensions, diminutions, openings or closings.

2. Existing and proposed public parks, playgrounds, and open space reservations.

3. Pedestrian ways and easements.

4. Railroad and transit rights-of-way and easements.

5. Flood control basins, floodways and floodplains, stormwater management areas and drainage easements.

6. Support facilities, easements and other properties held by public bodies undertaking the elements described in the Comprehensive Plan.

The governing body may make surveys and maps to identify the location of property, traffic way alignment or utility easement by use of property records, aerial photography, photogrammetric mapping or other method sufficient for identification, description and

publication of the map components. For acquisition of lands and easements, boundary descriptions by metes and bounds must be made and sealed by a licensed surveyor.

The adoption of any street lines or other public lands as part of the official map does not constitute the opening or establishment of any street nor the taking or acceptance of any land, nor does it obligate the municipality to improve or maintain any such street or land. The adoption of proposed watercourses or public grounds as part of the official map does not constitute a taking or acceptance of any land by the municipality.

For the purpose of maintaining the integrity of the official map of the municipality, no permit shall be issued for any building within the lines of any street, watercourse, or public ground shown or laid out on the official map. No person shall recover any damages for the taking for public use of any building or improvements constructed within the lines of any street, watercourse, or public ground after the same shall have been included in the official map, and any such building or improvements shall be removed at the expense of the owner. However, when the property of which the reserved location forms a part, cannot yield a reasonable return to the owner unless a permit shall be granted, the owner may apply to the governing body for the grant of a special encroachment permit to build.

The governing body may fix the time for which streets, watercourses and public grounds on the official map shall be deemed reserved for future taking or acquisition for public use. However, the reservation for public grounds shall lapse and become void one year after an owner of such property has submitted a written notice to the governing body announcing his intentions to build, subdivide or otherwise develop the land covered by the reservation, or has made formal application for an official permit to build a structure for private use, unless the governing body shall have acquired the property or begun condemnation proceedings to acquire such property before the end of the year.

Chapter 7

Economic Development Plan

The CJER Planning Region must support conditions for innovative economic and community development. The municipalities must position themselves to maximize the skills of their workforce and create innovative opportunities for future economic development. A proactive approach to economic development is to increase the tax base by expanding and diversifying the economic base. Residents of the Region have expressed an interest in seeing additional commercial and, to a lesser extent, industrial development in the area.

The citizen survey results were clear that the stability and vitality of the Region's economy is a major concern for area residents. This concern is mirrored by those expressed by the Region's respondents regarding the loss of rural areas to residential development. This suggests a coordinated economic development strategy whereby smaller-scale uses could be directed to the village areas of Brodheadsville, Reeders, Kunkletown, and Saylorsburg, and larger-scale enterprises are directed toward the US Route 209 corridor to the west of Brodheadsville, which is appropriate for larger-scale commercial uses.

The Costs of Land Use

As development has increased in and around the region**,** costs associated with that development, including traffic and road maintenance, public protection, sewer and water system development and expansion, and public education will also increase. Ultimately, these costs are reflected in higher taxes, which can be especially burdensome on those with fixed incomes. One way to address the issue of increased costs is a cooperative effort among the municipalities and volunteer organizations to identify ways to provide essential services in a more efficient manner, and to eliminate duplication of services among agencies.

Continued residential development within the Region needs a balance of non-residential development to ensure a healthy tax base and economy. The Penn State College of Agricultural Sciences Cooperative Extension has published a study entitled, "Fiscal Impacts of Different Land Uses, the Pennsylvania Experience." In the study, eight Pennsylvania townships were analyzed to determine the fiscal impact of land uses. The ratios of revenues to expenditures were calculated for residential, commercial, industrial, and farm and open land. Residential land, on average, required substantially more in expenditures, mainly due to school expenses and infrastructure costs. In some cases, there was an expense-to-revenue ratio of over 2-to-1 for residential uses. Commercial, industrial, and farm and open land provided more revenue than they required in expenditures. The study notes that these findings are consistent with those in other states.

Encouraging Economic Vitality

Municipalities can address the issue of economic vitality through their municipal ordinances. Amending zoning and subdivision/land development ordinances to allow additional commercial and industrial development, as well as adaptive reuse of older buildings is one method. Streetscape enhancement of commercial areas and entry or "gateway" enhancements are others. Municipalities must take advantage of the public/private partnerships that exist and provide leadership to the business community to help establish a common focus for future economic development.

A healthy economy requires a balance between residential and non-residential uses. It is important to preserve residential neighborhoods that support the commercial areas and provide the people for a workforce. Communities with high quality-of-life amenities attract more affluent and skilled workers and retain existing workforces better than communities with poor quality-of-life amenities. Preserving architecture, heritage, and culture helps a community maintain a sense of place and attract people and businesses to the region.

Economic Development Goal: Encourage appropriate environmentally responsible economic development and achieve fiscal balance, while preserving and enhancing the quality of life for the Region's residents

Objectives:

- Enhance tax revenue from business development to balance the residential share of the property tax base.

- Promote the area as a hub for senior related service and health care industries.

- Promote family-sustaining job creation for local residents through cooperative efforts of municipalities, the county, economic development agencies, the state, businesses, and educational institutions.

- Protect the natural environment as economic development occurs.

- Encourage the adaptive productive re-use of vacant and underutilized properties in the Region.

- Protect natural, historical, cultural and recreational resources and landscapes in order to enhance the attractiveness of the Region to desirable firms.

- Retain existing desirable businesses and industries.

- Explore methods to provide relief from dependence on the property tax.

- Identify and designate appropriate areas for future economic development and determine the types, scale, and character of economic development which are most appropriate for the Region.

- Relate economic development to available infrastructure.

- Utilize impact fees to the extent permissible and encourage the state legislature to authorize additional impact fees.

- Acquire land for future economic development projects, preferably in the areas designated as "Business Development" on the Future Land Use Map

Target Areas

Economic development planning and is not only the responsibility of the municipal officials. Local economic groups, non-profit organizations, business and property owners, and local and State legislators all have a stake in the economic well-being of the CJER Region. The Region is home to several economic development groups such Monroe County Industrial Development Authority, and Pocono Mountain Industries, who should work closely with the Pocono Mountain Chamber of Commerce. These local groups need to establish a consistent approach and common focus for future economic development and work closely with the public and private sectors to avoid duplication of efforts. The first step to improve the climate for economic development and develop a community-wide vision is to identify the crucial or "target areas" that present the most future economic development potential in the Region.

US Route 209 Corridor – Chestnuthill Township

The Region's most intense future commercial development should occur along US 209 West of Brodheadsville. This development would include larger scale retail and grocery stores, as well as ancillary commercial uses. In the immediate Brodheadsville Village Area, commercial uses should be less intense, and should adhere to design standards which encourage visual consistency along this corridor by regulating signage, landscaping, setbacks, and streetscape improvements.

The municipalities should encourage the health care industry to establish a hub of health care related offices and businesses within the Region, with a potential focus on the Brodheadsville Area to complement this Plan's recommendation for senior and age restricted housing development within the same area.

PA Route 715 – Jackson Township

The Business Development area, as delineated on the Future Land Use Map, also including land along Possiner and North Roads, should be reserved for business campus or office development. This area, due to its proximity to Interstate 80 as well as the potential to be served by public sewer and water is an ideal location for economic development activities in the Region. It also presents an opportunity for the Township to develop a Specific Plan, as per Section 1106 of the Pennsylvania Municipalities Planning Code. Chapter 8, The Transportation Plan, recommends the widening of PA Route 715, as well as Possiner and North Roads, to accommodate future business development. It is also a recommendation of this Plan that Business Development Districts be reserved to be developed predominately as corporate and/or business parks, with little or no residential or nuisance uses.

The Village of Reeders is appropriate for smaller scale commercial and business development, however, this development should be low impact, village-oriented land uses. Convenience commercial, antique shops and unique shops that bring character to the Village should be encouraged. Access management should be a key consideration, and any development in the Village should complement the larger scale development envisioned in the Business Development District.

PA Route 115, Chestnuthill Township

This corridor should be targeted for a variety of commercial and /or office type uses. The northern section of PA Route 115 near the intersection of State Road is appropriate for general commercial uses, as well as office development. In and around the Village of Effort, the uses should be less intense and concentrate on neighborhood and convenience commercial uses, as well as professional offices. Commercial and business development should complement the character of existing development within the Village, and should be developed to provide efficient vehicle access management as well as safe pedestrian access.

Eldred Township – Business Development Area

The Future Land Use Map designates a portion of Eldred Township as 'Business Development'. This area is appropriate for economic development activities, such as business parks and light industrial uses. Due to the relatively remote location of this sight, larger scale industrial uses requiring easy transportation access may not be feasible. Uses such as research and technology-based firms, or professional offices where aesthetically pleasing development sites is an important factor, would be best suited for this area.

Actions:

A. Zone areas for economic development pursuant to the Future Land Use Plan designations. Prepare Specific Plans, as per Section 1106 of the Municipalities Planning Code.

Emphasize small business incubation, light industrial, research and development, high technology, office and service development to supplement the existing commercial development in the Region. Particular emphasis should be given to attracting health care provider and related industries in the Brodheadsville area.

Require new development to be designed and constructed to meet environmental performance standards, eliminate adverse impacts on adjacent land uses, and minimize highway access safety hazards.

Generally direct economic development within major transportation corridors and within existing development centers.

B. Maintain a dialog with businesses in the community to determine their needs and concerns in order to retain existing businesses and assure their experience in the Region is positive.

C. Work with telecommunications companies to assure that adequate telecommunications facilities, including fiber optics, are available to businesses within the Region.

D. Monitor opportunities to establish Keystone Opportunity Zones (KOZ's).

E. Work with the Monroe County Industrial Development Authority to secure funding for land purchase and infrastructure improvements to support economic development in the Region.

F. Work together as a Region, with cooperation from the Pleasant Valley and Pocono Mountain School Districts and state legislators, to attain a favorable tax structure in the Region in order to remain attractive to new business development.

G. Establish zoning policies for home employment and home occupations.

H. Encourage appropriate adaptive re-use of vacant and underutilized buildings.

I. Inform economic development agencies of areas and buildings zoned and available for commercial and industrial development in the Region.

J. Work to provide necessary infrastructure to designated economic development areas.

K. Investigate programs such as financial incentives for re-use of old buildings and tax lien forgiveness to "recycle" buildings, and preserve historic sites. Work with PADCED.

L. Work to attract suppliers of and businesses related to existing businesses in the Region.

M. In recognition of the need to foster the economic viability of the Region, enhance the transportation systems within the Region pursuant to the Transportation action items.

N. Support the necessary legislation to authorize impact fees in addition to those which can now be charged.

O. Investigate opportunities for streamlining processes for economic development which will enhance the economy and quality of life of the Region.

P. Target areas identified as Business Development on the Future Land Use Map as appropriate for industrial and/or business park development.

Q. Review opportunities created with recent passage of Pennsylvania's Economic Stimulus Package, including such programs as Business in Our Sites, and Tax Increment Financing Guarantee Program.

R. Work to establish consistent policies on use of impact fees within the Region.

ECONOMIC DEVELOPMENT PROGRAMS

KOZ – (Keystone Opportunity Zones)

Keystone Opportunity Zones are defined-parcel- specific areas with greatly reduced or no tax burden for property owners, residents and businesses.

Eligibility:

To be considered as a Keystone Opportunity Zone, a site must have:

- Displayed through a vision/strategy statement how this property through targeted growth could impact the aforementioned positively;

- Displayed evidence of adverse economic and socioeconomic conditions within the proposed zone such as high poverty rates, high unemployment rates, percentage of abandoned or underutilized property, and/or population loss;
- Passed binding resolutions or ordinances forgoing certain taxes; this included school districts, county and municipal governments.
- Public and private commitment of resources;
- Linkages to regional community and economic development activities including Team Pennsylvania and initiatives under the DCED's Center for Community Building;
- A written plan discussing the implementation of quality school improvements and local crime reduction measures
- And a demonstrated cooperation from surrounding municipalities.

Where to Apply – DCED Customer Service Center 1-800-379-7448

Enterprise Zones

Summary- The purpose of an Enterprise Zone is to promote job growth and to help municipalities take advantage of business expansion opportunities when they arise. EZ's improve the capacity of local governments and business communities by encouraging them to form public/private partnerships. In turn, these partnerships boost business investment within the zone. Increased business investment, job creation and sustained community self-sufficiency are the primary goals of the Enterprise Zone program.

Eligibility - Local governments, redevelopment authorities, nonprofit economic development organizations, and other nonprofit organizations and business district authorities.

Eligible Uses - Enterprise Zone competitive grants-to-loans can be used for up to 30% of the total project investment to acquire machinery and equipment. They are available for new business construction or building improvements, site improvements, infrastructure, and in some special cases, for up to 40% of inventory or working capital needs. Competitive grants-to-loans also can be used toward the cost of preparing business lease space, especially for facilities with fiber optic wiring. Costs of public infrastructure development and hazardous waste testing may also be considered, if the lack of conventional funding sources for such costs is documented. Competitive grants may not exceed 30% of total project investment, and one full-time job must be created or retained for each $30,000 of loan capital.

Where to Apply- DCED Customer Service Center

Amounts - Planning grants up to $50,000 (one time only). Basic grants up to $50,000 for up to 7 consecutive years. During this time period, basic grants may be increased up to $75,000 on two occasions, only if the Enterprise Zone entity is undertaking a cluster analysis, or some other activity that uses analytical tools to enhance the zone's development plans. This is not an entitlement program. Need and demonstrated progress must be documented prior to receiving these grants on a yearly basis.

Competitive grants-to-loans up to $500,000 which can be loaned to private sector firms in the zone.

Main Street Program

Summary - The Main Street Manager Component is a five-year program designed to help a community's downtown economic development effort through the establishment of a local organization dedicated to downtown revitalization and the management of downtown revitalization efforts by hiring a full-time professional downtown coordinator. The Downtown Reinvestment and Anchor Building components use business district strategies to support eligible commercial related projects located within a Village or neighborhood business district. This program has been merged into the New Communities Program.

Eligibility - Generally, a municipality is the applicant for the Main Street Manager Component. Municipalities and redevelopment authorities are the eligible applicants for the Downtown Reinvestment and Anchor Building components. In limited cases, a Main Street non-profit or Business District Authority with two years of audited records may apply for the funds.

Eligible Uses - For the Main Street Manager Component, administrative costs associated with the hiring of a coordinator and operating the office and design/facade are granted to private property owners within the target area. For the Downtown Reinvestment and Anchor Building components, physical improvements that are supported by a plan with clearly documented public benefit.

Where to Apply – DCED Customer Service Center

Amounts - Total of $115,000 over a 5-year period. For Downtown Reinvestment and Anchor Building components, up to $250,000 or one-third of the total development cost.

Terms- Match required for Main Street Component; For Downtown Reinvestment and Anchor Building components, leveraged funds should be committed to be competitive; Refer to the Program Guidelines

Elm Street Program

Summary - Grant funds for planning, technical assistance and physical improvements to residential and mixed use areas in proximity to central business districts.

Eligibility

- Municipalities
- Redevelopment Authorities
- Non – profit Main Street organizations
- Economic development organizations
- Neighborhood Improvement districts
- Business improvement districts

Eligible Uses - Revitalization of Residential and Mixed use Neighborhoods; Administration costs to support an Elm Street Program

Where to Apply - DCED single applications form; DCED Customer Service Center

Amounts - Up to $250,000 is available.

Terms - Administrative costs associated with hiring a full-time manager and related office expenses over a maximum five-year program term (includes one planning year and four operational years.) Minimum 10% local match required; if a part time manager is appropriate a reduction in total grant and match will occur.

Additional Programs / Opportunities

The Pennsylvania Economic Stimulus Package has been recently passed and includes the following economic development programs and potential funding sources for the Region:

- Business in Our Sites will offer flexible loans and grants for local municipalities and their economic development partners to create future business growth and attract opportunities through the acquisition and preparation of key sites for development. The program would provide communities with grants and loans of up to $250,000 to pay for the reclamation of industrial land.

- Building PA will provide funding for the development of real estate assets within the Commonwealth. Funds will be loaned to private investors and foundations looking to match funds to facilitate projects within the Commonwealth.

- New PA Venture Guarantee Program will allow the Commonwealth to more actively partner with the investment community by structuring a program that provides guarantees to venture capital companies interested in Pennsylvania businesses. These guarantees will provide increased capital for Pennsylvania businesses to grow and create jobs.

- New PA Venture Capital Investment Program will provide capital to Pennsylvania-focused venture capital companies that agree to match those funds and make investments in Pennsylvania businesses.

- First Industries Fund. First Industries will provide grants, low-interest loan financing and loan guarantees for agriculture and tourism.

- 2nd Stage Loan Program will provide guarantees for bank loans to second stage manufacturers and technology companies for working capital and other financing needs. Targeted toward manufacturing, advanced technology and biotechnology, these funds will support growth in these sectors.

- Tax Increment Financing (TIF) Guarantee Program. Through TIF, communities can borrow funds for projects that will develop blighted areas and then repay those borrowed monies through the new tax revenues that will be generated as a result of the development. A combination of technical assistance and loan guarantee assistance is proposed to encourage small communities to utilize this program.

- Infrastructure & Facilities Improvement Program is a multi-year grant program that will provide grants to certain issuers of debt in order to assist with the payment of debt service.

The Pennsylvania Department of Community and Economic Development (DCED) is the primary contact for these programs.

Specific Plans

The Municipalities Planning code enables municipalities who have participated in a multi-municipal plan to adopt specific plans. As part of the intergovernmental cooperative agreements, municipalities can choose to adopt specific plans individually or jointly. The MPC defines a specific plan as:

> "a detailed plan for non-residential development of an area covered by a municipal or multi-municipal comprehensive plan, which when approved and adopted by the participating municipalities through ordinances and agreements, supersedes all other applications."

A specific plan is a tool that can be used by municipal governments for the systematic implementation of a comprehensive plan. It establishes a link between the policies of the comprehensive plan and development proposals in a specifically defined area. Provisions of a specific plan shall include type, location and intensity of land uses, the design capability of infrastructure, the standards for preservation of natural resources, regulation of land development, and financing of capital improvements. For example, one of the goals of this comprehensive plan for the CJER Region is economic development. A specific plan can be used to define the exact location that is most appropriate for economic development activities to occur, particularly the Business Development area found on the Future Land Use Map, and protect it through ordinance that would supersede all other ordinances.

An important factor regarding specific plans is that they do not create additional planning or permitting requirements. All data collection involved in creating a specific plan is information required as a prerequisite for approval and recording of a final subdivision or land development plan. The specific plan acts as a vehicle for the planning and permitting, without having to wait for a development application. When an appropriate development proposal occurs, permitting will move directly to the final plan, since all requirements normally required for a preliminary plan (sewer, stormwater, sediment and erosion, highway occupancy, etc.) will already have been completed.

Chapter 8

Transportation and Circulation Plan

INTRODUCTION

There is a direct connection between land use planning and transportation: one cannot plan for one and ignore the other. The transportation system will function properly only when each community has adequate access to the system. The identification of problem areas throughout a region's transportation network, as well as a logical land use plan that enables residents to make fewer vehicle trips are key components to a joint comprehensive plan. Figure 8.1, the Transportation Plan Map, displays future transportation issues and concepts for the Region, including proposed intersection alignments, interchange improvements, proposed roads, future functional classifications, and proposed road widening projects.

Transportation Goal: Facilitate a safe, efficient, convenient, and cost effective transportation system comprised of alternative modes which meet the needs of residents, business, and visitors and addresses existing transportation concerns

Objectives:

- Facilitate the movement of people and goods within the Region.
- Encourage development of and improvement of multi-modal facilities and service within the Region.
- Manage access along the Region's roads.
- Maintain and enhance the capacity of the Region's road corridors, intersections, and interchanges.
- Facilitate mobility for the elderly and physically impaired.
- Establish developer responsibilities for transportation improvements.
- Establish standards for road and driveway design within the Region based on functional classification.
- Emphasize the need for PennDOT to support the recommendations of this Comprehensive Plan and transportation planning entities in the County with regard to improvements of state transportation facilities.

- Encourage Monroe County and its legislators to support projects of regional significance.

- Plan road improvements in coordination with land use policies.

- Require developers to address impacts of land uses on road corridors in the Region.

- Enhance streetscapes along road corridors within the Region. Monitor and control billboard and other large signs

- Establish and continue to update priorities for maintenance and improvement.

- Minimize creation of new transportation concerns and hazards through careful reviews of new and revised subdivisions and land developments.

- Alleviate traffic congestion in the Brodheadsville area through appropriate measures such as alternative routes to Routes 209, 715, and 115 and utilization of acceleration/deceleration lanes and parallel access roads.

- Improve dangerous road intersections, areas of sight distance concern, and other accident-prone areas within the Region.

- Continue to develop a system of greenways and trails throughout the Region in order to provide well-constructed, interconnected pedestrian and bicycle systems.

- Identify road improvements to be placed on the 12-year road program.

- Alleviate weekend congestion in the vicinity of the Route 33 interchange at Saylorsburg.

- Enhance pedestrian circulation in the centers of Reeders, Kunkletown, Brodheadsville, and Saylorsburg and large and concentrated developments.

Actions:

A. Update zoning ordinances as necessary.

1. Include access management standards within zoning ordinances and/or subdivision and land development ordinances as determined by the municipality:

   a. Establish access location standards

   b. Establish access point separation requirements

   c. Require access to streets of lower functional classification

   d. Require internal road systems

   e. Require coordinated/shared ingress and egress

   f. Require interconnection of properties – access, parking, loading

   g. Establish separations from intersections

   h. Require coordinated traffic movements

   i. Require acceleration and deceleration lanes where appropriate

   j. Require left and right turn lanes where appropriate

   k. Establish design standards for intersections, driveways, internal circulation, and parking lot design

   l. Minimize entrances to roads

   m. Prohibit inappropriate turning movements

   n. Require signalization of high volume driveways

   o. Billboard and sign requirements

   While particularly crucial along the US Route 209 corridor, access should be managed along all roads within the Region.

In mixed use areas, where pedestrian activity has the potential to be higher, discourage curb cuts over sidewalks to limit pedestrian/vehicular conflict.

B. Update subdivision and land development ordinances as necessary.

1. Establish appropriate road design standards for each functional classification of road. Safe, buffered, and sufficiently set back bike and pedestrian lanes can be included in the cross-sections with consideration of the Pennsylvania Statewide Bicycle and Pedestrian Master Plan and Guide for the Development of Bicycle Facilities by American Association of State Highway and Transportation Officials (AASHTO). Bike and pedestrian lanes can be required on those roads determined to be appropriate by the municipality.

2. Require traffic impact studies for proposed developments. Such studies would require analysis of existing circulation conditions, the impact of proposed development and resulting circulation conditions and the need for traffic improvements to adequately support the development.

3. Establish appropriate standards for driveway design and access to streets for access management. Coordinate with zoning ordinance design standards and access management provisions. Plans should be reviewed for access management concerns.

4. Require developers to recognize existing trails and to provide for new trails. Standards for trails can be included in the Ordinances. Sufficient rights-of-way and easements can be required during the review process.

   Require developers to provide pedestrian paths and sidewalks.

5. Require appropriate ultimate rights-of-way along roads.

6. Require necessary roadway improvements along the frontage of developments.

7. Review setback and building location policies along major road corridors in order to establish regulations which will facilitate future road improvements.

C. Adopt and/or update Official Maps designating proposed public facilities, streets and interchanges, road improvements, and trails**.**

D. Implement the Capital Improvements Programs, intersection improvements, and road widening recommended by this plan. Include them in the TIP for the County's Municipal Planning Organization (MPO).

E. Establish pedestrian pathway improvement programs to enhance walkability in the Region, such as completion of gaps in and extensions of the sidewalk and trail system to provide improved access to schools, day-to-day shopping facilities, community facilities, transit facilities, and employment opportunities. ADA requirements should be complied with. Pedestrian crossings at street intersections can be facilitated through consideration of crosswalks, stop signs, limitation of cartway radii, and use of pedestrian buttons and pedestrian cycles at signalized intersections. PennDOT involvement for safety at State roads will be important. Pedestrian circulation can be enhanced through amenities such as benches; maintenance and improvement of existing pathways; and adequate buffering and setbacks from roads.

F. Continue planning for greenways and riparian buffers along the streams in the Region pursuant to the West End Open Space and Recreation Plan. Provision should be made for benches and other amenities along pathway and trail systems.

G. Work with PENNDOT to assure adequate maintenance of roads which receive substantial volumes of truck and school bus traffic in addition to automobile traffic.

H. Determine whether Transportation Impact Fee ordinances will be used by individual municipalities and/or jointly and require land developers to address needed transportation improvements in the Region as they develop.

I. Monitor the need for, and work to institute appropriate traffic calming techniques in the Villages and residential neighborhoods. Work with PENNDOT to establish appropriate speed limits, reducing them as necessary, in existing developed areas.

J. Prepare multi-year programs for street maintenance.

K. Work with PENNDOT to keep traffic signal timing current and optimized.

L. Develop access management plans in cooperation with PENNDOT to address access to major roads and access design standards. Encourage cooperative efforts of landowners to manage and share access.

M. Encourage landowners to cooperate with PENNDOT and the municipalities in the redesign of existing strip development areas to manage access and improve streetscapes.

N. Monitor the need for a Transportation Development District along US Route 209.

O. Coordinate utility and road improvements so utilities are constructed before road improvements are made.

P. Encourage homeowners' associations to improve roads in need of improvements within their developments.

Q. Require property owners to keep street rights-of-way available for required improvements and pedestrian systems.

R. Monitor the need to work with employers within the Region to institute employee trip reduction plans and foster telecommuting. As necessary, form transportation management associations of municipalities and businesses to address needs along the Region's major road corridors.

S. Work together as a Region with the County, Legislators, and PENNDOT to list needed transportation improvements on the 12-year transportation program.

T. Work with transportation organizations and agencies providing services to seniors to facilitate mobility of seniors by determining desired destinations and means of providing access to those destinations.

U. Work to provide alternate links from PA Route 715 to US Route 209 and PA Route 115 in the Brodheadsville Area. Chestnuthill Township should Target Lake Mineola Road and Firefighters Lane (Christopher Lane) as roads to be improved. Include these new or improved roads on Chestnuthill Township's Official Map.

Future Functional Classification of Roadways

Roads are classified by the volume of traffic they are designed to handle and the degree of access that they provide to abutting properties. The Transportation Plan Map includes the predicted functional classification for the Region's roads. Chapter 15, "Transportation Network" provides existing roadway classifications as well as further information regarding this classification system.

Expressway: Interstate 80.

Principal Arterials: US Route 209; PA Route 33

Minor Arterials: PA Route 115

Major Collectors: Kunkletown Road; Hamilton South Street; PA Route 715 (from Neola Road to Pocono Township line)

Minor Collectors: Silver Spring Blvd; Gilbert Road; Weir Lake Road; PA Route 715 (From US Route 209 to Neola Road); Merwinsburg Road; Sugar Hollow Road; Effort /Neola Church Road; Silver Valley Road; Neola Road.

Local Access Roads: All other roads and streets.

Proposed Road Improvements / TIP Projects

Intersection Improvement Projects

The following intersections in the Region are potentially hazardous and should be included in future transportation capital improvement budgets, as well as the PennDOT 12 Year Program where applicable. These intersections have been identified as having one or more of the following characteristics: poor sight distance; bad alignment; lack of proper signage or signalization; and lack of turning lanes.

Recommended intersection improvement projects for the Region are listed on Figure 8.1, the Transportation Plan Map. They are represented by a yellow circle with corresponding numbers by municipality as listed below:

Jackson Township

1. PA Route 715 and Mountain Road
2. PA Route 715 and Mountain Spring Road
3. Neola Road and Neola Church Road
4. Neola Road and Sherwood Forest Drive
5. Neola Road and Camp Akiba Road
6. Neola Road and PA Route 715

Eldred Township

1. Kunkletown Road and Silver Spring Blvd.
2. Frable Road and Weir Mt. Road
3. Correll Road and Kunkletown Road
4. Kleintop Road and Kunkletown Road

5. Silver Spring Blvd and south end of Mauch Chunk Circle
6. Church Lane and Kunkletown Road
7. Fiddletown Road and Kunkletown Road
8. Point Phillips Road and Lower Smith Gap Road

Chestnuthill Township

1. PA Route 115 and Astolat Road
2. PA Route 115 and Weir Lake Road
3. PA Route 115 and Brookmont Drive
4. PA 115 and Gilbert Road
5. PA Route 715 and Sugar Hollow Road
6. PA Route 715 and Evergreen Hollow Road
7. US Route 209 and Silver Valley Road
8. Sugar Hollow Road and Warner Drive
9. PA Route 115 and Effort-Neola Road
10. PA Route 715 and Cottontail Lane
11. PA Route 715 and Effort-Neola Road
12. PA Route 715 and State Road
13. PA Route 115 and US Route 209
14. PA Route 209 and Rodenbach Lane
15. US Route 209 and PA Route 715
16. US Route 209 and Old Route 115 (Hamilton South Street)

Ross Township

1. Hamilton South and Kunkletown Road
2. Faulstick Road (poor sight distance approaching congested flea market area)
3. Kunkletown Road and Mt. Eaton Road

Proposed Road Widening Projects

Recommended roads or sections of road in need of widening for safety and / or traffic volume reasons include:

Jackson Township

- Mountain Road, from North Road to PA Route 715
- North Road, from Mountain Road to Pocono Township line
- PA Route 715, from Neola Road to Pocono Township line
- Possinger Road, from North Road to PA Route 715
- North Road, from Mountain Road to Pocono Township line

Chestnuthill Township

- US Route 209- entire length of Township
- Entire length of Weir Lake Road

Eldred Township

- Silver Spring Blvd., from Kunkletown Road to the Polk Township line
- Buskirk Lane

These proposed road widening projects are depicted on the Transportation Plan Map, Figure 8.1.

Proposed New Roads

To help alleviate traffic congestion in the Brodheadsville area, the Planning Committee took a position during the development of this Plan to support the development of two new extensions of roads to provide additional connections between PA Route 715 to US Route 209 and PA Route 115. The extensions include:

- Lake Mineola Road - Project would include expansion / improvement to allow an alternate access between US Route 209 and PA Route 715 around the east side of Lake Mineola.

- Firehouse Road – Project would include completion of Christopher Lane from Marian Drive to PA Route 715. The completed road, to be named Firefighters Lane, would provide an alternative access from PA Route 715 to PA Route 115 via Marian Drive, bypassing US Route 209.

The proposed location for these new roads can be found on Figure 8.1, the Transportation Plan Map

Mass Transit

Monroe County Transit Authority (MCTA)

The Monroe County Transportation Authority (MCTA) provides weekday and weekend fixed-route service to much of the Region. Routes follow Hamilton Street South (old Route 115), US Route 209, and PA Route 115 and include stops in the Villages of Saylorsburg, Brodheadsville, and Effort. The MCTA also offers weekday and weekend shuttle service to the Village of Reeders along PA Route 715.

Future road and access road design should consider accommodating potential bus traffic. As infill, redevelopment, and development occur in the area where bus service is likely, provision should be made for pull-offs, stops, and shelters as well as pedestrian access to the stops and shelters**.**

The Future Land Use Plan recommends the provision of age-restricted and elderly housing within the Region, as well as the development of health care related offices and facilities. Special consideration should be given to the recommendation of additional routes or specific shuttle service to and from health care facilities, to accommodate the increased elderly population within the Region, should it occur as envisioned.

Access Management

Access management will be a concern along all roads within the area, but particularly along US Route 209, and PA Routes 115 and 715. The municipalities should consider working with PennDOT to develop a joint access management plan for the area.

The major elements in access management include the following:

- Driveway design standards
- Reduce number of road entrances
- Traffic Impact Analysis where development is proposed
- Left turn lanes and right turn lanes constructed at road and driveway intersections
- Install medians
- Adequate parking lot/internal circulation design in developments
- Shared access to properties
- Interconnect properties developed along roads
- Improve intersection design/spacing
- Signalized high volume driveways
- Control of access
- Direct development access roads to signalized driveways
- Prohibit inappropriate turning movements

Transportation Development Districts

The Transportation Partnership Act (Act 47 of 1985 as amended) allows municipalities to create Transportation Development Districts to assist in the financing of transportation

facilities and services. Roads, railroads, and public transit are eligible. If municipalities propose a district, property owners who represent more than fifty percent of the assessed valuation within a proposed district must be in favor of the district. The creation of the Transportation Development District allows municipalities to impose assessments upon benefited properties within the District to construct transportation improvements.

Congestion Management System Strategies

Congestion management system strategies have been used by some communities in the past to reduce traffic. The major elements are:

- Employee trip reduction plans to increase average vehicle occupancy

- Creation of transportation management associations in which municipalities work with local businesses to identify measures to reduce travel demand. These may include:

  -- reducing vehicle concentrations at peak periods by staggering work hours;

  -- encouraging commuting by carpool and public transit rather than by single occupancy vehicles;

  -- eliminating unnecessary commutes;

  -- funding informal paratransit/vanpool operations; and

  -- hiring a transportation coordinator to organize transportation alternatives.

With the potential for more commercial and residential development in the Region, the appropriateness of these strategies should be reviewed.

Impact Fees and Negotiated Financial Contributions

The Municipalities Planning Code allows municipalities to assess a traffic impact fee provided municipalities have adopted a traffic impact fee ordinance. With a traffic impact fee system in place, a municipality can collect fees to finance improvements to the road system.

The Municipalities Planning Code indicates that when municipalities have prepared a multi-municipal plan, in order to allow for the provision of transportation capital improvements in a cooperative manner, the municipalities may collectively cooperate to enact joint transportation impact fee ordinances.

Where traffic impact fee systems are not in place, financial contributions from developers for road improvements should be negotiated. Developer-financed road improvements at existing intersections and along road segments could correct current deficiencies and mitigate traffic increases associated with new development.

SUMMARY OF THE STEPS ASSOCIATED WITH IMPLEMENTING TRAFFIC IMPACT FEE ORDINANCE

Task	Responsible Entity
1. Establish Transportation Service Area and appoint an advisory committee. *Note: Committee must be at least 7 members, can be the entire Planning Commission, with ad hoc members if necessary to meet the 40% builder/realtor requirement. Other than this, the committee cannot contain municipal officials or employees.*	**Governing Body**
2. Public Notice of Intent to implement a Traffic Impact Fee Ordinance. *Note: This allows for fees to start being collected and starts an 18 month clock, by which time the Ordinance must be adopted.*	**Governing Body**
3. Committee oversees preparation of Land Use Assumptions plan, holds public hearing, forwards to Governing Body for adoption.	**Impact Fee Advisory Committee**
4. Committee oversees preparation of Roadway Sufficiency Analysis and forwards to Governing Body for approval.	**Impact Fee Advisory Committee**
5. Committee oversees preparation of Capital Improvements Plan, holds public hearing, forwards to Governing Body for approval.	**Impact Fee Advisory Committee**
6. Impact Fee Ordinance text developed and Ordinance adopted.	**Governing Body**

Shoulder Improvements

Developers should be required to improve shoulders along the frontages of their tracts when they develop. In addition, the municipalities should improve the shoulders along existing roads. Shoulders should be wide enough to accommodate trails (at least four feet) in accordance with the guidelines in the Statewide Bicycle and Pedestrian Master Plan.

Gateways

Formal gateways should be considered at the entrances to the CJER Region, or the "West End" region. A gateway is an entrance corridor that defines the arrival point as a destination. Gateway planning addresses the arrangement of the landscape to create a visual experience that establishes a sense of arrival at the destination and provides a positive image of the destination. The municipalities can work with property owners to enhance these gateways. Consistent road corridor overlay zoning could be adopted along the major roadways.

The five primary gateways to the Region include both ends of US Route 209; PA Route 115 at the northern border of Chestnuthill Township; PA Route 715 in Jackson Township; and Old Route 115 in Ross Township. At these gateways, the municipalities can work with property owners to enhance commercial areas through coordinated landscaping, signage, lighting, street furniture, paving materials, site improvement design, building facades, and window displays. When infill, redevelopment, or new development occurs, developers should be required to comply with performance and design standards that would address these elements. When new parking facilities are constructed, they should be landscaped, buffered, and located to the side or rear of buildings.

Signage should be minimal, and appropriate to the character of the municipalities.

Property owners should be encouraged to maintain and improve properties, particularly those that may have negative impacts on surrounding properties. Where the rear of commercial properties face or abut residential properties, attention should be paid to the appearance of the commercial property and its impact on the residences.

Design guidelines addressing the following elements could also be applied within the Region:

- discouraging the use of drive-thru facilities

- encourage new development to be compatible with and integrated into existing streetscapes

Scenic Roads

Scenic roads are an important element within the circulation system within the Region and maintenance of a system of scenic roads is encouraged. Scenic roads include roadways that offer picturesque views of the surrounding countryside, or offer a pleasant drive under a canopy of trees. The municipalities should discuss whether it would be appropriate to adopt scenic road overlay zoning along scenic roads. Within such overlay areas, greater setbacks along the roads could be required, additional landscaping and screening requirements could be established, and design standards for siting of buildings could be established in order to minimize visual impacts of any development.

Discouraging intensive development along the scenic roads also has another benefit. This can lessen traffic volumes and driveway intersections along roads, which are typically not suited for intensive traffic volumes.

The scenic road corridors are identified on Figure 15.--, Scenic Resources and Challenges Map and are listed in Chapter 15 “Transportation Network”.

Bicycle/Pedestrian Circulation

The municipalities should incorporate bicycle and pedestrian improvements into the transportation planning process. The municipalities should revise and strengthen their zoning and subdivision ordinances to ensure bicyclists and pedestrians are accommodated within the transportation system. As roads are maintained and improved, design requirements for pedestrian and bicycle access should be addressed, such as the provision of appropriate curb radii at intersections. Limiting radii at intersections to the minimum necessary to allow safe traffic flow can make intersections more pedestrian and bicycle friendly. Pedestrian crossings at street intersections, particularly along the trail routes, should be facilitated through crosswalks, stop signs, and pedestrian islands. Gaps in the sidewalk system should be eliminated. Access to community facilities and commercial areas in the Region should be enhanced through expanded and repaired sidewalks and greenways and by establishing crosswalks. Streetscape amenities such as benches, trash receptacles, information signs, and landscaping should be provided in the villages.

Traffic Calming

As development in the Region occurs, and traffic volumes increase, there will be more traffic on residential streets and roads. Means of dealing with this additional volume include road improvements, providing increased opportunities for pedestrian and bicycle traffic, supporting efforts to increase automobile occupancy rates, and access management. If these steps are not sufficient, the municipalities may consider traffic calming techniques.

The purpose of traffic calming is to manage movement through an area in a way that is compatible with the nearby land uses. Two fundamental principles of traffic calming are that streets are not just for cars and that residents have rights. Streets should be safe for pedestrians and local drivers, and traffic should not adversely affect the quality of life of residents.

The general methods of traffic calming include:

- Active speed reduction (construct barriers to traffic movements)
- Passive speed reduction (installation of signage)
- Streetside design (landscaping changes the appearance of the area and driver attitudes)
- Regional planning efforts - direct external traffic to other routes
- Opportunities for use of alternative modes (mass transportation, pedestrian, bicycle)

1. *Active Speed Reduction (Construct barriers)*

   a. Speed bumps and speed tables are raised areas in the street surface, which extend across the width of the street. Speed bumps present liability and are also annoying to local residents. Speed tables, which are really raised pedestrian crosswalks, could be more successful. They would be most appropriate in areas with substantial pedestrian traffic.

   b. Changes in roadway surface - This could include rumble strips, milling, and special roadway surfaces. These techniques can increase noise in areas and raise objections by area residents.

   c. Intersection Diverters - This could involve a barrier placed across an intersection, typically to alter travel plans, such as permitting right turns only, to make travel through a neighborhood more indirect.

d. Channelization - This could involve provision of pedestrian refuge areas, providing protected parking bays through landscaped islands, altering motor vehicle traffic movements, and restricting movements at intersections by narrowing the space available for vehicular movement.

The active controls require changes in driver behavior. While the active methods send the message that the street is not just for through traffic, the methods are costly, and likely to be viewed negatively by some of the local users of the streets.

2. *Passive Methods of Control*

a. Traffic signs such as Do Not Enter, Stop, Not a Through Street, Local Access Only, No Trucks, or signs establishing speed limits, indicating one-way nature of street, or prohibiting turns.

b. Traffic Signals

c. Pavement markings, including crosswalks, edgelines, and use of different materials for pedestrian crosswalks

d. Permitting on-street parking

e. Speed watch

These methods have lower costs and can be applied to certain times of the day, if appropriate. However, signs are often ignored in usage, and enforcement is necessary.

Primary emphasis should be given to the passive traffic calming techniques. Active traffic calming techniques should be employed only if passive techniques are not successful due to their cost and the inconvenience to residents caused by their construction.

Prior to implementation of any traffic calming program, it is necessary to identify the specific problems to be addressed; to identify and evaluate the alternative techniques and their drawbacks, benefits, and cost; to identify alternative traffic patterns that could result from implementation of the techniques and the effects of those patterns on other streets and neighborhoods; and to involve citizens of the community in the evaluation and selection of techniques. Techniques should not detract from the character or visual quality of a neighborhood.

Capital Improvements Planning

Capital improvements planning includes financial analysis of past trends in the community, present conditions, and a projection of the community's revenues and expenditures, debt limit, and tax rates, to determine what the financial capabilities of the municipality are. It also includes a capital improvements program which establishes a system of priorities. The final element is the capital budget which lists the schedule of improvements over a 5-year period based on the community's financial capacity and availability of grant money.

In the capital improvements program, capital expenditures are separated from Operational expenditures. Operational expenditures are those for administration, salaries, maintenance and similar functions, and are short term. Capital expenditures are for assets which have a substantial value compared to the total municipal budget and are expected to provide service for a number of years. The purchase of land or the construction of a building is an example of a capital expenditure.

The capital improvements program schedules the purchase of capital items in a systematic manner rather than allocating a large amount of money for all expenditures in one year. Based on the assessment of future needs, future expenditures are planned so that the municipality can anticipate these major expenditures prior to the budget year. The program is based on identified capital needs, goals for capital acquisitions, and a priority list of all proposed capital expenditures.

A time frame is established for the capital improvements program. Five-year programs are typical. Every year the schedule for capital improvements must be revised and updated as necessary, based on the current municipal priorities. For each project included in the program, estimated costs must be established and a budget prepared.

Benefits of capital improvements programs include:

- It helps assure that projects will be based upon the ability to pay and upon a schedule of priorities determined in advance.
- It helps assure that capital improvements are viewed comprehensively and in the best public interest of the municipality as a whole.
- It promotes financial stability by scheduling projects at the proper intervals.
- It avoids sharp changes in the tax structure by the proper scheduling of projects.
- It facilitates the best allocation of community resources.

Chapter 9

Community Facilities & Services Plan

Introduction

The location of key community facilities such as water, sewer, schools, parks, and roads is important to the provision of the necessary services to residents and businesses. The provision of adequate facilities and services allows municipalities to develop at a higher density, in a more compact and efficient pattern, and is often tied to economic well-being. However, these facilities may also attract development to areas such as farmland and sensitive open space that are not appropriate for such high intensity uses. The challenge to municipal governments is to provide these services in an efficient and cost-effective manner, while still protecting the character of the Region.

Cooperative Efforts

The municipalities in the CJER Region should continue to review opportunities for regional cooperation in the provision of services and facilities as both the demand and the cost of such services increase. The municipalities can also work with the school district in providing facilities and programs to area residents. A number of the objectives found later in this chapter relate to cooperative efforts.

Potential opportunities for regional cooperation include purchase or use of equipment, such as road equipment or road salt, emergency services planning and coordination, police and fire services, recreation facilities and programs, water and sewer service, and building code administration.

Volunteer fire companies are finding it increasingly difficult to get personnel in adequate numbers. The municipalities should encourage cooperation among the departments, perhaps in areas such as recruiting and acquisition of compatible equipment in order to meet the fire protection needs of the community. Where necessary, water systems within the region should be created to address emergency situations and provide service to residents. Water planning should assure that water will be supplied at adequate volume and pressure to meet fire protection needs. Similarly the location and number of fire hydrants should also be planned.

If new school facilities are proposed by either the Pleasant Valley or Pocono Mountain School Districts, the municipalities should work with the Districts to assure that school facilities are located to be consistent with the requirements of the Future Land Use Plan. Due to the lack of available large tracts of land in the vicinity of the Pleasant Valley Campus, any sizable new school facility will most likely be located outside of the Brodheadsville Area.

To facilitate implementation of this Joint Comprehensive Plan and to address the needs and possibilities for cooperation in the future, the municipalities should formalize the joint planning process that began with the formation of the Joint Municipal Planning Committee. A committee comprised of representatives from all the municipalities should be created that will meet on a regular basis to review this Comprehensive Plan and to identify what steps should be taken to promote its implementation. The concept of using committees composed of area residents to address major issues of concern within the area may be used on other issues.

Monitoring of Needs

Monitoring the need and opportunity for additional, expanded, or improved community services and facilities will help the municipalities plan for their efficient and economical provision. The goal for community facilities and services is to provide them on a coordinated, regional basis (where possible) to meet the existing and future needs of the residents of the Region in a manner consistent with their financial capacities.

The majority of respondents to the citizen survey indicated a high level of satisfaction with emergency services (i.e., police and fire protection), but also indicated concern that the quality level be sustained, and crime watch and police response times be improved.

Monroe County United Way Needs Assessment

The Monroe County United way conducted a survey regarding the needs of the community. This assessment was initiated due to the influx of new residents to the County. Between 1980 and 2000, the population of Monroe County doubled, as did the challenges associated with this rapid population gain.

The United Way conducted a series of in-depth interviews with key County informants; held a series of focus group meetings throughout the County; and surveyed 36 heath and human-service providers in the County. The top priorities, as identified by the Needs Assessment are:

- Programs, facilities and activities for children and youth, with special emphasis on the County's growing population of at-risk youth;
- Housing for low to moderate income, as well as transitional and emergency housing;
- Primary health and dental care, including lower income adults;
- Affordable, accessible, high-quality childcare, during traditional, as well as non-traditional hours;
- Transportation opportunities for elderly, disabled, and low income residents;

- Diversity aware ness programs;
- The need for more high paying jobs in the County.

The recommendations of the Need Assessment, while County-wide in their scope, are applicable to the CJER Region. The recommendations are as follows:

- A high priority be placed on extending service provision into Monroe's outlying population centers, through such mechanisms as outreach programming and the creation of satellite facilities.
- The needs of children and adolescents be placed at the top of the public agenda;
- Various support mechanisms be created for families, including mutual-support networks in private developments and other communities;
- Multiple short and long-term strategies be used to address housing needs;
- A County-wide comprehensive information and referral system be established and implemented;
- Efforts be made to build upon and enhance volunteerism;
- The development of community centers be supported to facilitate community building;
- The feasibility of school-based health clinics be investigated;
- The health and human services community actively support a broad range of efforts to improve health and quality of life, including Monroe 2020; housing; transportation; employment and childcare initiatives of the Pocono Alliance for Healthy Communities and others; initiatives to create more parks and recreational facilities; and environmental protection efforts.

Community Facilities, Services, and Development Goal: Provide necessary community facilities and services to the Region's residents in an efficient and cost-effective manner, within the financial resources of the municipalities.

Objectives:

- Achieve the goals for parks and recreation and recreational services set forth in the Regional Open Space and Recreation Plans.

- Encourage community efforts to bring people together and create community cohesion.

- Create gathering places for community activities.

- Periodically evaluate fire protection and emergency services within the Region and the best ways of providing such services.

- Encourage the provision of social services necessary to meet the needs of the Region's residents.

- Increase resident awareness of resources and facilities within the Region and the efforts to protect, enhance, and increase accessibility of those resources and facilities.

- Review opportunities for regional sharing of equipment, services and facilities.

- Identify community facilities and services which can aid in the attraction of and support desired economic development.

- Encourage increased cooperation of municipalities and school districts in planning school facilities and utilization of school facilities.

- Provide prudent oversight on all local government responsibilities.

- Encourage and support municipal governments, volunteer fire companies, ambulance service, and other public service organizations, and maintain and enhance the spirit of volunteer community service.

- Support the Western Pocono Community Library and utilize the resources it offers the community.

- Identify and appropriately recognize community, cultural, and social facilities and service needs and develop a program to meet those needs. Evaluate opportunities for meeting those needs on a regional basis.

- Identify alternative ways of financing community facilities and services.

- Investigate means to increase police staffing in the Region.

- Continue to develop a system of interconnected municipal and region open space, park and recreation facilities.

Open Space and Recreation

As population increases within the region, so does the need for open space and recreation facilities. Communities that provide open space and recreation opportunities for their citizens enjoy a higher quality of life, which has a positive influence on the local economy. It is important to achieve a balance between active recreation facilities and

open space and hiking trails for passive recreation. The results of the citizen survey indicated a high level of support for open space and recreation, even if it means a tax increase.

Future Recreation Needs

The National Recreation and Parks Association (NRPA) Standards recommend a minimum of ten acres of parkland for every 1000 residents. The Region currently contains 654 acres of total open space and recreation land, some developed and some undeveloped. The total population of the Region, according to the 2004 U.S. Census Bureau estimate is 33,304 persons. Applying the NRPA Standards, the region should contain a **minimum** of approximately 334 acres of developed, usable active parkland (see figure 9.1). There is a surplus of 320 total acres at this time, however, continued high growth rates over the next ten to twenty years will deplete the excess acreage quickly. The majority of the recreation land in the Region is still mostly undeveloped open space. The municipalities should continue to keep recreation and open space provision a high priority, and in addition, should implement the goals of the West End Open Space and Recreation Plan, which was adopted in 2003.

Figure 9.1- Existing and Recommended Open Space and Recreation Acreage

Municipality	Active Recreation Acreage	Passive and/or undeveloped Acreage	Total Open Space and Recreation Acreage	Minimum Recommended Acres (NRPA Standards)
Chestnuthill	55	364	**419**	170
Jackson	5	120	**125**	70
Eldred	26	15	**41**	30
Ross	19	50	**69**	64
Total Region	**105**	**549**	**654**	**334**

It is a recommendation of this plan to preserve land now, while the land is still available, creating an open space system consisting of a network of connected active and passive open space and recreation opportunities. Lands targeted for preservation on the Future Land Use Map should receive highest priority for acquirement, however if the Townships encounter an opportunity to acquire open space that is vulnerable to incompatible development, they should do so.

Passive recreation and/or undeveloped open space can include stream corridors, wetlands, steep slopes, ridgelines, and groundwater recharge areas. Active recreation areas are

characterized by property that is suited for athletic fields or playgrounds (flat and well-drained); has adequate public access; and are near population centers.

Greenways and Creek Conservation Corridors

What is a Greenway?

The Pennsylvania Greenway Partnership Commission defines a greenway as follows:

> "A greenway is a corridor of open space. Greenways vary greatly in scale, from narrow ribbons of green that run through urban, suburban, and rural areas to wide corridors that incorporate diverse natural, cultural, and scenic features. Greenways can be land- or water-based, running along stream corridors, shorelines, lakes, waterfalls, or wetlands. Some follow old railways, canals, ridgelines, or other features. They can incorporate both public and private property. Some greenways are primarily recreational corridors, while others function almost exclusively for environmental protection and are not designed for human passage. Greenways differ in their location and function, but overall, a greenway network will protect natural, cultural, and scenic resources, provide recreational benefits, enhance the natural beauty and the quality of life in neighborhoods and communities, and stimulate economic development opportunities."

Benefits of Greenways

Greenways can have a number of benefits:

- Protect natural, cultural, and scenic resources.
- Link communities together.
- Provide for recreational opportunities such as walking, biking, picnicking, camping, skiing, fishing, equestrian trails, snowmobile trails, and links to recreation resources.
- Enhance the quality of life and promote revitalization in communities.
- Provide educational and interpretive opportunities.
- Enhance tourism and economic development opportunities.
- Maintain habitat linkages (wildlife corridors) and ecosystems.

- Allow access to natural, scenic and cultural resources.
- Preserve and build upon existing trail networks.
- Provide alternatives to vehicular travel.
- Provide riparian buffers to protect water quality.
- Provide linkages to trails of regional significance.

A recommendation of The West End Open Space and Recreation Plan is that all creeks in the Region be preserved as Conservation Corridors. This is to minimize disturbance of the land along the creek and to protect the water quality. It also presents the opportunities for a greenway system in the future.

The municipalities should work toward the establishment of a greenway system, with highest priority given to linking of existing parks and open space facilities, as well as creating links to trail systems outside of the Region. Not all corridors will be developed as active greenways with trails, nor will they all exist along a creek- these corridors should exist to preserve vital natural features, particularly ridge lines, woodlands, wetlands, and native vegetation.

Green Infrastructure

Green Infrastructure is a natural life support system - an interconnected network of protected land and water that supports native species, maintains natural ecological processes, sustains air and water resources and contributes to the health and quality of life for Pike County's communities and people. Within this infrastructure can exist streams and rivers, ridgelines, hiking and biking trails, passive open space, as well as wildlife migration corridors.

Community Facilities / Open Space and Recreation Actions:

A. Implement action plans of Regional Open Space and Recreation Plans.

Support efforts of Regional Open Space and Recreation Committees to plan for continued acquisition, improvement and appropriate development of recreation facilities and programs in the Region. Apply for State funding available through the Growing Greener II initiative.

B. Maintain language in Subdivision and Land Development Ordinances to require developers to dedicate land or pay a fee in lieu of land for all new subdivisions.

Each subdivision or land development would have to be reviewed to determine whether the dedication of land or the fee in lieu of land would be more appropriate, based upon the size and location of the development and the Regional Open Space and Recreation Plans.

Maintain standards for recreation facilities. Review standards of National Recreation and Park Association (NRPA) for appropriateness.

C. Where appropriate, work with PENNDOT to widen and improve road shoulders and require developers to improve shoulders along their properties in order to accommodate pedestrian and bicycle facilities.

D. Maintain a dialog with the Pleasant Valley and Pocono Mountain School Districts regarding development activities, school facilities needs, location of school facilities, and school bus routes.

E. Work with the Pleasant Valley and Pocono Mountain School Districts to assure availability of school district facilities to the Region's residents.

F. Promote and support efforts of community organizations to provide recreational facilities and programs for area residents and services and programs for seniors and youth. Work to establish a senior citizen center in the Region.

G. Provide for public areas within the Region through provision of open spaces, village greens, recreation facilities, greenways, improved pathways, and indoor facilities.

H. Determine appropriate buffer / land use policies around protected open spaces to facilitate continued open space use.

H. Enforce Sewage Management Ordinances and State mandates to manage (including monitoring and maintaining) on-lot sewage disposal facilities in the Region and assure the best available technology is used.

I. Involve local fire companies and school district personnel in review of subdivision and land development plans, where appropriate.

J. Encourage volunteerism for non-profit agencies and increased coordination of volunteer services among agencies.

K. Work to establish additional recycling centers which are convenient and well managed.

L. Continue to support the Western Pocono Community Library in Chestnuthill Township.

M. Address the need for fire personnel as less volunteers are available and cooperate regionally to assure adequate fire service throughout the Region.

N. Coordinate policies of governing bodies and municipal authorities on potential development of public sewer and water facilities with the Future Land Use Plan to assure consistency.

O. Determine the appropriate organizational means to provide sewer planning to the Region.

P. Bring together citizens, the business community, and the school district to plan and organize community-wide activities, events, and programs to foster community spirit, economic development, and community attractiveness.

Q. Involve the Region's residents and business community in committees to address major issues of concern within the Region.

R. Promote involvement of new residents in community programs.

S. Maintain current and workable emergency operations plans.

T. Require all wastes to be treated and/or disposed of in an approved, environmentally responsible manner.

U. Promote efficient, effective, and professional management of public facilities. Identify opportunities for technological enhancements for municipal government.

V. Encourage existing development to correct or eliminate environmental quality problems.

W. Update the Ross Township Act 537 Plan and include on-lot management recommendations. Seek input from Hamilton Township. Continue to support adoption of current Act 537 Plans for Jackson and Chestnuthill Townships.

X. Encourage the provision of public sewer and water facilities, where feasible, within the Future Growth Areas as depicted on the Future Land Use Map. Top priority should be given to Wier Lake and Sun Valley areas, due to malfunctioning systems.

Plan for the Reliable Supply of Water

The 2000 amendments to the Municipalities Planning Code (MPC) state that a County or multi-municipal comprehensive plan *shall* include a plan for the reliable supply of water. Chapter --, Natural Resources, provides a detailed description of the geology and groundwater of the Region.

Where developments, businesses, or other uses propose to utilize ground water or surface water supplies in substantial amounts, hydrologic studies should be required and the party causing the extraction should be required to demonstrate that there will be no adverse effects on the water supplies of other entities in the region.

Where watershed areas are used for public recreation purposes, public access and usage should be consistent with the need to protect water supplies.

Efforts to protect groundwater resources need to occur at all levels of government. Special consideration to the types and densities of permitted land uses should apply in areas that offer little natural protection to groundwater. This should also apply where the protection level is unknown. Groundwater quality is also a concern since domestic water for nearly all of the residents of the Region outside of the few community water service areas are supplied through individual wells.

Land use regulations, land acquisition, and education programs can play a key role in protecting groundwater. Examples of land use control activities include the following:

- Land use plans which take into account groundwater vulnerability;

- Zoning ordinance and site plan review standards related to aboveground secondary containment, interior floor drains, and other topics;

- Purchase of land and/or conservation easements to provide a wellhead protection buffer around municipal wellfields; and

- Public education through public meetings, school-based classroom programs, library displays, cable television videos, public information flyers, and municipal newsletters.

Protection of groundwater resources requires efforts on several fronts, including the need for regional planning, land planning for individual sites, and technological advances that may offer alternative solutions. Regional planning must be based on the entire Watershed; it will do little good for one community to implement solutions to its problems only to find that neighboring communities do not. Groundwater has no respect for community boundaries. From a land planning perspective, simply requiring larger lots does little or nothing to enhance groundwater quality. One of the few readily available solutions to polluted wells or failed septic systems is to obtain public water and sewer. With the larger lots sizes and frontages prevalent in many of the communities within the Region, the costs to provide water and sewer services to homes are likely to be very expensive. On the other hand, where lot frontages are lower, so too will be the cost to provide public utilities.

Municipal Zoning Ordinances should contain provisions to protect sources of water supply through the following techniques:

1. Natural resource protection standards (net out provisions) protecting floodplains, wetlands, wetland margins, steep slopes, watercourses, water bodies, and lake and pond shores.

2 As municipal water supplies are developed, wellhead protection provisions pursuant to wellhead protection planning should be completed.

3. Stream Corridor Overlay Zoning

4. Floodplain, wetland, and hydric soil protection provisions.

5. Environmental performance standards and environmental assessment requirements for industrial and commercial uses. Businesses should have Spill and Pollution Prevention Plans.

6. Minimize impervious cover.

When development plans are reviewed, developers should be required to manage stormwater runoff as well as erosion and sedimentation in a manner that will protect local water resources.

The recommendations of the Brodhead and McMichaels Creeks Stormwater Management Ordinance, as prepared in accordance with Act 167, the Stormwater Management Act, should be adhered to.

In accordance with current best management practices, stormwater management should be considered as part of the hydrologic cycle with less emphasis on detention and more emphasis on infiltration in order to reduce both the volume and the rate of runoff, to reduce pollution, and to reduce thermal impacts. Developers should also be required to identify the resources within their tracts, to analyze the impacts of development, and to mitigate those impacts. Natural resources should be incorporated into the open space system.

It should be noted that lawful activities such as extraction of minerals impact water supply sources. Such activities are governed by statutes regulating mineral extraction that specify replacement and restoration of water supplies affected by such activities.

The following chart (Figure 9.2) provides a convenient reference for zoning ordinance policy recommendations and water resource protection techniques.

Figure 9.2 - Recommendations for Protecting Water Supplies

Stream Corridor Overlay Zoning	Zoning Policies	Water Resource Protection Provisions	Impact Analyses
• Restrict development and impervious surfaces • Require riparian vegetative buffers • Encourage use of best management practices • Encourage stream habitat improvement • Encourage conservation easements/donations/ dedications • Protect wetlands and wetland margins • Require floodplain and wetland studies based on soil types • Innovative stormwater management techniques	• Encourage development where have public sewer and water, discourage on-site sewer and water • Limit impervious surfaces • Establish performance standards for uses • Protect aquifers through controlling uses and potential polluting activities • Overlay protection zone	• Regulation/restriction of potential contaminating uses • Regulation/restriction of potential contaminating substances • Performance standards • Design standards • Operating requirements • Review process • Wellhead protection ordinance	• Supply locations • Geologic conditions, recharge rate, degree of renovation • Aquifer characteristics: groundwater movement, use, yield, quality, quantity, well interference • Test well results and impacts • Plan to protect groundwater system underlying and adjacent to the site: prevention, remediation, emergency management • Monitoring of groundwater quality and quantity

Overlay Zoning

Overlay zoning is the application of an additional set of regulations to an established zoning district. Overlay zones supplement, but do not replace, the existing applicable zoning regulations. Overlay zones can be used for any number of objectives, ranging from commercial corridor improvement to stream corridor and wellhead protection efforts. Areas commonly targeted for overlay zoning include: floodplains, watersheds, environmental areas, stream corridors, historic districts, and economic revitalization areas. The use of an overlay zone can be especially effective to ensure consistent regulation of land uses within multiple zoning districts.

Chapter 10

Historic Preservation and Natural Resource Plan

Introduction

The Pennsylvania Municipalities Planning Code (MPC) requires that municipal Comprehensive Plans specifically address the issue of resource preservation, specifically identifying natural, cultural, and historic resources. The natural resources noted by the MPC are wetlands and other aquifer recharge zones, woodlands, steep slope areas, prime agricultural land, floodplains, and "unique natural areas." The MPC adds that municipalities are not limited by this list, but may provide for the protection of other resources of local importance. This chapter will also identify energy conservation objectives for the planning Region.

The results of the citizen survey indicated that the Region's residents are very concerned about historic and natural resource preservation. Respondents also indicated a high level of interest in farmland/open space preservation.

Historic Resources

The Region's history is reflected in its architecture, people, and character. Historic resources connect us to the past, emphasize our sense of community, and often provide aesthetic value. In addition, historic resources can provide tourism benefits which often lead to economic development opportunities. Planning for the protection of historic resources is especially important because historical resources are not renewable.

Many of the buildings found along the Region's highways, country roads, and main streets are examples of vernacular architecture. While they may feature some of the elements commonly found in a particular style, mainly German, vernacular architecture incorporates an individual builder's ideas into the overall design. The mixture of the vernacular and German examples across the Region enhances the overall character of the Region.

Historic Districts

Local historic districts are areas in which historic buildings and their settings are protected by public review. Historic district ordinances are local laws that are adopted by communities using powers granted by the state. Historic districts comprise the city's significant historic and architectural resources. Inclusion in a historic district signifies that a property contributes to an ensemble that is worth protecting by virtue of its historic importance or architectural quality.

The CJER Region contains one official designated historic district in the Village of Appenzell, located in Jackson Township.

Potential areas where official 'Historic District' status can be pursued include: the Pohoqaline Fish Club and surrounding structures, PA Route 715, Chestnuthill Township; Village of Effort; Cluster of structures along Upper Smith Gap Road, Eldred Township (the Smith Gap Historic District); Cluster of structures on US Route 209 near the Polk Township border.

The National Register of Historic Places

The National Register of Historic Places is the nation's official list of cultural resources worthy of preservation. Authorized under the National Historic Preservation Act of 1966, the National Register is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect our historic and archeological resources. Properties listed in the Register include districts, sites, buildings, structures, and objects that are significant in American history, architecture, archeology, engineering and culture.

The CJER Region contains one site listed on the Register, the Ross Common Manor circa 1787, located in Ross Township.

Cultural Resources

Cultural resources are the special things that make a community unique. A community that takes pride in and respects its traditions is typically a community with a well-defined character. The CJER Region contains a rich, diverse heritage with significant cultural resources which should be embraced and preserved.

Historic, Architectural, and Cultural Resources Goal: Preserve the historic, architectural, and cultural resources within the Region

Objectives:

- Protect and enhance the character of the villages and hamlets in the Region and concentrations of historic buildings.
- Encourage the preservation of historic places and their settings within the Region.
- Encourage the sensitive rehabilitation of important historic buildings.
- Discourage demolition of historic buildings.

Historic, Architectural, and Cultural Resource Actions:

A. Update zoning ordinances as necessary to protect historic resources and community character. Options include:

1. Adopt Historic Resource Overlay Zoning:

   a. Create historical commissions where they do not exist or a joint historical commission

   b. Identify historic resources

   c. Require developers to do analyses:

      - Nature of historic resources on and near property
      - Impact of proposals on historic resources
      - Mitigation measures

   d. Encourage adaptive reuse of historic buildings

   e. Discourage removal of historic structures

   f. Utilize use, coverage, density, intensity and yard bonuses for architectural treatments, building design, amenities, and open spaces/buffers compatible with existing resources, appropriate reuse of existing resources and donation of façade easements

   g. Encourage architecture, materials, and development patterns characteristic of the area

   h. Discourage uses likely to result in demolition of historic resources and uses inappropriate in historic areas

2. Adopt Demolition by Neglect Provisions:

   a. Require property owners to protect and maintain historic properties so that they are not demolished by vandalism or the elements, such as requiring unoccupied structures to be sealed and/or secured by fencing

3. Identify provisions to protect the character of Villages, and have streets, buildings, and public spaces integrated to create a sense of place with

pedestrian scale. Consideration can be given to adopting the following as standards or promoting them through incentives:

a. Allow only appropriate uses in scale with, and compatible with, existing appropriate uses, discouraging uses which would transform the character of the areas.

b. Utilize coverage, density, intensity, and yard bonuses for architectural treatments, building design, amenities, street furniture, open spaces and parking designs consistent with the character of the area.

c. Require pedestrian amenities as required improvements of land developers.

d. Construct parking areas to the rear and side of buildings and establish standards for design, buffering and landscaping of new parking facilities.

e. Require signage appropriate to the area.

f. Establish appropriate standards for driveway design and access to streets to provide for appropriate access management.

g. Minimize use of drive-through facilities.

h. Encourage new development to be compatible with, and integrated into, existing attractive streetscapes when appropriate, with consideration of:

- Maintaining appropriate siting patterns, such as setbacks of buildings on lots

- Respecting the massing (volume created by sections of the building) within the neighborhood

- Using materials of similar appearance and texture to those on existing attractive buildings

- Using similar architectural details as other buildings in the neighborhood

- Maintaining the scale and proportion of buildings near new structures. Scale deals with the relationship of each building to other buildings in the area; and, proportion deals with the relationship of the height to the width of a building and with the relationship of each part to the whole

- Using similar roof shapes

- Maintaining similar footprints of buildings and rooflines (matching façade masses with existing buildings)

- Using similar building heights

- Having store fronts, upper facades, and cornices of commercial buildings compatible with existing buildings

4. Regulate conversions of buildings, addressing:

- Locations where permitted
- How use is treated procedurally
- What type of building can be converted
- Density of converted units
- Lot size for converted building
- Impervious surface/open space requirements
- Units per structure allowed
- Structure size requirements
- Dwelling unit size minimum
- Neighborhood compatibility standards
- Parking requirements to assure adequacy
- Screening of parking and common areas
- Structural revisions limits on buildings

B. Appoint a regional or municipal historical commissions where not existing, to be actively involved in historic preservation. The commission(s) would be instrumental in administration of any historic resource overlay zoning which is adopted. The commission(s) would also continue to:

1. Identify, evaluate, mark and foster awareness of historic resources

2. Investigate participation in Certified Local Government Program

3. Inform and involve the public

4. Encourage retention, restoration, enhancement and appropriate adaptive re-use of historic resources and discourage removal of historic structures

5. Conceive programs, events and interpretive signage, museums and exhibits which emphasize the history of the Region

6. Evaluate the potential for historic districts and support their creation if warranted. If created, support the adoption of voluntary or mandatory Design Guidelines and Sign Controls for the Historic District(s).

C. Support the activities of individuals and groups which identify, document, evaluate and protect historical resources and increase public awareness of the area's history and historic resources.

D. Support the planning of trails to link historic sites and erect informative markers and exhibits at historic resources.

HISTORIC PRESERVATION AT THE STATE AND LOCAL LEVEL

Establishing a local Historic District requires an assessment of the present status of the community's historic resources, knowledge of past historic preservation efforts, and a list of goals and objectives. The advantages of doing so enables the designating community to take advantage of historic preservation incentives available at the national, state, and local governmental levels, such as grants, income tax credits for historic rehabilitation, low-interest loans, and local tax abatements. One of the requirements of establishing a local district is the establishment of a Historic Architectural Review Board, or HARB. The HARB is required to review all proposed erection, reconstruction, alteration, restoration, or demolition of buildings within the district prior to the issuance of any municipal permits pursuant to these actions. HARB reviews and recommendations must be consistent with the design guidelines established at the enactment of the Historic District. The Township Supervisors have the right to incorporate any of the HARB's recommendations into the permit requirements, but they may also override those recommendations.

The Region has already designated a Historic District near the Village of Appenzell, the boundaries of which are shown on Figure ----, the Historic Resource Map.

Two Pennsylvania laws provide the legal foundation for municipalities to adopt historic ordinances and regulatory measures.

Act 247 – The Pennsylvania Municipalities Planning Code (MPC)

Acts 67 and 68 of 2001 amended the MPC, strengthening the ability of local governments to protect historic resources through their Comprehensive Plans, Zoning Ordinances and Subdivision and Land Development Ordinances. The following passages and paraphrases from the MPC are the most critical sections regarding this power.

- §603(C)(7) – Zoning ordinances may promote and preserve prime agricultural land environmentally sensitive areas, and areas of historic significance.

- §603(G)(2) - Zoning ordinances are required to protect natural and historic resources.

- §702(1)(ii) – The governing body of each municipality may enact, amend and repeal provisions of a zoning ordinance in order to fix standards and conditions for traditional neighborhood development. In the case of either an outgrowth or extension of existing development or urban infill, a traditional neighborhood development designation may be either in the form of an overlay zone, or as an outright designation, whichever the municipality decides. Outgrowths or extensions of existing development may include development of a contiguous municipality.

- §1106(a)(6) – Multi-municipal Comprehensive Plans shall consider the conservation and enhancement of natural, scenic, historic, and aesthetic resources in their municipalities.

A Historic Overlay Zoning District, unlike the protection offered through the establishment of an Act 167 Historic District (discussed below), can include individual sites as well as clusters, as long as the resources are documented and identified on a historic resources map. A historic overlay district could require new buildings to be similar in type and scale to those already existing. Setbacks should be consistent with the common building setback. Requirements to replicate the existing building line, building height, and bulk could help to preserve the existing neighborhood character.

Act 167 - The Historic District Act (1961)

Townships may create historic districts within their borders to protect the historic character through regulation of the erection, reconstruction, alteration, restoration, demolition, or razing of buildings within the district. The Pennsylvania Historical and Museum Commission must certify districts, including a *determination of eligibility* for the National Register of Historic Places. In this way, historic districts established pursuant to Act 167 have the same protection from federal projects as do National Register properties. Act 167 also requires appointment of a HARB.

Historical and Museum Commission Act 1945

Act No. 446, approved June 6, 1945, created the Pennsylvania Historical and Museum Commission (PHMC) by consolidating the functions of the Pennsylvania Historical Commission, The State Museum, and the State Archives. The PHMC is an independent administrative board, consisting of fourteen members: nine citizens of the Commonwealth appointed by the Governor, the Secretary of Education (ex officio), two members of the Senate, and two members of the House of Representatives. The Executive Director is appointed by the Commission and is an ex officio member of three groups: the Environmental Quality Board, County Records Committee, and the Local Government Records Committee.

The PHMC is the official agency for the conservation of Pennsylvania's historic heritage. The powers and duties of the Commission fall into these principal fields: care of historical manuscripts, public records, and objects of historic interest; museums; archaeology; publications; historic sites and properties; historic preservation; geographic names; and the promotion of public interest in Pennsylvania history.

The PHMC is funded partially through an annual legislative appropriation, various federal grants, and private donations. Officially recognized local historical organizations may benefit financially through the Commission's eligibility to receive matching funds from various federal programs. The PHMC is active in many phases of historic preservation. The PHMC also conducts a landmark identification program, presenting identification plaques to property owners for attachment on structures included in the Pennsylvania Inventory of Historical Places. The landmark identification program also includes the placement of roadside historical signs at various sites and locations having statewide and national historic significance. Today there are nearly 1,900 such markers across the state.

The Office of Historic Preservation is an arm of the PHMC that has the responsibility to assist the public and private sectors in implementing the Commonwealth's policy to "protect and enhance our irreplaceable resources." To this end, the Office has implemented a five-point program:

- Registering historically and architecturally significant sites and structures on the National Register of Historic Places and on the Pennsylvania Inventory of Historic Places;
- Advising and guiding individuals and organizations regarding historic preservation and its funding;
- Reviewing applications for federal preservation grants;
- Working for legislation at the state level to provide effective tools for historic preservation; and

- Working with other governmental agencies to review the impact of projects, such as highways, on the Commonwealth's historic resources.

Pennsylvania Bureau for Historic Preservation

The Bureau is an agency of the PHMC. The Executive Director of the Bureau is designated as the State Historic Preservation Officer (SHPO).

The Bureau provides technical assistance for the preservation, rehabilitation, and restoration of historic buildings. The Bureau reviews architectural plans and specifications and provides comments on historic building projects for state and federal compliance. They also assist in code-related issues and accessibility programs in the form of letters of support for variances to historic buildings. In an effort to inform the public, public agencies, local governments, and other stewards of historic properties, the Bureau assists in the development and distribution of materials on applying the Secretary of the Interior's *Standards for Rehabilitation* when repairing historic buildings.

The Bureau also administers the Federal Rehabilitation Investment Tax Credit (RITC) program in partnership with the National Park Service. The tax credit program is one of the most successful programs for encouraging private investment in the rehabilitation of historic properties. Since the establishment of the PHMC in 1976, Pennsylvania has been a national leader in certified tax credit projects, completing over 1,800 projects and generating over $2.5 billion in qualified rehabilitation expenditures. The Bureau provides technical assistance throughout the application process.

The Bureau also administers the State's Historic Preservation Program as authorized by the Pennsylvania History Code and National Historic Preservation Act of 1966. The program is guided by advisory boards as well as the Pennsylvania Historic Preservation Plan.

The Pennsylvania General Assembly is in the process of considering legislation to establish a Historic Homesites Grant Program. Once established, this legislation will provide funds to the Pennsylvania Historical and Museum Commission to support rehabilitation grants (up to $6,000) to individuals owning and residing in a historic residential building, as well as to individuals intending to purchase and reside in a historic residential building. Likely conditions for eligibility include:

- the building must serve as the owner's principal residence,
- the building must be listed in the National Register of Historic Places or be determined to be a contributing building in a listed National Register Historic District,

- the building must be located in an Act 167 historic district or be designated as a historic property under the local ordinance or city code in Pittsburgh and Philadelphia, and
- all rehabilitation work must conform to the U.S. Secretary of Interior's *Standards for the Treatment of Historic Properties*.

NATIONAL EFFORTS AND LEGISLATION FOR HISTORIC PRESERVATION

Federal programs encouraging historic preservation include:

- the National Register of Historic Places,
- Historic Preservation Tax Credits on federal income tax for qualifying rehabilitation and adaptive reuse of historic buildings used for income-producing purposes,
- Section 106 Review of federally funded or assisted projects that impact historic resources, and
- the Certified Local Government Program was created to facilitate historic preservation at the local level.

The earliest Federal preservation statute was the Antiquities Act of 1906, which authorized the President to set aside historic landmarks, structures, and objects located on lands controlled by the United States as national monuments. It required permits for archeological activities on Federal lands, and established criminal and civil penalties for violation of the act.

The Historic Sites Act of 1935 was the second major piece of Federal historic preservation legislation. This act declared it national policy to preserve for public use historic sites, buildings, and objects of national significance and directed the Secretary of the Interior to conduct various programs with respect to historic preservation.

In 1964, The United States Conference of Mayors undertook a study of historic preservation in the Unites States. The resulting report, “With Heritage So Rich,” revealed a growing public interest in preservation and the need for a unified approach to the protection of historic resources. This report influenced Congress to enact a strong new stature establishing a nationwide preservation policy: The National Historic Preservation Act of 1966.

National Historic Preservation Act of 1966 (NHPA)

The National Historic Preservation Act of 1966 and its subsequent amendments established a legal basis for the protection and preservation of historic and cultural resources. Historic

resources are defined as *"any prehistoric or historic district, site, building, structures or object included in, or eligible for inclusion in the National Register; the term includes artifacts, records, and remains which are related to such a district, site, building, structure or object".*

The Act promoted the use of historic properties to meet the contemporary needs of society. It directed the Federal Government, in cooperation with State and local governments, Native Americans, and the public, to take a leadership role in preservation. First, the Act authorized the Secretary of the Interior to expand and maintain the National Register of Historic Places. This is an inventory of districts, sites, buildings, structures, and objects significant on a national, State, or local level in American history, architecture, archeology, engineering, and culture. Once a property is eligible to be placed on the list, the property, site, or object can be qualified for Federal grants, loans, and tax incentives. Second, the NHPA encourages State and local preservation programs. States may prepare and submit programs for historic preservation for to the Secretary of the Interior for approval. Approval can be granted if they:

- designate a State Historic Preservation Officer (SHPO) to administer the State preservation program,
- establish a State historic preservation review board, and
- provide for adequate public participation in the State program.

Since 1966, Congress has strengthened national preservation policy through other statutes, including the National Environmental Policy Act, several transportation acts, and statutes directed toward the protection and preservation of archeological resources. These laws all require Federal agencies to consider historic resources in their decision making and overlap with provisions of NHPA.

Section 106 Review

Section 106 of the NHPA requires Federal agencies to consider the effects of their actions on historic properties and provide the Council an opportunity to comment on Federal projects prior to implementation. Section 106 review encourages, but does not mandate, preservation.

To successfully complete Section 106 review, Federal agencies must:

- determine if Section 106 of NHPA applies to a given project and, if so, initiate the review,
- gather information to determine which properties in the project area are listed on or are eligible for the National Register of Historic Places,

- determine how those historic properties might be affected by the project in question,
- explore alternatives to avoid or reduce any negative effect upon those historic properties, and
- reach agreement with the SHPO on specific measures to mitigate any adverse effects.

The Executive Branch has also expressed support for preservation through several Executive Orders. Examples include Executive Order No. 11593 of 1971, which instituted procedures for Federal agencies to follow in their property management activities. Executive Order No. 13006 encourages the location of Federal offices and facilities in historic districts and properties within the inner cities. Executive Order No. 13006 also directs Federal agencies to use and rehabilitate properties in such areas wherever feasible and reaffirms the commitment to Federal leadership in the preservation of historic properties set forth in NHPA. Executive Order, No. 13007, signed in 1996, expressed support for the protection of Native American sacred sites.

Federal Tax Incentives for Historic Buildings

According to the Tax Reform Act of 1986, a property owner is eligible for a 20% tax credit, along with a 27.5 to 31.5% straight-line depreciation for the substantial rehabilitation of historic buildings for commercial, industrial and rental residential purposes (not owner-occupied buildings). In addition, the Act allows a 10% tax credit for the substantial rehabilitation of nonresidential buildings built before 1936. The 10% tax credit is not available for rehabilitations of certified structures.

Two Federal Tax Incentive Programs currently apply to preservation activities in Pennsylvania: the rehabilitation investment tax credit and the charitable contribution deduction.

Rehabilitation investment tax credits are the most widely used incentive program. Certain expenses incurred in connection with the rehabilitation of an old building are eligible for a tax credit. Rehabilitation investment tax credits are available to owners and certain long-term leases of incoming-producing properties that are listed on the National Register of Historic Places. There are two rates: 20% for historic buildings and 10% for non-residential, non-historic buildings built before 1936.

The charitable contribution deduction is taken in the form of a conservation easement and enables the owner of a "certified historic structure" to receive a one-time tax deduction. A conservation easement usually involves the preservation of a building's facade by restricting the right to alter its appearance.

The Federal Tax Incentive Programs are coordinated through the State Historic Preservation Office, Bureau for Historic Preservation, Pennsylvania Historical and Museum Commission in conjunction with the National Park Service. Federal Historic Preservation Certification Applications are available on-line.

The National Park Service "Certified Local Government" (CLG) Program

This program was created in 1980 under the National Historic Preservation Act and is administered by the Pennsylvania Historical and Museum Commission. The Certified Local Government Program provides additional benefits to municipalities interested in historic preservation. Once certified, the local government is then eligible to:

- participate directly in the federal historic preservation program,
- have greater access to historic preservation funds,
- have greater level of information exchange with the State Historic Preservation Office (SHPO),
- have access to technical assistance and training from the SHPO, and
- shave a higher degree of participation in statewide preservation programs and planning.

This program was established to allow local governments to participate directly in the national historic preservation program and to provide funding to local governments to carry out their historic preservation responsibilities (survey, inventory, designation and protection of their historic resources). To achieve CLG status in Pennsylvania, a municipality applies to the Bureau for Historic Preservation. All states are required to set aside 10% of their federal historic preservation grant funds to CLG's. These grants are presently offered as a ratio of 60% funding from the Pennsylvania Historical and Museum Commission (PHMC) and 40% match from the CLG.

Critical requirements for CLG designation are:

- adopt and enforce appropriate legislation for designation and protection of historic properties,
- establish a qualified historic preservation commission,
- enact a system for surveying historic properties,
- enact a public participation component as part of the local program,
- adequately perform duties and responsibilities delegated through the certification process,

- provide continuing in-service historic preservation training for HARB and Historical Commission members (8 hrs. training annually per member),
- a good faith effort to appoint HARB members with appropriate professional qualifications for historic preservation backgrounds,
- submit an annual report of the municipality's historic preservation activities, and
- enforce the historic district ordinance.

NATURAL RESOURCES

Natural resources contribute to the economic activity, environmental health, and quality of life of a community. Parks, open space, woodlands, steep slopes, streams, wetlands, and farmlands are all resources that are aesthetically pleasing to look at, and provide economic as well as environmental benefits. One example of this is the way that floodplains and wetlands act as natural storage basins in periods of high water and help to improve water quality by filtering out sediment and pollutants.

Natural Resources Goal: Protect the Natural Resources within the Region.

Objectives:

- Protect air quality.
- Protect unique Natural Areas identified in the Regional Open Space and Recreation Plans for the Region.
- Protect hunting and fishing environments.
- Protect steep slopes.
- Protect hills and ridgelines.
- Protect significant natural wildlife habitats.
- Protect the night sky from excessive light pollution.
- Use a combination of property acquisition, purchase of conservation easements, development regulations and cooperative ventures with non-profit groups to protect the most important natural areas.

- Seek to interconnect important open spaces along creeks, ridgelines and trails to form a regional and countywide greenway network, building upon the County Open Space Plan policies.

Water Resources Goal: Protect surface water and groundwater quantity and quality within the Region.

Objectives:

- Address groundwater quality concerns in the Region.
- Avoid overextending groundwater supplies and encourage groundwater recharge.
- Protect wetlands.
- Protect lakes, ponds, bogs, barrens, marshes and swamps.
- Protect watercourses and floodplains.
- Protect high yield groundwater areas.
- Protect watersheds and wellhead areas for municipal water supplies.
- Protect high quality streams in the Region.

Natural Resources Actions:

A. Update zoning ordinances and official maps as necessary to reflect the resource protection Goal and Objectives of this Plan and to be consistent with the Future Land Use Map. The resource protection provisions of municipal zoning ordinances vary and the approach taken by each municipality will vary. Options include:

   1. Adopt Natural Resource Protection Standards and/or Net-Out Provisions for the following resources:

      a. Floodplains
      b. Wetlands
      c. Wetland Margins (buffers)
      d. >25% slope
      e. 15-25% slope
      f. Watercourses

g. Waterbodies

2. Adopt Steep Slope Protection Provisions:

a. Control and limit development on steep slopes

- Require larger lot sizes and impose stricter impervious restrictions for steep slopes 15-25%.

- Prohibit or severely restrict development on slopes >25%.

3. Adopt and Implement the Provisions of Wellhead Protection Ordinances:

a. Regulate/Restrict potential contaminating uses.

b. Regulate/Restrict potential contaminating substances.

c. Establish performance standards for uses in overlay zones near water supplies.

d. Establish design standards for uses in overlay zones near water supplies.

e. Establish operating requirements for uses in overlay zones near water supplies.

f. Establish review process for uses in overlay zones near water supplies.

4. Adopt Groundwater Protection Provisions:

a. Protect aquifers through design standards, construction guidelines, use restrictions, impervious limits, and permit submission requirements.

5. Adopt Tree and Woodland Protection, Management and Planting Provisions:

a. Limit clearance for development in both subdivisions and land developments.

b. Require tree protection and replacement during development.

c. Require use of native species in landscaping.

d. Establish limited clearance buffer zones around the perimeter of new developments.

6. Adopt provisions for Wetland, Wetland Buffer, and Hydric Soil Protection:

a. Restrict development in wetlands.

b. Establish consistent wetland, wet area, vernal ponds, and water body buffer (margin) requirements, such as 50 feet or 100 feet.

c. Require wetland delineation in hydric soil areas.

7. Adopt Floodplain Protection Provisions:

a. Severely restrict development in floodplains to compatible open space uses.

8. Establish Stream Corridor Overlay Zoning and require Riparian Buffers:

a. Restrict development and impervious surfaces.

b. Require riparian (vegetative) buffers to moderate water temperatures, protect wildlife habitats, control sedimentation, and reduce pollution.

c. Require greenways.

d. Utilize the Best Management Practices where practical, and implement the Brodhead Creek and McMichael Creek Watershed Act 167 Stormwater Management Plans.

e. Protect the Region's high quality streams.

9. Adopt Outdoor Lighting Standards to control light pollution and protect the night sky:

a. Establish illumination levels which are adequate but not excessive.

b. Require impacts on surrounding streets and properties to be mitigated.

c. Require full-cutoff fixtures to be used.

d. Control glare.

10. Adopt Forestry Regulations:

a. Require accepted silvicultural practices.

b. Require forestry management plan.

c. Require stormwater and erosion and sedimentation control.

d. Require properly constructed internal roads.

e. Require protection of public roads.

f. Require reforestation.

g. Require protection during steep slope forestry.

11. In remaining agricultural areas, particularly on preserved farmland, allow farmers to supplement income through home businesses, home occupations and farm related businesses; allow farm support businesses and businesses which market or process farm products; require buffering around the perimeter of agricultural areas by non-agricultural uses; establish appropriate controls on intensive agricultural operations; permit appropriate recreational activities, such as hayrides, corn mazes, and festivals.

B. Update subdivision and land development ordinances as necessary. Options include:

1. Expand plan data requirements to include a specific listing of environmental, scenic, historic and cultural resources.

2. Require developers to identify the resources within their tracts, analyze the impacts of the development and mitigate those impacts.

Require environmental assessment studies, hydrogeological studies, scenic, historic and cultural resources impact studies; plans for preservation of environmental, historic and cultural resources; and analysis of the site's ability to support the proposed use and intensity of use.

3. Require developers to identify natural, historic, scenic, architectural and cultural resources in their tracts and incorporate them into the open space system. Require management plans for open space as well as mechanisms assuring the continuation as open space.

   In review of Subdivision and Land Development Plans, requirements for setting aside open space can be used to preserve the Conservation Corridors and provide for greenways identified in open space and recreation plans. Greenway Design Principles in the Plans can be incorporated.

   Requirements for setting aside open space can also be used to protect designated undeveloped areas and identified natural areas pursuant to open space and recreation plans.

4. Establish development guidelines for development in recharge areas, including limits on impervious cover and limits on on-site sewage disposal.

5. Require protection of vegetation during site work.

6. Limit clearance on approved, but not developed, lots. Potential techniques include tree clearance ordinances, deed restrictions, net-out provisions, and identification of permissible clearance areas during the development process.

C. Protect target identified areas in the Monroe County Comprehensive and Open Space Plans, The HJP and West End Open Space and Recreation Plans, and Chestnuthill Township Official Map through acquisition of conservation easements, fee simple purchase, donation and dedication through the development review process.

D. Create municipal Environmental Advisory Councils to work with governing bodies to preserve key tracts of open space, protect environmental resources in the Region, and implement open space and recreation plans.

   Act 148 of 1973 authorizes any municipality or group of municipalities to establish, by ordinance, an Environmental Advisory Council to advise the local planning commissions, park and recreation boards, and elected officials on matters dealing with the protection, conservation, management, promotion, and use of natural resources located within the municipality's territorial limits.

   Act 148 empowers Environmental Advisory Councils to:

- Identify environmental problems and recommend plans and programs to the appropriate municipal agencies for the promotion and conservation of natural resources and for the protection and improvement of the quality of the environment within its municipal boundaries;

- Promote a community environmental program;

- Keep an index of all open space, publicly and privately owned, including flood-prone areas, swamps, and other unique natural areas, for the purpose of obtaining information on the proper use of such areas;

- Make recommendations for the possible use of open land areas; and

- Advise the appropriate local government agencies, including, but not limited to, the planning commission and park and recreation board or, if none, the elected governing body, on the acquisition of property, both real and personal.

E. Support efforts of the Pohoqaline Fishing Club, Monroe County Conservation District, Pocono Heritage Land Trust, Aquashicola Creek and Pohopoco Creek Watershed Associations, and other agencies to manage stream corridors through cooperative efforts with landowners to establish riparian buffers, utilize best management practices for stormwater management (where applicable), and agriculture, and promote stream bank improvements, restoration, and stabilization. Cooperate in securing easements along the streams.

F. Encourage formation of groups within the community to adopt a stream and provide monitoring and oversight along the stream corridor.

G. Pursue joint wellhead protection and watershed planning opportunities under the Growing Greener initiative and other programs in order to protect community water supplies.

H. Encourage the protection of the Cherry Valley National Wildlife Refuge, where feasible, as depicted on the Natural Area and Features Map.

Green Infrastructure

Green Infrastructure is a strategically planned and managed network of wilderness, parks, greenways, conservation easements, and working lands with conservation value that supports native species, maintains natural ecological processes, sustains air and water resources, and contributes to the health and quality of life for the community.

The Green Infrastructure network encompasses a wide range of landscape elements, including: natural areas - such as wetlands, woodlands, waterways, and wildlife habitat; public and private conservation lands - such as nature preserves, wildlife corridors, greenways, and parks; and public and private working lands of conservation value - such as forests and farms. It also incorporates outdoor recreation and trail networks.

The Cherry Valley Natural Wildlife Refuge, as depicted on Figure 16.1, The Natural Features Map, is an example of a critical component to the green infrastructure network that should be protected.

Energy Conservation

The CJER Region is growing, and with this growth comes the increased reliance on energy sources. Energy conservation is becoming a high priority because the way we use our resources today will have a profound effect on future generations. Land use plans, land development regulations, building codes, and transportation policies should be implemented to support the policy of energy conservation.

As the environmental impact of buildings becomes more apparent, a new field called *green building* is arising to reduce that impact at the source. *Green* or *sustainable building* is the practice of creating healthier and more resource-efficient models of construction, renovation, operation, maintenance, and demolition.

Goal: Conserve energy through appropriate land use and transportation planning techniques and public education efforts.

Objectives:

- Promote alternatives to motor vehicle use to improve air quality and conserve fossil fuels.
- Maximize recycling as the markets become available.
- Promote mixed-use development patterns and densities that result in more compact communities, encourage fewer and shorter vehicle trips, and limit the need to extend infrastructure.

Actions:

1. Educate residents and businesses regarding the benefits of energy conservation.

2. Review and update ordinances to include regulations for energy efficient building and design techniques. Encourage the use of renewable sources of energy, including solar, wind, and biomass (energy from organic matter).

Chapter 11

Action Plan

The Action Plan is critical to the success of this Comprehensive Plan because it lists the actions to be taken to implement policies, accomplish goals and objectives, and realize the Vision for the Region. The changes to the Pennsylvania Municipalities Planning Code (MPC) enable municipalities to plan together to undertake this challenge. The first step to implementing a multi-municipal comprehensive plan is for the municipalities to adopt an intergovernmental cooperative agreement that will establish future actions, such as revision of ordinances to achieve consistency with the Plan.

Article XI of the MPC allows municipalities to cooperate in the regional allocation of land uses through multi-municipal planning. The Article also stresses general consistency between the multi-municipal plan and the County Comprehensive Plan, as well as local zoning and subdivision ordinances.

The Action Plan recommends the adoption of implementation agreements as well as the establishment of a permanent Regional Planning Committee to review consistency issues, and establish the roles for each municipality with respect to implementation of the Plan as well as amending the Plan.

The Action plan contains an ambitious schedule of recommended tasks. The completion of these tasks will help the municipalities achieve their community Vision that was presented earlier in this Plan.

Cooperation between the Governing Bodies, as well as between Planning Commissions and other local groups interested in the community is vital to the success of this Plan. The citizens of the Region must also stay involved in the planning process. The Objectives of this Plan should be monitored, and updated when necessary. The Comprehensive Plan is a living document, and should remain a valuable tool for future decision making.

NATURAL, SCENIC, HISTORIC AND CULTURAL RESOURCES

Natural Resources Actions:

A. Update zoning ordinances and official maps as necessary to reflect the resource protection Goal and Objectives of this Plan and to be consistent with the Future Land Use Map. The resource protection provisions of municipal zoning

ordinances vary and the approach taken by each municipality will vary. Options include:

1. Adopt Natural Resource Protection Standards and/or Net-Out Provisions for the following resources:

    a. Floodplains
    b. Wetlands
    c. Wetland Margins (buffers)
    d. >25% slope
    e. 15-25% slope
    f. Watercourses
    g. Waterbodies

2. Adopt Steep Slope Protection Provisions:

    a. Control and limit development on steep slopes

        - Require larger lot sizes and impose stricter impervious restrictions for steep slopes 15-25%

        - Prohibit or severely restrict development on slopes >25%

3. Adopt and Implement the Provisions of Wellhead Protection Ordinances:

    a. Regulate/Restrict potential contaminating uses

    b. Regulate/Restrict potential contaminating substances

    c. Establish performance standards for uses in overlay zones near water supplies

    d. Establish design standards for uses in overlay zones near water supplies

    e. Establish operating requirements for uses in overlay zones near water supplies

    f. Establish review process for uses in overlay zones near water supplies

4. Adopt Groundwater Protection Provisions:

a. Protect aquifers through design standards, construction guidelines, use restrictions, impervious limits, and permit submission requirements.

5. Adopt Tree and Woodland Protection, Management and Planting Provisions:

   a. Limit clearance for development in both subdivisions and land developments

   b. Require tree protection and replacement during development

   c. Require use of native species in landscaping

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6. Adopt provisions for Wetland, Wetland Buffer, and Hydric Soil Protection:

   a. Restrict development in wetlands

   b. Establish consistent wetland, wet area, vernal ponds, and water body buffer (margin) requirements, such as 50 feet or 100 feet

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11. In remaining agricultural areas, particularly on preserved farmland, allow farmers to supplement income through home businesses, home occupations and farm related businesses; allow farm support businesses and businesses which market or process farm products; require buffering around the perimeter of agricultural areas by non-agricultural uses; establish appropriate controls on intensive agricultural operations; permit appropriate recreational activities, such as hayrides, corn mazes, and festivals.

B. Update subdivision and land development ordinances as necessary. Options include:

1. Expand plan data requirements to include a specific listing of environmental, scenic, historic and cultural resources.

2. Require developers to identify the resources within their tracts, analyze the impacts of the development and mitigate those impacts.

   Require environmental assessment studies, hydrogeological studies, scenic, historic and cultural resources impact studies; plans for preservation of environmental, historic and cultural resources; and analysis of the site's ability to support the proposed use and intensity of use.

3. Require developers to identify natural, historic, scenic, architectural and cultural resources in their tracts and incorporate them into the open space system. Require management plans for open space as well as mechanisms assuring the continuation as open space.

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D. Create municipal Environmental Advisory Councils to work with governing bodies to preserve key tracts of open space, protect environmental resources in the Region, and implement open space and recreation plans.

Act 148 of 1973 authorizes any municipality or group of municipalities to establish, by ordinance, an Environmental Advisory Council to advise the local planning commissions, park and recreation boards, and elected officials on matters dealing with the protection, conservation, management, promotion, and use of natural resources located within the municipality's territorial limits.

Act 148 empowers Environmental Advisory Councils to:

- Identify environmental problems and recommend plans and programs to the appropriate municipal agencies for the promotion and conservation of natural resources and for the protection and improvement of the quality of the environment within its municipal boundaries;

- Promote a community environmental program;

- Keep an index of all open space, publicly and privately owned, including flood-prone areas, swamps, and other unique natural areas, for the purpose of obtaining information on the proper use of such areas;

- Make recommendations for the possible use of open land areas; and

- Advise the appropriate local government agencies, including, but not limited to, the planning commission and park and recreation board or, if none, the elected governing body, on the acquisition of property, both real and personal.

E. Support efforts of the Pohoqaline Fishing Club, Monroe County Conservation District, Pocono Heritage Land Trust, Aquashicola Creek and Pohopoco Creek Watershed Associations, and other agencies to manage stream corridors through cooperative efforts with landowners to establish riparian buffers, utilize best management practices for stormwater management (where applicable), and agriculture, and promote stream bank improvements, restoration, and stabilization. Cooperate in securing easements along the streams.

F. Encourage formation of groups within the community to adopt a stream and provide monitoring and oversight along the stream corridor.

G. Pursue joint wellhead protection and watershed planning opportunities under the Growing Greener initiative and other programs in order to protect community water supplies.

H. Encourage the protection of the Cherry Valley National Wildlife Refuge, where feasible, as depicted on the Natural Area and Features Map.

Scenic Resources Actions:

A. Update zoning ordinances as necessary to protect scenic resources. Options include:

1. Scenic Road and Scenic Viewshed Overlay Zoning:

   a. Require greater setbacks from scenic roads

   b. Require additional landscaping, trees and screening on site

   c. Establish standards for siting buildings and building height

   d. Require retention of existing desirable vegetation when it will not conflict with road safety concerns

   e. Impose sign limitations

   f. Require access management

2. Adopt ridgeline protection zoning

3. Update Sign Regulations:

   a. Regulate billboards

   b. Adopt consistent and appropriate signage standards along road corridors in the Region

   c. Encourage appropriate signage in existing settlements with consideration of:

      - Sign materials compatible with the building style

      - Signs' colors complement building façades

- Hardware for projecting signs is integrated into the building architecture
- Lettering compatible with the building façade
- Sign purpose primarily for identification
- Off-premises advertising signs restricted
- Lighting of signs illuminates the sign area only
- Signs which do not obscure architectural features nor windows
- Roof-top signs are not permitted
- Window signs do not obscure displays
- Flashing lights, neon lights, moving lights, and unshielded light bulbs are restricted or prohibited

4. Require landscaping and buffering within commercial and industrial developments.

B. Update subdivision and land development ordinances as necessary. Options include:

1. Establish development guidelines for development near scenic roads and vistas.

2. Require tree plantings along streets, including use of native species, in both major and minor developments and both residential and non-residential developments.

C. Establish tree planting and landscaping programs

D. Encourage landscaping of cleared/open areas in existing developments

E. Minimize visual blight along the road corridors in the Region to enhance the business climate and tourism. Work with Monroe County and PENNDOT to identify illegal and/or non-compliant signage and driveways and enforce applicable regulations. Establish responsibility in each municipality for addressing this issue.

Historic and Cultural Resource Actions:

A. Update zoning ordinances as necessary to protect historic resources and community character. Options include:

1. Adopt Historic Resource Overlay Zoning:

   a. Create historical commissions where they do not exist or a joint historical commission

   b. Identify historic resources

   c. Require developers to do analyses:

      - Nature of historic resources on and near property
      - Impact of proposals on historic resources
      - Mitigation measures

   d. Encourage adaptive reuse of historic buildings

   e. Discourage removal of historic structures

   f. Utilize use, coverage, density, intensity and yard bonuses for architectural treatments, building design, amenities, and open spaces/buffers compatible with existing resources, appropriate reuse of existing resources and donation of façade easements

   g. Encourage architecture, materials, and development patterns characteristic of the area

   h. Discourage uses likely to result in demolition of historic resources and uses inappropriate in historic areas

2. Adopt Demolition by Neglect Provisions:

   a. Require property owners to protect and maintain historic properties so that they are not demolished by vandalism or the elements, such as requiring unoccupied structures to be sealed and/or secured by fencing

3. Identify provisions to protect the character of Villages, and have streets, buildings, and public spaces integrated to create a sense of place with

pedestrian scale. Consideration can be given to adopting the following as standards or promoting them through incentives:

a. Allow only appropriate uses in scale with, and compatible with, existing appropriate uses, discouraging uses which would transform the character of the areas.

b. Utilize coverage, density, intensity, and yard bonuses for architectural treatments, building design, amenities, street furniture, open spaces and parking designs consistent with the character of the area.

c. Require pedestrian amenities as required improvements of land developers.

d. Construct parking areas to the rear and side of buildings and establish standards for design, buffering and landscaping of new parking facilities.

e. Require signage appropriate to the area.

f. Establish appropriate standards for driveway design and access to streets to provide for appropriate access management.

g. Minimize use of drive-through facilities.

h. Encourage new development to be compatible with, and integrated into, existing attractive streetscapes when appropriate, with consideration of:

- Maintaining appropriate siting patterns, such as setbacks of buildings on lots

- Respecting the massing (volume created by sections of the building) within the neighborhood

- Using materials of similar appearance and texture to those on existing attractive buildings

- Using similar architectural details as other buildings in the neighborhood

- Maintaining the scale and proportion of buildings near new structures. Scale deals with the relationship of each building to other buildings in the area; and, proportion deals with the relationship of the height to the width of a building and with the relationship of each part to the whole

- Using similar roof shapes

- Maintaining similar footprints of buildings and rooflines (matching façade masses with existing buildings)

- Using similar building heights

- Having store fronts, upper facades, and cornices of commercial buildings compatible with existing buildings

4. Regulate conversions of buildings, addressing:

- Locations where permitted
- How use is treated procedurally
- What type of building can be converted
- Density of converted units
- Lot size for converted building
- Impervious surface/open space requirements
- Units per structure allowed
- Structure size requirements
- Dwelling unit size minimum
- Neighborhood compatibility standards
- Parking requirements to assure adequacy
- Screening of parking and common areas
- Structural revisions limits on buildings

B. Appoint a regional or municipal historical commissions where not existing, to be actively involved in historic preservation. The commission(s) would be instrumental in administration of any historic resource overlay zoning which is adopted. The commission(s) would also continue to:

1. Identify, evaluate, mark and foster awareness of historic resources

2. Investigate participation in Certified Local Government Program

3. Inform and involve the public

4. Encourage retention, restoration, enhancement and appropriate adaptive re-use of historic resources and discourage removal of historic structures

5. Conceive programs, events and interpretive signage and exhibits which emphasize the history of the Region

6. Evaluate the potential for historic districts and support their creation if warranted. If created, support the adoption of voluntary or mandatory Design Guidelines and Sign Controls for the Historic District(s).

C. Support the activities of individuals and groups which identify, document, evaluate and protect historical resources and increase public awareness of the area's history and historic resources.

D. Support the planning of trails to link historic sites and erect informative markers and exhibits at historic resources.

LAND USE AND AGRICULTURAL RESOURCES

A. Adopt Intergovernmental Agreements to amend zoning and subdivision and land development ordinances to reflect the Future Land Use Plan and Map; Work with landowners and developers to preserve targeted agricultural and open space lands.

Create a "land protection mitigation" program where if a developer agrees to protect a targeted property (protected agriculture or open space), the municipality will allow NON RESIDENTIAL development on a targeted property within path of development.

1. Establish a permanent Regional Planning Committee, which includes equal representation from all four municipalities, or utilize the Monroe County Planning Commission to monitor consistency issues between this Plan and municipal ordinances.

B. Update zoning maps and zoning district provisions, to reflect the Future Land Use Plan as necessary.

C. Update Statements of Community Development Objectives contained in municipal zoning ordinances to be consistent with this Plan.

D. In zoning ordinances, provide for land development techniques designed to protect existing resources, provide open spaces, enhance streetscapes, and protect the character of existing centers.

1. Conservation Zoning (Growing Greener Concept of Natural Lands Trust) in the Region:

See Appendix for language describing ordinance provisions.

Determine whether Conservation Development should be the default and/or encouraged method of development, with density disincentives given to other methods of development which result in less open space and protection of resources. The typical Conservation Development process is:

a. Net out natural resources

b. Establish maximum overall density

c. Establish minimum substantial open space requirement

d. Establish alternative methods of development

e. Require important natural features and resources, such as scenic vistas, historic sites, agriculture, steep slopes, wetlands, and woodland, to be contained in open space

f. Provide visual and physical access to open space areas

2. Traditional Neighborhood Development (Neotraditional Development), Village Extension, and Village Design within the Villages. These methods promote the following concepts:

a. Creation of a sense of community

b. Pedestrian oriented design

c. Central community facilities

d. Public spaces

e. Shallow setbacks

f. Street trees

g. Alleys where appropriate

h. Compact development

i. Interconnected streets, closer to a grid pattern

j. Historic development patterns of towns

3. Review the appropriateness of expanding the Transfer of Development Rights technique for use in promoting infill in the existing settlements in the Region. In the case of a joint zoning ordinance or municipal agreements, development rights may be transferable within the Region.

Pursue the mechanics of transferring development rights from areas intended for conservation or agriculture to allow increased intensity of development in areas designated for economic or residential development.

4. Adopt corridor overlay zoning along major commercial roads, such as US Route 209, and PA Routes 115, and 715 to enhance the appearance of these

corridors, enhance safety and traffic movement, and maintain economic viability. Such overlay zoning would address:

a. Coordinate landscaping, signage, lighting, street furniture, paving materials, design of site improvements, building façade and windows displays throughout the road corridors

b. Increase pedestrian and vehicular connections to adjoining properties and within properties

c. Increase size and quantity of landscape material

d. Integrate historic resources into development

e. Provide site amenities

f. Renovate building facades

g. Minimize curb cuts and unrestricted access

h. Provide more attractive signage

i. Locate parking to the rear and side of buildings where appropriate and feasible

j. Integrate architecture, landscaping and screening

k. Encourage pedestrian oriented design (e.g., sidewalks and benches)

l. Encourage pedestrian oriented spaces

m. Screen loading areas, outdoor storage and dumpsters

n. Provide safe bus stops with shelters, with pedestrian connections to buildings

E. In zoning ordinances, require areas for economic development to be developed through coordinated, attractive commercial and business parks and discourage additional strip commercial development. Special consideration should be give to the areas in Jackson and Eldred Townships, designated by the Future Land Use Map as Business Development, for economic development activities.

F. Within zoning district provisions, considering the entire Region as a whole, provide for the accommodation of housing in different dwelling types and at appropriate densities for households from all economic and demographic groups within the Region.

G. Address architectural and related issues within zoning ordinances. For example:

1. In some zoning districts, such as but not limited to neighborhood commercial and village zoning districts, limits on building size will be appropriate to maintain existing character.

2. In some zoning districts, emphasis should be placed on encouraging architecture consistent with existing community and/or architectural character.

3. In some or all Commercial districts, typical "big box" architecture should be discouraged through architectural treatments of building facades.

H. Additional zoning actions include:

1. Requiring buffers and/or performance and design standards where there will be potentially conflicting uses.

2. Requiring impact statements (environmental, traffic, services, fiscal, etc.) with requested zoning amendments requiring a zoning district change, to address the impacts of the requested amendment.

3. Giving emphasis to density bonuses for development served by, or with potential to be served by public sewer and public water, rather than development served by package/private systems or individual systems.

4. Require sufficiently large lots when on-lot sewage disposal will be used.

I. Update municipal Subdivision and Land Development Ordinances, as necessary. Options include:

1. Require street furniture/pedestrian amenities as required improvements pursuant to municipal streetscape plans.

2. Adopt appropriate refinements to implement the Growing Greener Conservation Development Concept.

If the Conservation concept is used, the design procedure is:

- Identify conservation areas
- Locate house sites
- Align streets and trails
- Draw lot lines

3. Require predesign meetings between planning commissions and developers prior to preparation and submission of subdivision and land development plans.

4. Stormwater management ordinances prepared in accordance with Act 167 Stormwater Management Plans for the Brodhead Creek and McMichaels Creek Watershed should be consistent with the objectives of this Plan.

J. Municipal Act 537 plans and water supply planning should be coordinated with this plan, particularly the Future Land Use Plan, to promote compact, efficient, orderly, and phased development within and contiguous to existing developed areas.

K. The municipalities should continue to monitor zoning along municipal boundaries to provide for compatible zoning districts.

L. Streetscape Plans for larger Villages such as Brodheadsville and Kunkletown should be prepared, addressing such issues as landscaping, signage, street furniture, lighting, parking locations and design standards, enhancing the sense of community identity through providing public spaces, enhancing gateways to the communities, and incorporating natural features such as stream corridors into the streetscapes where feasible. Coordinate such efforts with PADCED and PENNDOT where applicable.

M. Support continued Village development in Saylorsburg and Reeders.

N. Consider allowing convenience commercial uses in or near residential developments to reduce traffic to and from commercial centers in the Region.

Agricultural Resources

A. The municipalities should identify and preserve the most viable agricultural lands. Lands that should receive priority include:

- Land that is protected by existing restrictions and/ or easements against development, including lands that have had easements purchased or are adjacent to such lands;
- Lands that are designated for protection by Official Maps;
- Land that is composed of capability class I, II, III, or IV as defined by the USDA.
- Land that is currently in agricultural use.
- Land that is included within an approved Agricultural Security Area.

B. Where appropriate, the municipalities should consider Effective Agricultural Zoning regulations for the lands designated as Agricultural Preservation on the Future Land Use Map. Effective Agricultural zones permit a wide variety of farming uses, including farm-related businesses and restrict non-farm uses that can be disruptive to agricultural activities. Non-agricultural dwelling unit density is strictly limited to one dwelling unit per 20 to 60 acres average, with the homes required to be built on small lots.

C. The municipalities should preserve agricultural through the following administrative actions:

1. Work with local farmers to encourage participation in the Monroe County Agricultural Land Preservation Easement Purchase Program, as administered by the Monroe County Planning Commission.

2. Establish individual Purchase of Agricultural Conservation Easements Programs where appropriate.

3. Establish Transfer of Development Program across municipal boundaries. Implement Chestnuthill Township's TDR ordinance in a manner consistent with this Plan.

4. Create an agricultural land protection mitigation program where if a developer agrees to protect a targeted property designated as protected agriculture, the municipality will allow non-residential development on a targeted property within path of development.

5. Promote the inclusion of farms in Agricultural Security Areas.

6. Support measures to relieve property tax burden for farmers

7. Limit extension of planned public sewer and water facilities to agricultural areas

8. Permit businesses which support agricultural operations

9. Allow farmers to supplement incomes through home businesses, home occupations and farm related businesses

10. Permit appropriate recreational activities, such as hayrides, corn mazes, and festivals.

11. Limit non-farm uses which could cause conflicts with agricultural practices and/or require buffers for non-farm uses around the perimeter of farms

12. Allow conservation development (Growing Greener) as an option

13. Promote enrollment in Act 319 tax relief program.

14. Allow and give incentives to compact development and higher densities where public sewer and water are available in areas designated for development, and give disincentives to inefficient development techniques

TRANSPORTATION

Actions:

A. Update zoning ordinances as necessary.

1. Include access management standards within zoning ordinances and/or subdivision and land development ordinances as determined by the municipality:

   a. Establish access location standards

   b. Establish access point separation requirements

   c. Require access to streets of lower functional classification

   d. Require internal road systems

   e. Require coordinated/shared ingress and egress

   f. Require interconnection of properties – access, parking, loading

   g. Establish separations from intersections

   h. Require coordinated traffic movements

   i. Require acceleration and deceleration lanes where appropriate

   j. Require left and right turn lanes where appropriate

   k. Establish design standards for intersections, driveways, internal circulation, and parking lot design

   l. Minimize entrances to roads

   m. Prohibit inappropriate turning movements

   n. Require signalization of high volume driveways

   o. Billboard and sign requirements.

   While particularly crucial along the US Route 209 corridor, access should be managed along all roads within the Region.

In mixed use areas, where pedestrian activity has the potential to be higher, discourage curb cuts over sidewalks to limit pedestrian/vehicular conflict.

B. Update subdivision and land development ordinances as necessary.

1. Establish appropriate road design standards for each functional classification of road. Safe, buffered, and sufficiently set back bike and pedestrian lanes can be included in the cross-sections with consideration of the Pennsylvania Statewide Bicycle and Pedestrian Master Plan and Guide for the Development of Bicycle Facilities by American Association of State Highway and Transportation Officials (AASHTO). Bike and pedestrian lanes can be required on those roads determined to be appropriate by the municipality.

2. Require traffic impact studies for proposed developments. Such studies would require analysis of existing circulation conditions, the impact of proposed development and resulting circulation conditions and the need for traffic improvements to adequately support the development.

3. Establish appropriate standards for driveway design and access to streets for access management. Coordinate with zoning ordinance design standards and access management provisions. Plans should be reviewed for access management concerns.

4. Require developers to recognize existing trails and to provide for new trails. Standards for trails can be included in the Ordinances. Sufficient rights-of-way and easements can be required during the review process.

   Require developers to provide pedestrian paths and sidewalks.

5. Require appropriate ultimate rights-of-way along roads.

6. Require necessary roadway improvements along the frontage of developments.

7. Review setback and building location policies along major road corridors in order to establish regulations which will facilitate future road improvements.

C. Adopt and/or update Official Maps designating proposed public facilities, streets and interchanges, road improvements, and trails.

D. Implement the Capital Improvements Programs recommended by this plan.

E. Establish pedestrian pathway improvement programs to enhance walkability in the Region, such as completion of gaps in and extensions of the sidewalk and trail system to provide improved access to schools, day-to-day shopping facilities, community facilities, transit facilities, and employment opportunities. ADA requirements should be complied with. Pedestrian crossings at street intersections can be facilitated through consideration of crosswalks, stop signs, limitation of cartway radii, and use of pedestrian buttons and pedestrian cycles at signalized intersections. PennDOT involvement for safety at State roads will be important. Pedestrian circulation can be enhanced through amenities such as benches; maintenance and improvement of existing pathways; and adequate buffering and setbacks from roads.

F. Continue planning for greenways and riparian buffers along the streams in the Region pursuant to the West End Open Space and Recreation Plan. Provision should be made for benches and other amenities along pathway and trail systems.

G. Work with PENNDOT to assure adequate maintenance of roads which receive substantial volumes of truck and school bus traffic in addition to automobile traffic.

H. Determine whether Transportation Impact Fee ordinances will be used by individual municipalities and/or jointly and require land developers to address needed transportation improvements in the Region as they develop.

I. Monitor the need for, and work to institute appropriate traffic calming techniques in the Villages and residential neighborhoods.

Work with PENNDOT to establish appropriate speed limits, reducing them as necessary, in existing developed areas.

J. Prepare multi-year programs for street maintenance.

K. Work with PENNDOT to keep traffic signal timing current and optimized.

L. Develop access management plans in cooperation with PENNDOT to address access to major roads and access design standards. Encourage cooperative efforts of landowners to manage and share access.

Encourage PENNDOT to install medians where appropriate.

M. Encourage landowners to cooperate with PENNDOT and the municipalities in the redesign of existing strip development areas to manage access and improve streetscapes.

N. Monitor the need for Transportation Development Districts

O. Coordinate utility and road improvements so utilities are constructed before road improvements are made.

P. Encourage homeowners' associations to improve roads in need of improvements within their developments.

Q. Require property owners to keep street rights-of-way available for required improvements and pedestrian systems.

R. Work with employers within the Region to institute employee trip reduction plans and foster telecommuting. As necessary, form transportation management associations of municipalities and businesses to address needs along the Region's major road corridors.

S. Work together as a Region with the County, Legislators, and PENNDOT to list needed transportation improvements on the 12-year transportation program.

T. Work with transportation organizations and agencies providing services to seniors to facilitate mobility of seniors by determining desired destinations and means of providing access to those destinations.

U. Work to provide alternate links from PA Route 715 to US Route 209 in the Brodheadsville Area. Chestnuthill Township should Target Lake Mineola Road and Firefighters Lane (Christopher Lane) as roads to be improved. Include these new or improved roads on Chestnuthill Township's Official Map.

COMMUNITY FACILITIES, SERVICES, AND DEVELOPMENT

Actions:

A. Implement action plans of Regional Open Space and Recreation Plans.

Support efforts of Regional Open Space and Recreation Committees to plan for continued acquisition, improvement and appropriate development of recreation facilities and programs in the Region.

B. Maintain language in Subdivision and Land Development Ordinances to require developers to dedicate land or pay a fee in lieu of land for all new subdivisions.

Each subdivision or land development would have to be reviewed to determine whether the dedication of land or the fee in lieu of land would be more appropriate, based upon the size and location of the development and the Regional Open Space and Recreation Plans.

Maintain standards for recreation facilities. Review standards of National Recreation and Park Association (NRPA) for appropriateness.

C. Where appropriate, work with PENNDOT to widen and improve road shoulders and require developers to improve shoulders along their properties in order to accommodate pedestrian and bicycle facilities.

D. Maintain a dialog with the Pleasant Valley and Pocono Mountain School Districts regarding development activities, school facilities needs, location of school facilities, and school bus routes.

E. Work with the Pleasant Valley and Pocono Mountain School Districts to assure availability of school district facilities to the Region's residents.

F. Promote and support efforts of community organizations to provide recreational facilities and programs for area residents and services and programs for seniors and youth. Work to establish a senior citizen center in the Region.

G. Provide for public areas within the Region through provision of open spaces, village greens, recreation facilities, greenways, improved pathways, and indoor facilities.

H. Determine appropriate buffer / land use policies around protected open spaces to facilitate continued open space use.

I. Enforce Sewage Management Ordinances and State mandates to manage (including monitoring and maintaining) on-lot sewage disposal facilities in the Region and assure the best available technology is used.

J. Involve local fire companies and school district personnel in review of subdivision and land development plans, where appropriate.

K. Encourage volunteerism for non-profit agencies and increased coordination of volunteer services among agencies.

L. Work to establish additional recycling centers which are convenient and well managed.

M. Continue to support the Western Pocono Community Library in Chestnuthill Township.

N. Address the need for fire personnel as less volunteers are available and cooperate regionally to assure adequate fire service throughout the Region.

O. Coordinate policies of governing bodies and municipal authorities on potential development of public sewer and water facilities with the Future Land Use Plan to assure consistency.

P. Determine the appropriate organizational means to provide sewer planning to the Region.

Q. Bring together citizens, the business community, and the school district to plan and organize community-wide activities, events, and programs to foster community spirit, economic development, and community attractiveness.

R. Involve the Region's residents and business community in committees to address major issues of concern within the Region.

S. Promote involvement of new residents in community programs.

T. Maintain current and workable emergency operations plans.

U. Require all wastes to be treated and/or disposed of in an approved, environmentally responsible manner.

V. Promote efficient, effective, and professional management of public facilities. Identify opportunities for technological enhancements for municipal government.

W. Encourage existing development to correct or eliminate environmental quality problems.

X. Update the Ross Township Act 537 Plan and include on-lot management recommendations. Seek input from Hamilton Township. Continue to support adoption of current Act 537 Plans for Jackson and Chestnuthill Townships.

Y. Encourage the provision of public sewer and water facilities, where feasible, within the Future Growth Areas as depicted on the Future Land Use Map. Top priority should be given to Wier Lake and Sun Valley areas, due to malfunctioning systems.

ECONOMIC DEVELOPMENT

Actions:

A. Zone areas appropriate for economic development pursuant to the Future Land Use Plan designations. Prepare Specific Plans, as per Section 1106 of the Municipalities Planning Code.

Emphasize small business incubation, light industrial, health care, research and development, high technology, office and service development to supplement the existing commercial development in the Region. Particular emphasis should be given to attracting heath care provider and related industries in the Brodheadsville area.

Require new development to be designed and constructed to meet environmental performance standards, eliminate adverse impacts on adjacent land uses, and minimize highway access safety hazards.

B. Consider forming a Regional Industrial Development Authority which would work to promote development of business and industrial parks in the Region, as well as investigate the potential of land banking to support such parks.

C. Maintain a dialog with businesses in the community to determine their needs and concerns in order to retain existing businesses and assure their experience in the Region is positive.

D. Work with telecommunications companies to assure that adequate telecommunications facilities, including fiber optics, are available to businesses within the Region.

E. Work with the Monroe County Industrial Development Authority to secure funding for land purchase and infrastructure improvements to support economic development in the Region.

F. Work together as a Region, with cooperation from the Pleasant Valley and Pocono Mountain School Districts and state legislators, to attain a favorable tax structure in the Region in order to remain attractive to new business development.

G. Establish zoning policies for home employment and home occupations.

H. Encourage appropriate adaptive re-use of vacant and underutilized buildings.

I. Inform economic development agencies of areas and buildings zoned and available for commercial and industrial development in the Region.

J. Work to provide necessary infrastructure to designated economic development areas.

K. Investigate programs such as financial incentives for re-use of old buildings and tax lien forgiveness to "recycle" buildings, and preserve historic sites. Work with PADCED.

L. Work to attract suppliers of and businesses related to existing businesses in the Region.

M. In recognition of the need to foster the economic viability of the Region, enhance the transportation systems within the Region pursuant to the Transportation action items.

N. Support the necessary legislation to authorize impact fees in addition to those which can now be charged.

O. Investigate opportunities for streamlining processes for economic development which will enhance the economy and quality of life of the Region.

P. Target areas identified as Business Development on the Future Land Use Map as appropriate for industrial and/or business park development.

Q. Review opportunities created with recent passage of Pennsylvania's Economic Stimulus Package, including such programs as Business in Our Sites and Tax Increment Financing Guarantee Program.

R. Work to establish consistent policies on use of impact fees within the Region.

HOUSING

Actions:

A. Maintain adequate housing and property maintenance codes and zoning ordinance provisions as necessary to maintain the building stock and properties within the region.

B. Foster programs which encourage home renovation and rehabilitation in existing neighborhoods.

C. Enact land use regulations that provide adequate opportunities for affordable workforce housing.

D. Work with residents of the Region and regional taxing entities to identify programs and policies that will help residents maintain and enhance their properties, and meet housing expenses and retain their homes as owner-occupied single family residences.

E. Regulate housing conversions through zoning provisions and require adequate parking to be provided.

F. Provide for a variety of housing types and densities through zoning.

G. Enact zoning regulations that provide incentives for senior housing in the Future Growth Areas on the Future Land Use Map. Consider appropriateness of such techniques or density incentives or overlay treatments.

H. Address housing and redevelopment issues in Sun Valley.

I. Encourage housing development in rural centers and existing villages at densities consistent with the Future Land Use Map.

PLANNING AND REGIONALIZATION EFFORTS

Actions:

A. Complete an Intergovernmental Cooperative Agreement and establish a Regional Planning Committee. The highest priority for implementation of this Plan is adoption of an intergovernmental agreement by the governing bodies of the four municipalities and creation of a standing Regional Planning Committee within six (6) months of adoption of this Plan. The Regional Planning Committee could be a continuation of the existing Regional Comprehensive Planning Committee or a new Committee appointed by the governing bodies.

Section 1104 of the Pennsylvania Municipalities Planning Code grants municipalities and counties the authority to enter into intergovernmental cooperative agreements. Such agreements are to:

1. Establish the process that the participating municipalities will use to achieve general consistency between the multi-municipal comprehensive plan and zoning ordinances, subdivision and land development and capital improvement plans within participating municipalities, including adoption of conforming ordinances by participating municipalities within two years and a mechanism for resolving disputes over the interpretation of the multi-municipal comprehensive plan and the consistency of implementing plans and ordinances.

2. Establish a process for review and approval of developments of regional significance and impact that are proposed within any participating municipality. Subdivision and land development approval powers under the Code will be retained by the municipality in which the property is located and where the approval is being sought. Under no circumstances shall a subdivision or land development applicant be required to undergo more than one approval process. The participating municipalities will determine what constitutes a development of regional significance.

3. Establish the role and responsibilities of participating municipalities with respect to implementation of the plan, including the provision of public infrastructure services within participating municipalities, the provision of affordable housing, and purchase of real property, including rights-of-way and easements.

4. Require a yearly report by participating municipalities to the Monroe County Planning Commission (MCPC) and the Governing Body of each participating municipality and by the MCPC to the participating

municipalities concerning activities carried out pursuant to the agreement during the previous year. Such reports shall include summaries of public infrastructure needs in growth areas and progress toward meeting those needs through capital improvement plans and implementing actions, and reports on development applications and dispositions for residential, commercial, and industrial development in each participating municipality for the purpose of evaluating the extent of provision for all categories of use and housing for all income levels within the region of the plan.

5. Describe any other duties and responsibilities as may be agreed upon by the parties.

B. The municipalities should continuously jointly monitor the availability of grants for planning, recreation, economic development, and other elements and pursue such grants.

C. Each year the Planning Commission and the Governing Body of each municipality should meet to discuss trends in the municipality, surrounding municipalities and the Region; progress of meeting the goals set forth in this plan; the effectiveness of this plan; and implementation of the plan. Specific actions determined to be necessary to implement the plan should be identified and action programs for the following year established. Directives for tasks should be given to appropriate boards, committees and commissions.

D. This Joint Comprehensive Plan should be given a thorough review by the regional planning committee in five years, with consideration of trends at that time and development events over those five years.

Chapter 12

Population and Housing

INTRODUCTION

This chapter will discuss existing population and housing characteristics for the CJER Planning Region, including past, present and future population projections. Analyzing the four municipalities together will help one to better understand the regional growth trends that are experienced. This chapter will focus on providing population and housing projections, centering on expected housing increases and discussing how much land is expected to be consumed by residential growth in the next ten to twenty (10–20) years for the region**.** Two key factors which can influence population growth are the use of effective agricultural or open space preservation zoning and availability of public sewer and water.

Included in this chapter are tables that show the past, present and future conditions and provide projections, show future growth possibilities, and depict how the Townships and the County as a whole have been affected by growth pressures. This will aid in future decision-making processes for local officials, as well as point out some intermunicipal cooperation opportunities in the future. By presenting the information in a broader scale, the municipalities can better understand how they fit into the region and can help envision what types of growth are occurring in neighboring municipalities.

Additional population and housing data has been collected and is found in Appendix C. The tables found in Appendix C include: *Housing Occupancy; Housing Type; Income, Poverty and Education;*

REGIONAL DEMOGRAPHICS

The following lists contain general Census demographic data for each of the three municipalities. These lists are provided as a convenient reference for basic population data. Future population projections are provided later in this chapter. More detailed breakdowns of this data are available at www.census.org.

The Census Bureau defines "household" as "all the people who occupy a housing unit as their usual place of residence." This includes individuals who live alone as well as any combination of people who may reside together. In contrast, "family" is a *type* of household, and is defined as "two or more people who reside together and who are related by birth, marriage, or adoption."

Table 12.1 BASIC DEMOGRAPHIC CHARACTERISTICS

All figures from 2000 Census. See preceding text for explanation of difference between "household" and "family." "Region" indicates all four Townships combined.

2000	Chestnuthill	Jackson	Eldred	Ross
Total Population	14,418	5,979	2,665	5,435
Total Households	4,906	2,128	941	1,875
Total Families	3,906	1,635	719	1,518
Racial Composition*				
White	93.5%	92.9%	98.5%	97.5%
African-American	4.7%	3.9%	0.9%	1.4%
Other, including mixed racial composition	3.3%	4.5%	1.5%	2.2%
Household Characteristics				
Average number of persons	2.91	2.78	2.72	2.87
Married-couple households	3,331 (67.9%)	1,442 (67.8%)	594 (63.1%)	1,311 (69.9%)
Households with children under 18	2,079 (42.4%)	1,635 (37.5%)	316 (33.6%)	751 (40.1%)
Female-headed households	369 (7.5%)	126 (5.9%)	70 (7.4%)	130 (6.9%)
Single persons	788 (16.1%)	375 (17.6%)	167 (17.7%)	244 (13%)
Persons over 65 living alone	328 (6.7%)	131 (6.2%	68 (7.2%)	74 (3.9%)
Age Characteristics				
Median age	36.8	38.6	39.2	37.9
Percentage of persons aged 19 or under	32.2%	29.4%	27.3%	30.9%
Percentage of persons aged 20-24	4.2%	3.6%	4.5%	3.4%
Percentage of persons aged 25-44	29.7%	29.4%	27.9%	31.0%
Percentage of persons aged 45-64	22.7%	26.2%	25.7%	25.0%
Percentage of persons aged 65 and over	11.2%	11.5%	14.6%	9.7%
Income Characteristics				
Median household income	$50,219	$52,327	$42,500	$48,750
Median family income	$55,058	$57,745	$46,875	$52,639
Per capita income	$20,017	$21,472	$18,079	$20,002
Persons below poverty line	7.9%	6.3%	9.0%	7.2%
Families below poverty line	5.9%	4.2%	7.1%	5.0%

SOURCE: U.S. Bureau of the Census, 2004.
*In combination of more than one race, the total percentages may add to greater than 100% because individuals report more than one race.

CJER REGION - POPULATION AND HOUSING TRENDS

Historical population trends are useful when planning for future growth in a community, and are a main component in the Joint Comprehensive Plan. The historical growth

pattern of the Region will provide insight as to the intensity of population growth that may be expected throughout the entire Region in the future.

Table 12.2, which is broken up into three (3) sections, provides 1990 and 2000 population data as well as population projections for the entire school district for 2010 and 2020. Table 12.2 also shows the percentage population change from 2000-2010, 2010-2020, and 2000-2020.

TABLE 12.2: Population Trends / Projections- CJER Planning Region

1990 – 2000 - 2010

Municipality	1990 Census	2000 Census	Change, 1990-2000		2010 Population Projections	Change 2000-2010	
			Number (Persons)	Percent Change		Number (Persons)	Percent Change
Chestnuthill Twp	8,798	14,418	5,620	64%	20,000	5,582	38.7%
Jackson Twp	3,757	5,979	2,222	59%	8,200	2,221	37.1%
Eldred Twp	2,202	2,665	463	21%	3,130	465	17.4%
Ross Twp	3,696	5,435	1,739	47%	7,190	1,755	32.3%
Total Region Projections	**18,453**	**28,497**	**10,044**	**54 %**	**38,520**	**10,023**	**35.2%**
Monroe County	**95,709**	**138,687**	**42,978**	**45%**	**181,740**	**43,053**	**31%**

Population projections source: Monroe County Planning Commission

TABLE 12.2 continued: Population Projections - CJER Planning Region

2000- 2010 - 2020

Municipality	2000 Census	2010 Projection	Change, 2000-2010		2020 Population Projections	Change 2010-2020	
			Number (Persons)	Percent Change		Number (Persons)	Percent Change
Chestnuthill Township	14,418	20,000	5,582	38.7%	25,600	5,600	28%
Jackson Township	5,979	8,200	2,221	37.1%	10,400	2,200	26.8%
Eldred Township	2,665	3,130	465	17.4%	3,590	460	14.7%
Ross Township	5,435	7,190	1,755	32.3%	8,800	1,610	22.4%
Total Region Projections	**28,497**	**38,520**	**10,023**	**35.2%**	**48,390**	**9,870**	**25.6%**
Monroe County	**138,687**	**181,740**	**43,053**	**31%**	**224,341**	**42,601**	**23.4%**

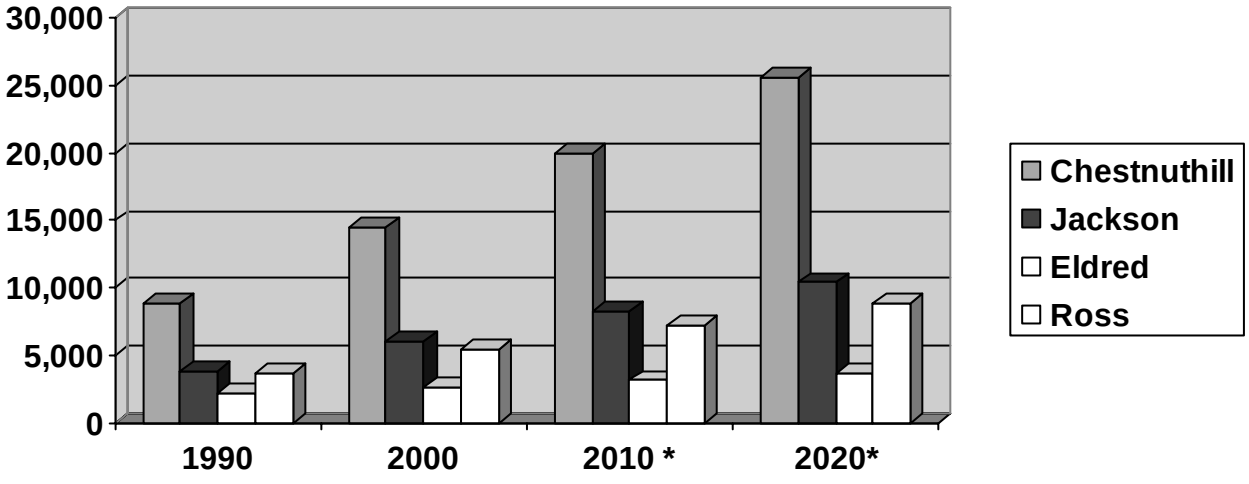
Population projections source: Monroe County Planning Commission

TABLE 12.2 Population Projections Continued		
2000 - 2020		
Municipality	Projected Total Change 2000-2020	
	Number (New Persons)	Percent Change
Chestnuthill Township	11,182	77.6%
Jackson Township	4,421	73.9%
Eldred Township	925	34.7%
Ross Township	3,365	61.9%
Total Region Projections	**19,893**	**69.8%**
Monroe County	**85,654**	**61.8%**

Population projections source: Monroe County Planning Commission
Sources : U.S. Census Bureau .

Regional projections show that the population of the CJER Region is predicted to grow nearly 62% over the next twenty (20) years. Chestnuthill Township is projected to experience the most substantial growth with 11,182 new persons, a considerable 77.6% increase. Jackson and Ross Townships are also projected for large increases as well, at 73.9 and 61.9%, respectively. Eldred Township is projected to see the fewest new residents at 925, however the growth rate is still significant at 34.7%.

Population Trends / Projections 1990-2020



* Projections

Table 12.3 shows the past ten years total housing units, renter and owner occupied households and the average household size. This gives an indication on the trends of the number of housing units and owner-occupied housing units within the municipalities.

TABLE 12.3
OCCUPIED HOUSEHOLDS AND AVERAGE PERSONS PER OCCUPIED HOUSING UNITS- 1990

Municipality	Total Housing Units	Total Occupied Housing Units	Owner-Occupied Housing Units	Renter-Occupied Housing Units	Average Household size (Persons)	Vacant Housing Units
Chestnuthill	3,984	2,985	2,502	483	2.9	999
Jackson	1,970	1,308	1,091	217	2.82	662
Eldred	884	736	613	123	2.91	148
Ross	1,416	1,255	1,091	164	2.95	161
Total Region	**8,254**	**6,284**	**5,297**	**987**	**2.89 (avg)**	**1,970**

In 1990, there were a total of 8,254 reported dwelling units in the CJER Region, with 76% of the units occupied. Of those, 84% of the housing units were owner-occupied and 16% were renter-occupied. There is a rather high vacancy rate in the Region at 24%, however most can be attributed to the high number of vacation homes located the Region.

TABLE 12.3 Continued
OCCUPIED HOUSEHOLDS AND AVERAGE PERSONS PER OCCUPIED HOUSING UNITS- 2000

Municipality	Total Housing Units	Total Occupied Housing Units	Owner-Occupied Housing Units	Renter-Occupied Housing Units	Average Household size (Persons)	Vacant Housing Units
Chestnuthill	5,593	4,906	4,235	671	2.91	687
Jackson	2,744	2,128	1,841	287	2.78	616
Eldred	1,069	941	799	142	2.72	128
Ross	1,974	1,875	1,673	202	2.87	99
Total Region	**11,380**	**9,850**	**8,548**	**1,302**	**2.82 (avg)**	**1,530**

In 2000, the total reported dwelling units in the CJER Region increased to 11,380, a 38% jump. The percentage of total occupied units also increased to 87%, up from 76% in 1990. Of those, 87 % of the housing units were owner-occupied and 13% were renter-occupied. The vacancy rate for the Region in 2000 dipped to 13%, partially a result of conversions of vacation homes to permanent residences.

TABLE 12.3 Continued
1990-2000 CHANGE IN TOTAL HOUSING UNITS

Municipality	Total Change in Housing Units	Total Occupied Housing Units	Owner-Occupied Housing Units	Renter-Occupied Households	Average Household size (Persons)	Vacant Housing Units
Chestnuthill	+1,609 (40%)	+1,921 (64%)	+1,733 (69%)	+188 (39%)	+.01	-312 (31%)
Jackson	+774 (39%)	+820 (63%)	+750 (69%)	+70 (32%)	-.04	-46 (7%)
Eldred	+185 (21%)	+205 (28%)	+186 (30%)	+19 (15%)	-.19	-20 (14%)
Ross	+558 (39%)	+620 (49%)	+582 (53%)	+38 (23%)	-.08	-62 (39%)
Total Region	**+3,126 (38%)**	**+3,566 (57%)**	**+3,251 (61%)**	**+315 (32%)**	**-.07 (avg)**	**-440 (22%)**

Chestnuthill Township had the highest percentage as well as the largest number of new housing units constructed between 1990 and 2000, at 40% and 1,609 units. Jackson and Ross Townships followed with 39% increases, and 774 and 558 new units, respectively, while Eldred Township saw the fewest new units constructed with 185, a 21% increase from 1990.

The Region as a whole saw increases across the board in every category except Average Household and Vacant Units. The Region experienced a 38% increase in housing units; a 57% increase in occupied units; a 61% increase in owner-occupied units, and a 32% increase in renter-occupied units. The Future Land Use and Housing Plan will describe methods to lessen the impact of the additional housing in the Region.

TABLE 12.4

CHESTNUTHILL, JACKSON, ELDRED, AND ROSS TOWNSHIPS JOINT COMPREHENISVE PLAN

HOUSING TYPE, 2000

	Chestnuthill Twp.		Jackson Twp.		Eldred Twp.		Ross Twp.	
TYPE OF UNITS IN STRUCTURE	**Number**	**%**	**Number**	**%**	**Number**	**%**	**Number**	**%**
Single Family, Detached	4,913	87.8	2,170	79.1	904	84.6	1,621	82.1
Single Family, Attached	105	1.9	358	13.0	14	1.3	9	0.5
2 Unit Structure	110	2.0	54	2.0	23	2.2	38	1.9
3 or 4 Unit Structure	94	1.7	44	1.6	30	2.8	4	0.2
5-9 Unit Structure	62	1.1	6	0.2	2	0.2	20	1.0
10 to 19 Unit Structure	22	0.4	-	-	1	0.1	21	1.1
20 or more Unit Structure	-	-	-	-	-	-	-	-
Mobile Home	287	5.1	112	4.1	93	8.7	261	13.2
Boat, RV, van, etc	-	-	-	-	2	0.2	-	-
Total Housing Units	**5,593**	**100**	**2,744**	**100**	**1,069**	**100**	**1,974**	**100**

- Represents zero or rounds to zero.
Source: U.S. Census Bureau – 2000.

Table 12.5 provides endorsed subdivision data from 2000 to April of 2005 for all four municipalities. The source of the information is the Monroe County Planning Commission Annual Subdivision Reports, which include plans that have been approved and endorsed, but not yet built out.

TABLE 12.5: ENDORSED SUBDIVISION DATA
(Based on Number of Lots)

Municipality	2000	2001	2002	2003	2004	2005 (through April)	TOTAL
Chestnuthill Township	15	9	20	60	41	11	**156**
Jackson Township	1	53	33	58	37	0	**182**
Eldred Township	14	11	5	10	8	4	**52**
Ross Township	63	21	4	26	5	2	**121**
Total Lots	**93**	**96**	**62**	**154**	**91**	**17**	**511**

Source: Monroe County Planning Commission Annual Subdivision Reports

Monroe County subdivision data shows that during the time span from 2000 to April of 2005, there were 511 approved lots within the CJER Region. This represents fairly significant activity, with an average of nearly 100 new lots per year.

Monroe County is the second fastest growing county in the state, percentage wise, behind only Pike County.

FUTURE HOUSING AND ACREAGE PROJECTIONS – 2000 - 2020

Table 12.6 shows housing needs and projected acreage needed to accommodate the growing population over the next ten and twenty years. This was based on the Census Bureau's 2000 housing information and on population projections obtained from the Monroe County Planning Commission.

Table 12.6 also provides projected acreage requirements for residential purposes in the Townships using different scenarios based on the net density of future development. Acreage requirements range from 10,000 square foot (s.f.) lots up to 2 acre lots. Obviously, the lower the density, the higher amount of acreage would be needed for development. Table 12.6 shows new household projections based on the assumption that the average household size for each municipality will remain at the 2000 number.

In Chestnuthill Township, particularly in the Brodheadsville area, if higher density housing developments were encouraged (3.5 units per acre) then the additional acreage needed by 2010 is 548 acres, and 1,098 by 2020. If the Township would promote less dense, more land consuming housing developments (.4 units per acre), the Township would need to develop an additional 4,795 acres for residential uses by 2010, and 9,605 by 2020.

In Jackson Township, acreage requirements range from 228 acres (at 3.5 units per acre) to 1,998 acres with 2 acre lots (0.4 units per acre) by 2010. By 2020, those acreage amounts increase to 454 acres for higher density, and 3,975 for the lowest density.

Ross Township future acreage requirements would range from 175 acres to 1,528 acres in 2010 and 335 acres to 2,930 acres in 2020. Eldred Township would require the least additional acreage, having a range of 49 acres to 428 acres in 2010 to 97 acres to 850 acres in 2020.

The total area required for the Region as a whole ranges from 1000 acres to 8,748 acres in 2010, to 2,410 acres to 21,079 acres in 2020. If the Region continues the rapid pattern of growth that it has seen over the past decade, the supply of remaining acres available for development will be exhausted by 2020. It is critical to begin planning where the residential growth should occur and encouraging higher densities with required open space, protection of agricultural areas, and protection of environmentally sensitive areas.

The Future Land Use Plan will recommend the most appropriate locations and densities for future development in the Region, allowing the Townships to preserve their rural aspect while accommodating the expected population growth.

TABLE 12.6
PROJECTED HOUSEHOLD AND ACREAGE REQUIREMNTS 2010 AND 2020

Municipality	Projected Population Increase (2000-2010)	Average Household Size*	Projected Household Increase	Acreage Requirements Assuming 10,000 Sq.Ft. Lots	Acreage Requirements Assuming 20,000 Sq.Ft. Lots	Acreage Requirements Assuming 1 Acre Lots	Acreage Requirements Assuming 2 Acre Lots
Chestnuthill Twp	5,582	2.91	1,918	548	1,128	2,398	4,795
Jackson Twp	2,221	2.78	799	228	470	999	1,998
Eldred Twp	465	2.72	171	49	101	214	428
Ross Twp	1,755	2.87	611	175	359	764	1,528
Region	**10,023**		**3,499**	**999.7**	**2,058.2**	**4,373**	**8,748**

* From 2000 Census, persons per households
--Assume 20% of tract will be devoted to uses other than lot areas
--Assume net densities of 3.5, 1.7, 0.8, and 0.4 dwelling units per acre, respectively

Municipality	Projected Population Increase (2000-2020)	Average Household Size*	Projected Household Increase	Acreage Requirements Assuming 10,000 Sq.Ft. Lots	Acreage Requirements Assuming 20,000 Sq.Ft. Lots	Acreage Requirements Assuming 1 Acre Lots	Acreage Requirements Assuming 2 Acre Lots
Chestnuthill Twp	12,688	2.91	4,360	1,246	2,565	5,450	10,900
Jackson Twp	5,262	2.78	1,893	541	1,114	2,367	4,733
Eldred Twp	1,492	2.72	549	157	323	687	1,373
Ross Twp	4,674	2.87	1,629	466	959	2,037	4,073
Region	**24,116**		**8,431**	**2,410**	**4,961**	**10,541**	**21,079**

* From 2000 Census, average persons per households
--Assume 20% of tract will be devoted to uses other than lot areas
--Assume net densities of 3.5, 1.7, 0.8, and 0.4 dwelling units per acre, respectively

Methodology of Table 12.6: Take projected population increase and divide average household size (from the 2000 census assuming it will not change) = Projected household increase. Take Projected household increase and divide it by the assumed net densities of dwelling units per acre (respectively) = acreage requirements.

Chapter 13

Economic Development and Employment

The Monroe County Comprehensive Plan, *Monroe 2020*, expects current growth and employment trends to continue throughout the County. If this growth follows the pattern of the past twenty years, area residents can expect a continuing transition from a manufacturing-based economy to a service-based economy. Most new jobs will come from professional occupations, sales, services, production, transportation and materials moving.

Changes in the economic base of the Region will have a direct impact on the lives of the West End area residents. As the local economy becomes less dependent upon manufacturing and moves towards the service and sales industries, as is happening nationally, cyclical fluctuations related to manufacturing may become less severe. This may mean lower levels of unemployment relative to national as well as the local economy. On the other hand, less dependence upon manufacturing may also mean lower paying jobs.

As business needs change, companies move from one facility to another. Vacant or under-utilized facilities can result if new businesses and tenants are not found. This occurs in the town center district of Brodheadsville and the commercial areas of the Townships. The reuse of vacant buildings and sites is sometimes complicated by the need for on-site improvements, the difficulties of converting buildings designed for one use, or liabilities for environmental cleanup. The reuse of these sites may require additional investment and targeted marketing. It is a problem that is likely to grow in the future as some manufacturing and older commercial businesses close.

Employment by Industry

A useful indicator when analyzing an employment base is a breakdown of where the Region's residents work. As discussed above, there is a national and local trend away from traditional occupations in the manufacturing sector to other industries such as retail sales and service, and the CJER Region reflects this trend. In 1990, 19% of the workforce in the CJER Region was employed in the manufacturing industry. In 2000 that percentage dropped to 15.7%. In 2000, most of the Region's workforce were employed in either the "management, professional, and related occupations" (31.7%) which includes business management and business and financial operations occupations, or in "sales and office occupations", (23%). Conversely, farming, fishing and forestry occupations had the lowest percentage of workers in the Region.

Figure 13, Employment by Industry and Occupation depict the employment data from the 2000 Census for persons 16 and over.

Figure 13.1
Employment By Industry / Occupation 2000

INDUSTRY	**Chestnuthill Township**	**Jackson Township**	**Eldred Township**	**Ross Township**
Agriculture, forestry, fisheries, hunting, and mining	32 *0.5%*	27 *0.9%*	20 *1.6%*	33 *1.3%*
Construction	495 *7.5%*	254 *8.9%*	139 *11.2%*	207 *8%*
Manufacturing	989 *15%*	378 *13.2%*	235 *19%*	487 *18.8%*
Wholesale Trade	141 *2.1%*	82 2.9%	35 *2.8%*	75 *2.9%*
Retail trade	788 *12%*	406 *14.2%*	141 *11.1%*	329 *12.7%*
Transportation, warehousing and utilities	600 *9.1%*	245 *8.6%*	100 *8.1%*	217 *8.4%*
Information	191 *2.9%*	80 *2.8%*	34 *2.7%*	40 *1.5%*
Finance, insurance, real estate, rental and leasing	404 *6.1%*	187 *6.5%*	45 *3.6%*	170 *6.6%*
Professional, scientific, management, administrative and waste management services	563 *8.5%*	227 *7.9%*	93 *7.5%*	188 *7.2%*
Educational, health and social services	1,125 *17.1%*	488 *17.1%*	237 *19.1%*	435 *16.8%*
Arts, entertainment, recreation, accommodation and food services	547 *8.3%*	240 *8.4%*	55 *4.4%*	218 *8.4%*
Other services (except public administration)	467 *7.1%*	134 *4.7%*	71 *5.7%*	117 *4.5%*
Public administration	243 *3.7%*	113 *3.9%*	34 *2.7%*	78 *3.0%*
OCCUPATION				
Management, professional and related occupations	2,078 *31.6%*	870 *30.4%*	267 *21.5%*	743 *28.6%*
Service occupations	953 *14.5%*	334 *11.7%*	146 *11.8%*	397 *15.3%*
Sales and office occupations	1,515 *23%*	843 *29.5%*	282 *22.8%*	658 *25.4%*
Farming, fishing and forestry occupations	--	5 *0.2%*	4 *0.3%*	5 *0.2%*
Construction, extraction, and maintenance occupations	772 *11.7%*	328 *11.5%*	196 *15.8%*	289 *11.1%*
Production, transportation and material moving occupation (manufacturing)	1,267 *19.2%*	481 *16.8%*	344 *27.8%*	502 *19.4%*
Total employed persons 16 years and over	**6,585**	**2,861**	**1,239**	**2,594**

Source: U.S. Census Bureau; Profile of General Demographic Characteristics: 2000.

Unemployment Rates in the Region

Unemployment rates are often a good reflection on the economy of a community. They are not, however, the definitive indicator of economic health, due to the variety of factors that may affect the rate. Seasonal jobs, size of workforce, national economic trends, and actions of large companies all can affect local unemployment rates.

The Census Bureau publishes a municipal profile for each municipality within Pennsylvania that contains specific employment data for the Townships. Figure 13.2 identifies the percent unemployment for each municipality in 2000.

Compared to the Monroe County unemployment rate of 6.6%, (as per 2000 Census), the four municipalities in the CJER planning region have moderately low unemployment rates. Jackson Township has the lowest, at 4.4%; Ross Township is next lowest at 4.4%; Eldred has a 5.0% rate, and Chestnuthill Township has the highest rate in the Region, at 5.7%. According to the Department of Labor and Industry, the unemployment rate for the State of Pennsylvania as of March 2005 was 5.4%.

Figure 13.2

2000 Employment Figures	Chestnuthill Township	Jackson Township	Eldred Township	Ross Township	Monroe County
Number Persons Unemployed	401	123	65	120	4,467
Number Persons Employed	6,595	2,861	1,239	2,594	63,598
Percent Unemployed	5.7%	4.1%	5.0%	4.4%	6.6%

Along with the very low unemployment rates, the Region compares favorably with the State of Pennsylvania in terms of median family income levels. The State median income was $40,106 in 2000, compared to a $48,446 average for the Region. Figure 13.3 describes the Income, Poverty, and Educational levels for the CJER Region.

Figure 13.3
Income, Poverty and Education Statistics, 2000

	Chestnuthill Twp.	Jackson Twp.	Eldred Twp.	Ross Twp.
Income Information				
Median Household Income (dollars)	$50,210	$52,327	$42,500	$48,750
Percent Individuals With Poverty Status	7.9%	6.3%	9.0%	7.2%
Household Income Type (Number of Persons)				
With Earnings	3,989 (81.1%)	1,834 (85.8%)	741 (78.2%)	1,603 (84.9%)
With Social Security	1,406 (28.6%)	563 (26.3%)	290 (30.6%)	463 (24.5%)
With Supplemental Security Income	51 (1.0%)	45 (2.1%)	21 (2.2%)	76 (4.0%)
With Public Assistance Income	52 (1.1%)	28 (1.3%)	16 (1.7%)	34 (1.8%)
With Retirement Income	966 (19.6%)	354 (16.6%)	214 (22.6%)	327 (17.3%)
Educational Status				
Percent College Graduates (Bachelor's degree or higher)	18.9%	21.5%	11.6%	17.5%
Percent High School Graduates	84.7%	85.1%	70.2%	80.5%

Source: U.S. Census – 2000.

Major Employers within the Region and County

The following is a list of the top 20 employers in Monroe County, including the number of employees and the type of business or industry. With the exception of the Pleasant Valley School District, the vast majority of the top employers are located outside of the CJER Planning Region.

	Company Name	# of Employees	Business / Industry Type
1.	Tobyhanna Army Depot	3,200	Armed Forces / Electronics
2.	Aventis Pasteur	1,600	Vaccine manufacturer
3.	Wal-Mart Distribution Center	1,200	Warehouse distribution
4.	Pocono Mountain School District	1,170	Public schools
5.	Pocono Medical Center	1,122	Hospital
6.	Roadway Express	900	Trucking
7.	East Stroudsburg School District	880	Public school

8.	East Stroudsburg University	825	University
9.	Weis Markets, Inc.	800	Grocery stores
10.	Pleasant Valley School District	710	Public schools
11.	Wal-Mart Associates Inc.	650	Discount department stores
12.	County of Monroe	640	County government
13.	Stroudsburg Area School District	620	Public schools
14.	Commonwealth of Pennsylvania	600	State government
15.	Liz Claiborne Inc.	584	Clothing warehouse and distribution
16.	Weiler Corporation	550	Brushes and industrial abrasives manufacturing
17.	Laird Technologies	500	Electronic shielding
18.	Shawnee Inn	450	Resort
19.	Camelback Ski Corporation	340	Ski area and water park
20.	United Steel Products	270	Steel pallet racks

Source: Pocono Mountain Industries

Monroe County Economic Development Resources

Economic planning for the future of the CJER Region, providing the residents a high quality of life, and attracting new industries and commercial opportunities is a complicated and multi-faceted process requiring collaboration and coordination by organizations and agencies at many levels. Below is a list of organizations within Monroe County that may be contacted to obtain information on available properties and the different tax incentives, State and Federal grants, economic development opportunities, business support, and workforce assistance which are available in the Region.

Pennsylvania Economic Development Financing Authority (PEDFA) - Economic Development Organizations in Monroe County are committed to responsible economic development and the creation of jobs. In order to preserve our past and assure prosperity in the future, it is important that quality of life be maintained. We seek to diversify our economy by attracting companies that complement our present industry mix. The following agencies provide direct assistance to companies in acquiring financing and will serve as your one-stop shop in your search for business assistance. They serve for profit enterprises regardless of their size. In addition, they can assist businesses apply for job creation tax credits and other programs that can save your business money.

Please call Chuck Leonard, Executive Director at 570-476-8954 to learn about opportunities in Monroe County.

Pocono Mountains Industries Incorporated (PMI) - An IDC (Industrial Development Corporation) under Pennsylvania PIDA law, PMI has served as the marketing arm for industrial development in Monroe County since 1944. Pocono Mountains Industries, Inc. is instrumental in selecting and acquiring sites for industrial development, and assisting companies relocate and/or expand businesses here. In addition, PMI helps their customers secure low interest business loans in concert with State and Government programs including:

Pennsylvania Industrial Development Authority (PIDA)
Monroe County Industrial Development Authority (MCIDA)
Pennsylvania Economic Development Financing Authority (PEDFA)
Pocono Mountains Industrial Park Authority (PMIPA)

Pennsylvania Industrial Development Authority (PIDA) - This program provides low-interest loan financing to businesses for the purpose of job creation or retention. Manufacturing, industrial, research and development businesses, in addition to others can apply for financing for a variety of activities including land/building acquisitions, and building construction and/or renovation. Call PMI at 570-476-8954 to confirm a company's eligibility.

Monroe County Industrial Development Authority (MCIDA) - Organized in 1970, the MCIDA assists commercial or industrial businesses to locate and grow within the county by providing access to low-interest financing mechanisms. The primary program offered through the Authority.

Pennsylvania Economic Development Financing Authority (PEDFA) - PEDFA offers tax exempt and taxable pooled bond issues for projects with a total project cost of at least $400,000. Tax exempt loans are available to manufacturing and non-profit corporations, energy, solid waste disposal, and transportation facility projects. The taxable program is considerably more flexible and is available to for-profit businesses only.

Pocono Mountains Industrial Park Authority (PMIPA) - The Pocono Mountains Industrial Park Authority manages the Pocono Mountains Business Park. Eight companies, employing over 900 people, are currently located within the park. An additional 120 acres are available for expansion. Work has begun on Phase III of the Pocono Mountains Business Park and the development of our new Corporate Center adjacent to the municipal airport. These projects, encompassing more than 850 new acres of development, will provide additional business sites by the end of 2000. The Pocono Mountains Industrial Park Authority is responsible for promoting and marketing the sale of lots within the park, which is located off Route 940, just three miles from I-80 and less than two miles from I-380.

Chapter 14

Community Facilities

Community facilities include public buildings and services that support municipal government and functions, providing for the everyday needs of residents. They include services such as sanitary sewerage and water supply services, police and fire protection, stormwater management, trash collection and recycling, libraries, and recreation facilities. The extent to which these services are available depends upon factors such as population, tax base, the traffic circulation system, and location within the Region. Community facilities should be considered resources with limited capacities that are to be provided in those places where they can serve the residents of the region most efficiently.

Facilities and public services can be provided in a variety of ways. Issues such as the existing and projected needs of the residents, the philosophy of municipal officials, financial resources, and whether similar services are offered by other agencies in the region all play a role in determining what services are most needed. Financing may be provided through tax revenue, state or federal funding, or through contracts with private or quasi-public agencies, thereby tailoring activities and expenditures for specific needs. Ultimately, a comprehensive approach to providing such facilities and services allows municipal governments to evaluate the cost of these facilities and services and develop an approach for providing them.

PUBLIC SEWAGE TREATMENT AND DISPOSAL FACILITIES

Currently, there are no public sewer treatment or disposal facilities in the CJER Planning Region and sewage disposal is provided through private on-lot systems. There are several private wastewater treatment plants, as shown on Figure 14.1, the Sewer Map, including the John C. Mills plant owned by the Pleasant Valley School District; and package plants at Chicola Lake, and the mobile home park off Meixell Valley Road in Ross Township. The municipalities are in various stages of development of their local Act 537 Sewage Facilities Plans: Jackson Township's Plan is currently being reviewed by the DEP; Chestnuthill has just begun the Act 537 planning process; Eldred and Ross Townships have no plans to update their 537 plans in the near future.

The Region faces numerous challenges in planning for the provision of public sewer including:

- Lack of acceptable streams / rivers to locate a sewage treatment plant and discharge;
- Abundance of high quality streams and watersheds;

- Lack of available land for spray irrigation;
- High costs of collection pumping system infrastructure due to topography of region.
- Low density of existing residential development.

The Sewer Systems Map, Figure 14.1, shows the location for private sewage treatment plants in the Region.

PUBLIC WATER SUPPLY FACILITIES

The majority of the water service in the CJER Planning Region is provided by private wells, however, there are some areas that are served by small water systems. Public water in the Region is provided by one regional municipal authority and a variety of private water companies. The Jackson / Pocono Joint Water Authority is a new system which provides public water service to approximately 100 units in Jackson Township. Expansion of the service area must comply with the regulations of the Delaware River Authority. The Sun Valley area of Chestnuthill Township is served by a small private system operated by the Cameron Water Company. The Hamilton Water Company, Chicola Lake Water Company, and the Blue Mountain Water Company provide service to areas of Ross Township. Keystone Water Company also provides service to 600 units in Ross Township.

Eldred Township has no public water service providers.

The Water Systems Map, Figure 14.2, shows the service areas for public and private water systems in the Region.

EDUCATIONAL FACILITIES

The Pleasant Valley School District encompasses over 120 square miles and provides public education for Eldred, Ross, and Chestnuthill Township residents. District-wide student enrollment for 2004-05 school year is approximately 7,100. Schools located within the Planning Region include:

- Pleasant Valley High School – grades 9 through 12;
- Pleasant Valley Middle School - grades 7 and 8;
- Pleasant Valley Intermediate School – grades 4 through 6;
- Chestnuthill Elementary – kindergarten though 3rd grade;
- Eldred Elementary – kindergarten through 3rd grade.

Jackson Township is a part of the Pocono Mountain School District, however there are no school district facilities located within the Township.

LIBRARY SERVICE

The Western Pocono Community Library, a member of the Monroe County Library System, is located on Pilgrim Way, across from the Pleasant Valley Middle School on Route 115 in Brodheadsville. The $3.1 million 30,000 square foot facility is completely computerized and is ADA accessible in all areas. The Library maintains a collection of approximately 50,000 volumes and is open six days a week. It serves a community of over 30,000 people.

Financial support is received from various sources. In addition to individual donations and on-going fund raising projects by the Friends of the Library, funds are received from a 1.5 mill tax collected through the Pleasant Valley School District. The Library also received about 10% of its budget as State Aid by meeting state requirements for the overall operation of the Library.

POLICE PROTECTION

There are currently no local police departments located within the Region. All four municipalities are served by the Pennsylvania State Police. Chestnuthill and Jackson Townships are served by the Fern Ridge Barracks, and Ross and Eldred Townships are served by the Lehighton Barracks.

FIRE PROTECTION / EMERGENCY SERVICE / HOSPITALS

Five different volunteer fire departments provide service to various sections of the Planning Region:

- Blue Ridge Hook and Ladder – serves Ross Township;
- Jackson Township Volunteer Fire Department – serves Jackson Township;
- Sun Valley Fire Department – serves a portion of Chestnuthill Township;
- West End Fire Company – serves Chestnuthill Township;
- Kunkletown Volunteer Fire Company – serves Eldred Township.

Ambulance service is provided by four different organizations:

- Central Pocono Ambulance – serves Jackson Township;
- Pocono Mountain Regional EMS – serves portions of Chestnuthill Township;
- West End Ambulance – serves Chestnuthill, Eldred and portions of Ross Townships;
- Wind Gap Ambulance – serves portions of Ross Township.

Emergency service for the Region is coordinated by the Monroe County Control Center in Stroudsburg. The Control Center is the location for the coordination of the emergency response for the community. The most basic function during an emergency is the ability to have an immediate availability of a computer-linked unified command center to address the needs of all those involved.

The nearest full-service hospitals to the Region are the Pocono Medical Center in East Stroudsburg, and the Lehigh Valley Medical Center in Allentown.

SOLID WASTE

Trash disposal – or "solid waste management" to use the formal term – in the region is regulated separately by each municipality. The following is a brief description of services available within each municipality in the Region:

- Ross Township provides containers for solid waste disposal and curbside recycling, however both services are provided by private trash haulers. The Township offers Spring and Fall cleanup days.

- Chestnuthill Township is mandated by Act 101 to provide recycling. Pennsylvania's "Municipal Waste Planning, Recycling and Waste Reduction Act" (Act 101) of July 1988 mandates recycling in Pennsylvania's larger municipalities (over 10,000 people or more than 300 people/square mile), and requires counties to develop municipal waste management plans and provides for grants to offset expenses. Chestnuthill Township has a transfer station, a compost facility, a recycling center, and a program entitled REACH (Recycling Education Activity Change). Solid waste and recycling services are performed by private haulers. The Township provides access to the transfer station three (3) days a week for residents to dispose of solid waste, including free white goods disposal.

- Jackson Township solid waste and recycling services are provided by private haulers. The Township conducts two cleanup days.

- Eldred Township solid waste and recycling services are provided by private haulers. The Township conducts a Spring cleanup day.

RECREATION

Recreational facilities and open space in the Region consist of 12 public and semi-public parks or open space areas totaling approximately 654 acres.

TABLE 14.1: RECREATIONAL / OPEN SPACE FACILITIES

	Baseball Field	Softball Field	Soccer Field	Basketball Court	Tennis Court	Playground	Multipurpose Field	Swimming Pool	Hiking	Biking	Volleyball Court	Picnicking	Pavilion	Fishing	Other	ACREAGE
CHESTNUTHILL TOWNSHIP																
Chestnuthill Township Park			X	X		X			X			X	X			43
Chestnuthill Township Open Space (undeveloped)															X	120
Merwine Hilltop Drive Open Space (undeveloped)															X	244
West End Fair Ballfields	X	X										X	X			12
ELDRED TOWNSHIP																
Greenzweig Road Ballfield		X														2
Rails to Trails (Buckwha Creek)									X	X						24
Western Pocono Jaycees (shares acreage with Polk Twp)		X	X			X						X	X			15
ROSS TOWNSHIP																
Saylorsburg Playground Assoc.	X	X				X							X			9
Haney Tract (undeveloped)															X	50
Appalachian Trail Conference									X							10
JACKSON TOWNSHIP																
Jackson Township Park	X	X		X		X						X	X			4.9
Kettle Creek Nature Center (shares acreage with Hamilton Twp)									X	X					X	120

SOURCE: 2003 HJP Open Space and Recreation Plan; West End Open Space and Recreation Plan

The Region is also a part of a multi-municipal system of State and Federal Lands which total over 9,800 acres, and includes acreage from Pocono, Tunkhannock, Polk, and Hamilton Townships. Within the planning region, this includes State and Federal Land along the Blue Mountain in Ross and Eldred Townships, and State Game Lands located

throughout Chestnuthill and Jackson Township. There are also 191 acres of undeveloped land in Chestnuthill Township owned by the Nature Conservancy.

In addition to the above-listed parks, recreation amenities are available at some Pleasant Valley School District facilities throughout the Region.

STORMWATER MANAGEMENT

The municipalities are located within five different sub-watersheds of the Delaware River Watershed: Brodhead Creek; McMichaels Creek; Pohopco Creek; Cherry Creek; and Aquashicola Creek. All sub-watersheds are designated by the DEP under Act 167 of 1978, the Stormwater Management Act, and are required to have a stormwater management plan in place.

The Brodhead Creek and McMichaels Creek Watersheds are currently the only two watersheds, under the direction of Monroe County, to have stormwater management plans. The plan regulates flow intensity and release rates throughout the watershed and contains a stormwater management ordinance, which is adopted by all municipalities within the watershed.

Act 167 Stormwater Management Plan –

Up to the enactment of Act 167, stormwater management had been oriented primarily towards addressing the increase in peak runoff rates discharging from individual land development sites to protect property immediately downstream. Minimal attention was given to the effects on locations further downstream (frequently because they were located in another municipality), or to designing stormwater controls within the context of the entire watershed. Management of stormwater also was typically regulated on a municipal level with little or no designed consistency between adjoining municipalities in the same watershed concerning the types, or degree, of storm runoff control to be practiced.

Act 167 changed this approach by instituting a comprehensive program of stormwater planning and management on a watershed level. The Act requires Pennsylvania counties to prepare and adopt stormwater management plans for each watershed located in the county, as designated by the Pennsylvania Department of Environmental Protection (Department). Most importantly, these plans are to be prepared in consultation with municipalities located in the watershed, working through a Watershed Plan Advisory Committee (WPAC). The plans are to provide for uniform technical standards and criteria throughout a watershed for the management of stormwater runoff from new land developing sites.

The types and degree of controls that are prescribed in the watershed plan need to be based on the expected development pattern and hydrologic characteristics of each individual watershed. The management plan, specifically the standards and criteria, are to be developed from the technical evaluations performed in the planning process, in order to respond to the "cause and effect" nature of existing and potential storm runoff impacts in the watershed. The final product of the Act 167 watershed planning process is to be a comprehensive and practical implementation plan, developed with a sensitivity to the overall needs (e.g., financial, legal, political, technical, environmental, etc.) of the municipalities in the watershed.

Chapter 15

Transportation Network

INTRODUCTION

The relationship between the use of land and its impacts on the circulation network is an important element in the comprehensive planning effort. A community's quality of life is highly dependent on the efficient use of land as well as effectiveness of its circulation network. In order for a network to adequately serve adjacent land uses, it must be regularly evaluated as new development or redevelopment occurs. Different land uses require different road characteristics, and addressing future transportation needs is dependent on a sound understanding of the current network.

Existing and proposed development areas must be considered when making future road programming decisions. In turn, future development patterns should not adversely affect the circulation system. It is necessary to follow appropriate design standards, improve existing roads and manage access so the road network will be capable of performing its intended function. Municipal and individual land use decisions are strongly influenced by existing or proposed circulation systems, while at the same time these same land use decisions can affect the circulation systems and the functions, which the roads are expected to perform.

The circulation system within a community has an important influence on the type and location of development which occurs. The location of residential, commercial, and industrial uses can influence the function or classification of roads, their design and their condition. In addition to influencing the character of the community by influencing land uses, the perception of a community can be influenced by the circulation system itself. A municipality with relatively narrow winding roads abutting agricultural and wooded areas will often be perceived as having a rural character, while a municipality with high traffic volumes, unsynchronized signalization, and lack of sidewalks or uncoordinated pedestrian crossings will be perceived as gridlocked. In areas where development has occurred which does not respect the limitations of the circulation system, the perception can be one of poor planning and frustration.

IMPORTANCE OF TRANSPORTATION

Addressing transportation issues has three critical benefits:

- It increases the quality of life for the region's residents by facilitating circulation and making travel safer.

- Attractiveness of the region to tourists and shoppers can be enhanced if congestion is mitigated; and, the level of service and visual attractiveness of area roads are maintained.

- The US Route 209 corridor is considered the main economic growth corridor of the region. Providing a well maintained transportation system is necessary to support optimum economic development.

Regional Influences on Traffic Circulation

US Route 209 - The main principal arterial in the region, US 209 contains the highest traffic volume in the planning area, as well as one of the highest traffic volumes in Monroe County. It is the primary link from Brodheadsville to Stroudsburg as well as many tourist attractions in the Poconos, and provides access to the regional highway network.

Pleasant Valley School District Facilities - the Pleasant Valley Middle and Senior High Schools, Chestnuthill Elementary, and adjoining sports facilities are located in Chestnuthill Township in the Village of Brodheadsville between Routes 209 and 115. The three schools provide education to approximately 3,738 students, which increases the amount of traffic on Routes 209, 115, and many local roads as well.

Interstate 80 - Interstate 80 passes to the north of the Region, just outside the Jackson Township line. It provides access to regional metropolitan centers, including the New York City / New Jersey Metropolitan Area to the east, and the regional interstate network, which includes Interstates 380 and 81 to the west, which provide access to the Hazleton/Wilkes-Barre/Scranton areas, the Harrisburg area, and points beyond.

Important Transportation Corridors

Without a doubt, the US Route 209 and State Route 115 Corridors are the most important transportation corridors within the region. They contain the highest volume of traffic through the region, and travel through the entire length of Chestnuthill Township. Portions of US 209 function as a limited access highway, with uninterrupted travel, but not within the planning region. Within Chestnuthill Township, US 209 is mainly a two-lane road that is often congested. Because it bisects the region, US 209 has a significant impact on the land uses of the region, allowing access to employment centers outside of the region, which will likely influence new housing in the area.

The two other notable major transportation corridors in the region include State Route 715, and State Route 115. Both of these routes are north/south in their orientation: Route 715 winds through Chestnuthill and Jackson Townships and offers access to Interstate 80 near Tannersville, and Route 115 travels through Chestnuthill Township and allows access to the Wilkes-Barre / Scranton Region.

EXISTING ROADWAY CLASSIFICATION

How a particular highway is used determines the function that it serves in the system. Highway and roadway classification are based on analysis of the volume of traffic using the facility, the type of trip provided, the length of the trip, and the speed of the trip.

There are four basic classifications of highways:

> Interstate / Expressways - Interstate highways are designed to provide for the movement of the greatest number of vehicles over the longest distance, in the fastest allowable time. Access to expressways is limited to grade-separated interchanges and the flow of traffic is uninterrupted. These highways generally serve either inter-state and inter-regional traffic, or cross-town traffic in densely populated areas.
>
> Arterial Roads – Arterial roads can be classified as limited access/interstates, other principal arterials or minor arterials. They provide for the movement of large volumes of traffic over longer distances; mobility is more important than access, and they carry the highest volumes of traffic. Principal and minor arterials generally operate at lower speeds than arterial interstates due to the presence of traffic control devices and access points.
>
> Collector Roads – Collector roads serve moderate traffic volumes and act to move traffic from local areas to the arterials. Collectors, too, can be subdivided into subcategories. Major Collectors provide for a higher level of movement between

neighborhoods within a larger area. Minor Collectors serve to collect traffic within an identifiable area and serve primarily short distance travel.

Local Roads – Local roads are, by far, the most numerous of the various highway types. These streets provide access to individual properties and serve short distance, low speed trips.

HIGHWAY FUNCTIONAL CLASSIFICATIONS AND RECOMMENDED DESIGN FEATURES

Classification	General Provisions	Right-of-Way Width (ft.)	Cartway Width
Expressway	55+ MPH Limited Access No Parking Noise Barrier/Buffer (where required)	Minimum 120; however, may be wider based on local conditions and design	Minimum four 12' wide travel lanes with 10' wide shoulders capable of supporting heavy vehicles
Arterial (Principal and Minor)	35-65 MPH Some access controls to and from adjacent development. Encourage use of reverse and side street frontage and parallel access road. No Parking	80	48-52 feet; 12' wide travel lanes with shoulders in rural area and curbing in urban areas
Collector (Major and Minor)	25-35 MPH Some access controls to and from adjacent development. Parking permitted on one or both sides.	60	34-40 feet; 12' wide travel lanes with stabilized shoulders or curbing; 8' wide lanes provided for parking.
Local	15-35 MPH No access control to and from adjacent development. Parking permitted on one or both sides.	53	28-34 feet with stabilized shoulders or curbing; cartway widths can be reduced based on interior traffic patterns.

Roads are classified on the Transportation Map, Figure 8.1. The following is the list of the existing functional road classifications in the CJER planning region:

Interstate Expressway: None

Principal Arterials: US Route 209; PA Route 33

Minor Arterials: PA Route 115; PA Route 715

Major Collectors: Kunkletown Road; Old Route 115

Minor Collectors: Neola Road; Weir Lake Road; Merwinsburg Road; Gilbert Road; Silver Spring Road; Silver Valley Road; Effort / Neola Road; Sugar Hollow Road; Evergreen Hollow Road.

Local Access Roads: all other local roads and streets

SCENIC ROADS

Scenic roads are generally found in agricultural and wooded areas and near stream corridors. Scenic roads in the CJER Region include:

- Upper/Lower Smith Gap/Mountain Road (entire length)
- Kunkletown Road (entire length)
- Mt. Eaton Road (from Kunkletown Road south to Old Route 115)
- Old Route 115 (from Route 209 south to Ross Township line)
- Weir Lake Road (from Valley Road to Route 209)
- US Route 209 (from Valley Road west to Polk Township line)
- Neola Road (entire length)
- PA Route 115 (from Lake Road north to Tunkhannock Township line)
- Sugar Hollow Road (from Route 115 north to State Road)
- Jonas Road (from Route 115 west to Polk Township line)
- PA Route 715 (from Route 209 north to vicinity of Sterling Road)
- Effort/Neola Road (from Route 115 east to Jackson Township line)
- Pheasant Run Road (from Merwinsburg Road west to Polk Township line)

The scenic roads are mapped on the Scenic Resources and Challenges Map, Figure 15.1.

TRAFFIC VOLUMES

Traffic volumes are determined through traffic counts taken at specific locations within a transportation corridor. The volume is usually portrayed in terms of average annual daily traffic (AADT). This represents the average count for a 24 hour period, factoring in any

fluctuations due to the day of the week or month of the year. The AADT is an important factor that, in conjunction with the previous factors outlined, helps in determining the functional classification of a road. Comparing traffic volumes from different time periods helps to illustrate how growth is affecting circulation patterns.

Information available on traffic volumes is important in determining the potential for capacity problems. Roads that are not used for the purpose for which they are intended can experience capacity problems. This particularly evident in areas experiencing a significant amount of new development without concurrent upgrades to the transportation corridors. Capacity problems become particularly evident when the number of lanes is reduced and traffic is funneled from a roadway with a higher number of lanes to one with a lower number of lanes.

In addition to the increased development in the region, capacity on the region's roads is also heavily influenced by traffic originating outside the area. Roads most likely to experience capacity problems are Routes 209 and 115, because these roads are carrying local as well as regional traffic at increasingly higher volumes. Traffic volumes are beginning to increase on other roads throughout the Townships as well.

The highest traffic volumes in the Region occur on US Route 209 between Hamilton Street South and PA 715 (19,620 vehicles per hour); PA Route 115 between Gilbert Road and Weir Lake Road (13,791 vehicles per hour); and PA Route 715 in Jackson Township between Mountain Road and the Pocono Township line (8,248 vehicles per hour). Figure 8.1, the Transportation Map includes traffic counts for all of the Region's major roads.

Roadway Conditions

An inventory of roadway conditions is necessary in order to identify problems within the circulation system and to address these problems as appropriate. Roadway conditions are generally evaluated from four perspectives.

- Safety
- Access
- Interchanges
- Corridor Segments

Safety

Safety concerns are evident at those locations within the circulation system that may pose hazards due to poor road alignment, limited sight distance, design, or structural problems, lack of road shoulders or obstacles near the roadway. These all create hazardous conditions, which can slow traffic and cause congestion and potentially lead to accidents.

The many non-signalized crossings of US Route 209, as well as Routes 115 and 715 are examples of potential hazards faced by the municipalities.

Access Management

Access management problems are situations where conflicts between mobility and access are, or will be, intense and result in congestion and safety problems. Access management problems typically occur on roads serving high volumes, high speed traffic, and abutting intense trip generating uses, such as US 209 in Chestnuthill Township. An example of an access management problem would be where commercial development occurs on a road and the mobility of traffic is adversely affected by the increase in driveways from adjacent land to the road on which the land fronts. As the number of driveways increases, the safety and efficiency of the road can decrease. Access management will be an increasing concern on the roads in the region in the future.

Corridor Segments

Corridor segment problems are usually found in more densely developed areas when congestion, access and safety issues are all present. Corridor segment problems can include those roads that may possess maintenance issues or exhibit structural problems.

ALTERNATIVE FORMS OF TRANSPORTATION

In a plan for circulation, it is necessary to not only address vehicular traffic but multi-modal facilities such as bicycle-pedestrian, transit-pedestrian, and bicycle-transit opportunities.

Bus Service

The Monroe County Transportation Authority (MCTA) provides weekday and weekend fixed-route service to much of the Region. Routes follow Hamilton Street South (old Route 115), US Route 209, and PA Route 115 and include stops in the Villages of Saylorsburg, Brodheadsville, and Effort. The MCTA also offers weekday and weekend shuttle service to the Village of Reeders along PA Route 715.

Airport Services

The nearest airport services for the planning region is the Pocono Mountains Municipal Airport. This is a general aviation airport, and is located in Mount Pocono. It serves the needs of regional corporate and private aircraft, and is operated by the Pocono Mountains Municipal Airport Authority.

The airport offers four runways in lengths measuring from approximately 1,800 feet to 4,000 feet, as well as two large hangars and tie-down space that can accommodate 30 tie-down aircraft.

The nearest passenger, commuter, and charter air service is the Lehigh Valley International Airport, located in Allentown, where eight (8) major airlines offer nearly 100 daily flights to and from the Airport.

Pedestrian Facilities

The Transportation Map shows the existing sidewalk and pathways in the region. This system is based on the existing development pattern, which has occurred and is isolated in many cases. The municipalities should evaluate their policies on the construction or replacement of sidewalk when a property is sold. It is also essential to close any gaps along routes to community facilities. The Brodheadsville area is especially lacking in pedestrian-friendly development.

The municipalities also have the opportunity to explore the feasibility of a trail system that would link existing sidewalks and pathways to a number of important community facilities and parks. The trail system available to the public is very limited at this time. Residents have expressed interest in increased trails available to the public.

AREAS OF CONCERN

Figure 8.1, The Transportation Map, shows some roadway and intersection concerns, including poor alignment, sight distance problems, areas of poor road condition, narrow roads, lack of turnaround, at grade crossings, vertical curvature, grade approaching intersection, lack of sidewalk and potential pedestrian crossings. Chapter 8, the Transportation Plan contains further details and recommendations for future transportation efforts in the Region.

Chapter 16

Natural Resources and History

LOCATION

Chestnuthill Township, Jackson Township, Eldred Township, and Ross Township are located in southwestern Monroe County, and are often referred to as the "West End". Most of the West End is composed of rolling hills. A steep ridge is present along the Blue Mountain, which traverses the southern border of the Region with Northampton County, and another along Chestnut Ridge. There is also the beginning of a steep ridge line along the border of Chestnuthill Township and Tunkhannock Township, where the Pocono Plateau begins.

The Natural Features are depicted on Figure 16.1, the Natural Areas and Features Map.

WATER RESOURCES

Streams, creeks, and lakes provide scenic resources, aquatic habitat, and recreational opportunities. The Region has several waterways and lakes, including:

- McMichael's Creek
- Pohopoco Creek
- Aquashicola Creek
- Buckwha Creek
- Lake Mineola
- Weir Lake
- Lake Akiba
- Trout Lake
- Mountain Spring Lake

There are also numerous unnamed tributaries and lakes located throughout the Region.

FLOODPLAINS

Floodplains are areas adjacent to watercourses which are covered by water during times of flooding. A 100-year floodplain is the area adjacent to a river or stream which has a 1% chance of being flooded during any one year, and is typically used for regulatory purposes. Floodplains should not be developed, due to the potential for damage to persons and property. If development occurs within the floodplain, it may limit the floodway, resulting in increased damage downstream because of resulting increased velocities of the floodwater downstream. Outdoor storage of materials within floodplains

is not desirable because of the possibility of the materials being swept into the stream when flooding of the banks occurs. One hundred-year floodplains are shown from Federal Emergency Management Agency (FEMA) Maps. Detailed studies and calculations have not been performed to establish the extent of the 100-year floodplains for all watercourses. Any development proposed in the vicinity of watercourses would require the developer to obtain a calculated study of the 100-year floodplain if such studies have not been performed by FEMA.

Care must be taken in disturbing areas along watercourses because increased sedimentation within the stream (increased depositing of soil within the stream) can occur. Increased impervious cover along watercourses typically increases the volume of storm water runoff into the streams. This additional runoff can erode stream banks and channels. If sedimentation increases, streambeds may fill, causing floodwaters to affect a larger area. Floodplains for the CJER Region are depicted on Figure 16.1, the Natural Areas and Features Map.

Wet (or "hydric") soils and floodplains along watercourses should be preserved from development in the interest of environmental preservation. These areas act like a sponge when floodwaters rise; when coupled with established wetlands they filter out nutrients and other pollutants, thereby protecting the quality of the storm flow into local surface waters, all of which ultimately flow into the Lehigh River. Impervious surfaces should be restricted from stream bank areas in order to facilitate absorption of storm runoff into the ground. Such increased absorption can help to replenish groundwater and to decrease flood peaks, as less runoff will flow directly into the stream. Inadequate supply of groundwater may result in reduced flows of water in a stream during dry months, and the inability to sustain stream flow can mean a greater concentration of pollutants at periods of low flow.

WETLANDS

Wetlands are generally found along watercourses or in other areas subject to frequent flooding, and are characterized by soil type and the presence of hydrophytic ("water-loving") vegetation, in addition to the presence of visible surface water. Wetlands are typically rich in plant growth and provide habitat for a variety of animals. Furthermore, wetlands can protect water sources by acting as a natural filter, removing pollutants such as bacteria and sediment from surface water before it enters the ground. Development activity, including the placement of fill material, is already prohibited by the Pennsylvania Department of Environmental Protection and the U.S. Army Corps of Engineers.

The wetlands depicted on the Natural Areas and Features Map (Figure 16.1) are from the National Wetlands Inventory, prepared by the Office of Biological Services, U.S. Fish and Wildlife Service. The wetlands inventory was prepared by stereoscopic analysis of high

altitude aerial photographs, with the wetlands identified based on vegetation, visible hydrology, and geography. A detailed ground level analysis of any site may result in a revision of the wetland boundaries, and it is possible that small wetlands and those obscured by dense forest cover may not be identified.

STEEP SLOPES

The topographic features of the landscape derive from the structure and weathering characteristics of the underlying bedrock. The more weather-resistant rock is responsible for areas of higher elevation, while less resistant rock, such as limestone, tends to erode to form low-lying valleys.

Slope is measured by the change in vertical elevation (the "rise") over some horizontal distance (the "run"). This measurement is then expressed as a percentage. For example, if the ground rises two feet over a distance of twenty feet, then the slope is 2/20, or 10%. Areas that have slopes greater than 15% are deemed to have severe limitations to development. In general, development of such land can result in hazardous winter road conditions, costly excavation, erosion and sedimentation issues (a particular concern where the land may be cultivated), and accelerated velocity of stormwater runoff. Furthermore, conventional on-lot sewage disposal systems will not function properly where slope exceeds 15%. While specially designed systems will work in such areas, even custom installations will not function when the slope exceeds 25%. In steep areas, development should be controlled such that natural vegetative cover is maintained to the greatest extent possible, and erosion controls instituted. Without such cover, stormwater runoff can rapidly erode the slopes.

UNIQUE NATURAL AREAS

In 1991, the Pennsylvania Science Office of the Nature Conservancy prepared the Monroe County Natural Areas Inventory. An update was prepared in 1999. The Inventory is a list and mapping of rare and endangered plants, animals, and natural habitats in the County. The Inventory contains sites of local importance; and sites of statewide significance as listed on the Pennsylvania Natural Diversity Index (PNDI).

The CJER Region has several identified natural areas, particularly along the Blue Mountain, Mt. Eaton Road, Weir Lake Mountain Road, Kunkletown Road, the Piney Swamp, and the lands surrounding the Penn Forest Reservoir. Many of these sites have common attributes, such as important plants, shrubs, or forest; rare or endangered animal species; and swamp and wetland areas.

The majority of the Inventory sites remain privately owned, except for portions of the Blue Mountain and the Nature Conservancy's land along the McMichaels Creek. Of these areas, the Blue Mountain should be given the highest priority.

Cherry Valley National Wildlife Refuge

The "Cherry Valley" is widely recognized in the greater region as a unique and special place. This "gem" of Monroe County is rich in natural resources, harbors a vast array of native species of special concern, and has unique and distinct landforms, providing aesthetically pleasing vistas from locales and roads traversing the valley.

The Cherry Valley National Wildlife Refuge would establish the area (roughly 30,000 contiguous acres - as depicted on Figure 16.1) within which the U.S. Fish and Wildlife Service could purchase land for the actual refuge. Since there would be no land condemnation and purchases could be made only from willing sellers, the resulting refuge would likely be a series of non-connected land plots.

SIGNIFICANCE OF NATURAL AREAS

The importance of protecting natural resources is summarized below:

Steep Slopes	**Steep Slopes Importance**
Steep slopes of 15 to 25% have 15 to 25 feet of vertical change in elevation over 100 feet of horizontal distance. Very steep slopes of greater than 25% have a vertical change greater than 25 feet over 100 feet of horizontal distance.	• Erodible if vegetative cover is removed. • Stormwater runoff problems can result if vegetative cover is removed. • Severe limitations for on-site sewage disposal. • Driving hazards can result from development of roads and driveways. • Difficulty in road maintenance and plowing. • Higher building costs.

Areas of steep slope within the Region are and generally found along the Blue Mountain, Chestnut Ridge, and the beginning of the Pocono Plateau along the border of Tunkhannock Township.

Woodland

Woodland Importance

- Wildlife habitats.
- Stabilize soil against erosion.
- Scenic resources.
- Provide visual relief.
- Birding and hunting areas.
- Buffer development.
- Absorb stormwater runoff.
- Cleanse air.
- Moderate water temperatures along streams

Woodlands are scattered through the Region, and are more concentrated along the Blue Mountain in Eldred and Ross Townships, as well as northern Jackson Township. For the reasons noted above, as development occurs, efforts should be made by developers to minimize clearance of wooded areas. The contiguous wooded area along the Blue Mountain is particularly valuable in providing wildlife habitat and scenic amenities.

Floodplains

Areas adjacent to watercourse which are covered by flood water. 100-year floodplains mapped by the Federal Emergency Management Agency (FEMA) on average have a 1 in 100 chance of being flooded in a given year. If detailed studies along watercourse have not been done by FEMA, they are necessary from developers.

Floodplains Importance

- Development poses danger to people and property.
- Can constrict floodwater flow, increasing flood velocities downstream and increasing flood damage.
- Outdoor storage can be washed downstream.
- Wildlife habitats.
- Development can increase sedimentation and stormwater runoff in streams, thus erosion of stream banks and channels, filling of streambeds, meandering of streams, and choking of aquatic life.
- Development can detract from esthetic value.
- Development can detract from recreational value.
- Absorb surface runoff, thus replenish ground and surface water

and reduce flood peaks. Increased surface flow can reduce concentration of pollutants and maintain stream flow in dry weather.

- On-site sewage disposal can contaminate ground and surface water

Floodplains along the Region's streams and creeks should incorporate riparian buffers as noted below.

Wetlands

From National Wetlands Inventory, does not include wetlands which cannot be identified from high altitude aerial photography. Detailed analysis of sites proposed for development is necessary. Wetlands are areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, prevalence of vegetation typically adapted for life in saturated soil conditions.

Wetlands Importance

- Store water which can replenish groundwater and surface water supplies (recharge areas).
- Plant and animal habitats.
- Breeding places and sources of food for organisms.
- Natural filters of pollutants from waters via actions of plants.
- Reduce flooding by detaining stormwater.
- Unsuitable for development and on-site sewage disposal.

Wetlands along the Region's waterways and their tributaries should be incorporated into riparian buffers.

Hydric Soils

Have shallow depth to seasonally high water table. Potential wetlands, with need for further analysis.

Hydric Soils Importance

- Unsuitable for development and on-lot sewage disposal.
- Flooded basements and poor foundation stability if built upon.
- Natural recharge areas which can reduce flooding and manage stormwater runoff.
- Filter surface water.

Areas of hydric soils need to be analyzed when development is proposed near them to determine the presence of wetlands. Generally, areas of hydric soils should be avoided, and areas along streams and tributaries should be incorporated into riparian buffers.

Watercourses

Watersheds can be planning and management areas for stream conservation and protection, stormwater management planning, water supply budgeting planning, watershed based zoning, and integrated resource planning.

Watercourses Importance

- Recreational resources.
- Scenic resources.
- Aquatic habitats.

Groundwater Supplies

Groundwater enters through the soil and creeks.

Groundwater Importance

- Public water systems and private wells are usually dependent upon groundwater supplies.
- Groundwater supplies are affected by development which reduces recharge and pollutes groundwater.
- High water withdrawals can affect other water supplies.

Riparian Buffers

Riparian buffers are particularly important to protect water resources because of the number of resources along watercourses, including floodplains, wetlands, hydric soils, woodlands, and steep slopes. A riparian buffer is an area of vegetation that is maintained along the shore of a water body to protect stream water quality and stabilize stream

channels and banks. Riparian buffers should be maintained along the Conewago, Piney, and Alloway Creeks and their tributaries. Requirements for such buffers should be incorporated into zoning and subdivision and land development ordinances.

Buffers provide the following benefits:

- filter runoff – Rain that runs off the land can be slowed and infiltrated in the buffer, settling out sediment, nutrients and pesticides (nonpoint source pollution) before they reach streams.

- take up nutrients – Fertilizers and other pollutants that originate on the upslope land are taken up by tree roots. Nutrients are stored in leaves, limbs and roots instead of reaching the stream. Through a process called "denitrification," bacteria in the forest floor convert nitrate to nitrogen gas, which is released into the air.

- provide shade – The leaf canopy's shade keeps the water cool, allowing it to retain more dissolved oxygen, and encouraging growth of plants and aquatic insects that provide food for fish.

- contribute leaf food – Leaves that fall into the stream are trapped on fallen trees and rocks where they provide food and habitat for organisms critical to the aquatic food chain.

- provide habitat – Streams that travel through woodlands provide more habitat for fish and wildlife. Woody debris provides cover for fish while stabilizing stream bottoms.

    - provides migration corridors for wildlife.

    - safeguard water supplies by protecting groundwater recharge areas.

    - provide flood control.

    - provide stormwater management potential – natural vegetation provides a basis for innovative stormwater management systems. Stormwater flows from retention basins can be directed to, and allowed to flow through, buffers to reduce nutrient and sediment loads.

    - improve water and air quality.

    - stimulate economic opportunities such as by providing valuable open space which may increase land values and, therefore, the tax base.

- provide some federal tax incentives to landowners (depending on a landowner's financial situation) willing and able to place some of their lands under conservation easement.

- reduce grounds maintenance.

- provide recreational opportunities, and associated economic benefits for recreation-related businesses.

- provide educational and research opportunities for local schools and colleges.

- provide windbreak, shade and visual buffer.

Current Efforts

Currently, all four municipalities have existing regulations that pertain to the protection of natural features and open space. One of the goals of this Comprehensive Plan is to update these regulations to allow greater protection of the critical natural features in the Region. The three main ordinances that can be used to protect natural areas and open space include:

- The Zoning Ordinance - Regulates the use of land as well as the intensity of the development allowed
- The Subdivision and Land Development Ordinance - Addresses the engineering details, such as stormwater control, transportation and road construction, and other infrastructure.
- Official Map - used only by Chestnuthill Township, the Official Map is an ordinance that can show items such as:

1. Existing and proposed public streets, watercourses and public grounds, including widenings, narrowings, extensions, diminutions, openings or closings.

2. Existing and proposed public parks, playgrounds, and open space reservations.

3. Pedestrian ways and easements.

4. Railroad and transit rights-of-way and easements.

5. Flood control basins, floodways and floodplains, stormwater management areas and drainage easements.

Chestnuthill and Eldred Township have recently amended their zoning ordinances to include regulations to compensate for intense residential development that has occurred over the last decade. The ordinance promotes 'conservation design' techniques, as advocated in *Growing Greener*, which are also reflected in the Township's subdivision and land development ordinance. Conservation design allows for smaller lot sizes to ensure the majority of the tract remains as open space. The goal is to avoid the typical "cookie-cutter" subdivision in which every lot is the same size and shape regardless of the land features. This conservation design technique allows a developer to place the dwellings on the most suitable portion of the lot, while preserving important natural features, such as steep slopes, wetlands, woodlands, and stream corridors.

Ross Township's zoning ordinance does not contain conservation design techniques, however it does allow for 'lot averaging' and 'transfer of development rights', as well as Conservation and Rural residential districts that require large minimum lot sizes to help protect the natural features.

Jackson Township has not amended its zoning ordinance since 1989, and does not incorporate conservation design techniques.

HISTORY OF THE REGION

Ross Township

In 1817 Ross Township was formed from a division of Chestnuthill Township and named after a very prominent citizen, Judge John Ross of Easton, Pennsylvania, who was an assistant judge of the Pennsylvania State Supreme Court.

John Ross was appointed Assistant Judge of the Pennsylvania Supreme Court in 1825. He had lived on the Ross Common Manor Estate (located south of Saylorsburg) which was originally built in 1787 by his father, Jessie Ross of Bucks County, who used it as a hunting lodge. John Ross died in 1834 and today is interred at a small family cemetery located on the Ross Common property, which is a site that is listed on the National Register of Historic Places.

Ross Township grew as settlers passed north through the Wind Gap pass in the 1700s. Saylor's Lake, a natural lake, became a summer resort and the location of a winter ice cutting industry. A major brick factory also operated in Saylorsburg in the late 1800s and early 1900s.

The first settlers of Ross were German-speaking people, who crossed the mountain from Northampton County about the middle of the last century. A man by the name of Sheridine is said to have been the first settler in this Township. Ross Township was at one period the home of a well-known Delaware chief, old Captain Harris, father of Teedyuscung, king of the Delawares, during their alienation from the English.

The first school in the Township was a German school. It was entirely supported by subscription, and the term lasted but three months. The children living north of Shafer's Hill, in the neighborhood of McIlhaney and Brodheadsville, attended this school till 1806 or 1807.

The oldest road in the Township is what is known as the Ross Valley Road, leading from Saylorsburg to Kunkletown. The Wilkes-Barre turnpike passes through the eastern part.

A very interesting locality in the topography of Monroe County is the Wind Gap of the Blue Mountains. While not as deep a gap as the Delaware and Lehigh Gaps, the depression is sufficient to make it a desirable pass for the people who live on either side of the mountain, to travel through on business and pleasure.

The elevation of the summit of the mountain is nearly two thousand feet above sea level. The pass through the Wind Gap is only about one thousand two hundred feet, and is a couple of hundred feet in width. The mountain then rises on each side of the pass.

On the north side of the Wind Gap, and a few feet below the summit in the Wind Gap Pass, was once the location of the popular summer resort known as Ross Common. This was once regarded as one of the most picturesque points, as regards scenery and climate, to be found in the State. The Mansion House (now a national historic site), erected early in the present century by the Hon. John Ross (for a long time one of the justices of the Supreme Court of Pennsylvania), as his country-seat.

The historic sites and structures are mapped on Figure 16.2.

Ross Township Sites and Structures

SITE #	NAME	DATE	TYPE
1	Ross House	1834	Historic Building
2	Deer-Run Htl/Rossland Lk Htl	19th cen	Historic Building
3	Flyte-Kresge	1830	Historic Building
4	Flyte Farm	1830	Historic Building
5	Flyte School	19 th cen	Historic Building
6	Frantz School	19th cen	Historic Building
7	John Ross Grave / Ross Commons*	1834	Registry Site
8	Mt. Eaton Church	1884	Historic Building
9	Stone House	n/a	Historic Building
10	Ramel homestead	1830-31	Historic Building
11	Rilbernd-Andrew House/Barn	1830/1953	Historic Building
12	Samuel Lessig House	1790	Historic Building

*****Listed on the National Register of Historic Places

Chestnuthill Township

The first official information relative to the beginning of Chestnuthill Township appears in the Quarter Sessions Docket of Northampton County. This docket shows that on September 20, 1763, Abraham Smith was appointed constable of Chestnuthill Township. It is the most regular in outline of the Townships of Monroe County, and contains about 23,000 acres, most of which are composed of quality soils suitable for cultivation.

Brodheadsville is the oldest village in the Township and is accessible from Stroudsburg, Lehighton and Weissport.

The land where this village now stands was granted by “the Honorable the Proprietaries of Pennsylvania” to William Serfass in fee. His descendants are still living in the village.

Since that day the village has had two stores, the former known as “upper store,” and the latter as “lower store.” Charles Brodhead and Daniel Brown purchased the “upper store” and run the same two years, under the firm-name Brodhead & Brown, when Brodhead

died and the firm changed to Brown & Co. This firm kept the first hotel and ran both store and hotel until 1848, when C.D. Brodhead became the sole owner of same.

Among the things of which Brodheadsville may be justly proud are its superior educational advantage. Fairview Academy was planned and built in the spring and summer of 1881.

The earliest and most important road in Chestnuthill Township is the old Wilkes-Barre and Easton Turnpike. It was constructed about the year 1808, and continued to be the property of the company that built it till about 1860, when it was abandoned, since which time the Township has kept it in repair. One of the milestones remains standing a short distance north of the village of Effort. All of the early travel between the Wyoming Valley and Easton and Philadelphia was done over this road.

Chestnuthill Historic Sites and Structures

SITE #	NAME	DATE	TYPE
1	Bartholomew-Sturmak House	ca.1750	Historic Building
2	Brodheadsville Inn	ca.1800	Historic Building
3	Effort United Meth Ch	ca1880	Historic Building
4	Effort Village Inn	19th cen	Historic Building
5	F. Weiss House	1843	Historic Building
6	Gilbert Inn	19th cen	Historic Building
7	Gilbert Luth Church/Cem	1886	Historic Building
8	Keller's School	ca.1800	Historic Building
9	Keller house @ Keller's Mill	ca.1800	Historic Building
10	Kresge House & School Site	ca.1820	Historic Building
11	McMichael's Hotel	ca.1820	Historic Building
12	McMichael's Methodist Ch	1889	Historic Building
13	Mechanicsville School	19th cen	Historic Building
14	Merwinsburg Hotel	19th cen	Historic Building
15	Stone House	19th cen	Historic Building
16	Old Newell Farm	18th cen	Historic Building
17	Serfass-Paul House	ca.1830	Historic Building
18	Snyder Farm	19th cen	Historic Building
19	St. John's Lutheran Church	1872	Historic Building
20	Zion Lutheran Church	1862	Historic Building

Eldred Township

In early times the majority of Eldred Township was covered with forests, and lumbering was largely engaged in by the first settlers. The woods that remain today are mostly situated on the tops and sides of hills.

The first frame house built in the Township was erected by Thomas Christman in 1843. The barns are mostly frame, with stone basements, and generally quite capacious.

The inhabitants are the descendants of German settlers, who still speak the Pennsylvania German language.

Moravian missionary, Count Zinzendorf, was the first white man who set foot within the limits of what is now Eldred Township. On July 28th, 1742, he crossed Chestnuthill Mountain and entered the narrow valley of the Aquanchicola. Here he came to a Delaware town of the Indians, called Meniolagomeka, which signifies, "a tract of fertile land surrounded by barriers." This village lay in Smith's Valley, eight miles west of the Wind Gap, on the north bank of the Aquanchicola, at the intersection of the old Wilkes-Barre Road, which crosses the mountain at Smith's Gap.

The first schools in the Township were held in private houses till 1783, when a school house was built near where St. Matthew's Church now stands.

The small village of Kunkletown is situated in a beautiful valley on the banks of Prince's Run. It was named after Joseph Kunkle, one of the early businessmen of that place.

Among the first to settle in this village was Abraham Smith. He came from Bucks County in 1762 and built a grist-mill. In 1812, a United States gun factory was started by Philip Hess, and was in operation till 1830. In 1857 Samuel Burger and Abraham Bleckler started a tannery on the same place where the musket factory stood. It was owned and run by different parties till 1877, when it was closed and has not since been started. Joseph Kunkle was the proprietor of the first hotel in the village, which was opened in 1849. The Kunkletown Post Office was established in 1864. The Kunkletown Cornet Band was organized in December 1883, and consists of 22 pieces.

Eldred Township Sites and Structures

SITE #	NAME	DATE	TYPE
1	Anthony Borger homestead	ca.1800	Historic Building
2	Barlieb School	n/a	Historic Building
3	Borger-Dayton House	ca.1800	Historic Building
4	Correll House	19th cen	Historic Building
5	Correll School	n/a	Historic Building
6	Fiddletown	n/a	Historic Building
7	Fiddletown	n/a	Historic Building
8	Frantz School	n/a	Historic Building
9	Franz-Borger Farm	19th cen	Historic Building
10	Gower Cabin	19th cen	Historic Building
11	Gower Farm	ca.1840	Historic Building
12	Gower School	1846	Historic Building
13	Greensweig-Frantz Farm	ca.1800	Historic Building
14	Guerney Borger Farm	19th cen	Historic Building
15	Harter House	19th cen	Historic Building
16	Hefflefinger House	ca.1790	Historic Building

SITE #	NAME	DATE	TYPE
17	Jacob Engler House	1862	Historic Building
18	John Smith House	ca.1800	Historic Building
19	Keuhner's Dairy	ca.1860	Historic Building
20	Keuhner's Dairy	ca.1860	Historic Building
21	Kleintop School	n/a	Historic Building
22	Kunkletown House	19th cen	Historic Building
23	Smith-Heinbach House	ca.1800	Historic Building
24	Smith Gap School	n/a	Historic Building
25	Smith Gap Village	19th cen	Historic Building
26	Smith House	ca.1800	Historic Building
27	Smith Log House	ca.1800	Historic Building
28	Smith Log House	ca.1800	Historic Building
29	St. Matthew's Church	1846-1927	Historic Building
30	William Engler House	ca.1830	Historic Building

Jackson Township

Jackson Township was principally a farming and logging community. This Township was originally a part of Pocono Township, and so remained until 1843. Some of the state's most progressive farms of the mid-19th century were located in Jackson Township. Jackson Township also played a part in the Monroe County ice industry. Most of the ice was harvested on two major lakes in the Township, Trout Lake and Mountain Springs Lake. The prosperity and growth of Jackson Township was increased significantly by the construction of the Wilkes Barre & Eastern Railroad a project of the New York Susquehanna and Western in 1893-94. Jackson Township ice was loaded at the Reeders Depot for shipment to Jersey City and New York.

The earliest permanent settlers within the limits of Jackson Township, undoubtedly, were the Miller family. Frederick Miller was a native of Northampton, who emigrated to Hamilton Township, subsequently moving into Jackson, and purchased, some time prior to 1765, a tract of land containing 400 acres.

The first store in Jackson was kept at Jackson Corners by John Osterhock, who came from New York State. It was here the first post-office was established in the Township, which was in 1861.

The first mill was erected prior to 1765 by Frederick Miller, and was located on the west branch of McMichael Creek, on the road now leading from Tannersville to the Wind Gap.

The first school house built within the limits of Jackson Township was at what is now Reeder's, about the year 1811.

Jackson Township Sites and Structures

SITE #	NAME	DATE	TYPE
1	DeMarrias House	ca.1800	Historic Building
2	Jackson Corners School	19th cen	Historic Building
3	Jackson Twp School	n/a	Historic Building
4	Neola Methodist Church	1872	Historic Building
5	Reeder's Log Cabin	n/a	Historic Building
6	Reeder's United Meth Ch	1883	Historic Building
7	Samuel Singer Farm	1830	Historic Building
8	Singer-Saunders House	1862/1893	Historic Building
9	St. Mark's Union Ch	1851	Historic Building
10	Storm House	n/a	Historic Building

Chapter 17

Interrelationships of Plan Components

INTRODUCTION

The Municipalities Planning Code specifies that comprehensive plans include a discussion of the interrelationships among the various plan components. This requirement is intended to ensure that plan components are integrated and for the most part, not in conflict with the primary goals and objectives. Furthermore, this section requires the Plan to consider the impacts each component has upon the others so the potential consequences of future decisions are known. During the production of this Plan, the Steering Committee formulated and approved general goals, gathering information from prior planning documents, public input, and County staff recommendations. More detailed objectives were derived from these goals and serve as the framework for the entire plan.

The following text and Interrelationship Chart give a brief description of how each of the individual plan elements relate to one another.

RELATIONSHIP OF PLAN COMPONENTS

The Future Land Use Plan allocates general land uses and specifies the recommended types of land uses and densities for those uses. The availability of sanitary sewer and water facilities influence the shaping of development patterns, including location and density. It is critical to coordinate land use and infrastructure planning so future land use reflects the availability of public sewer and water facilities and public sewer and water facilities are not proposed for those areas not intended for future development.

Through land use planning, such as designation of the Agriculture, Open Space Conservation, and Rural Conservation areas, recharge areas for community water supplies can be established. Intensive residential development is not proposed where sewer infrastructure is not planned, available, or in close proximity, and where soils are not suitable for on-site sewage disposal.

It is important that community facilities, including recreation and open space, are available to serve the residents of the area. The Community Facilities Plan notes existing recreational facilities, proposed recreational facilities, and potential opportunities for recreational facilities. The Plan discusses a series of trails for recreational purposes and to better link residential areas to community facilities. Future public facilities should be sited to be consistent with the objectives of the Future Land Use Plan, such as maintaining open space and recreation uses.

The Future Land Use Plan encourages economic vitality by providing areas for commercial and industrial development and agricultural activities. Preservation of residential neighborhoods can provide support for local businesses and provide a work force. Providing for open space and preservation of community resources supports the quality of life in the area and can encourage additional investment.

It is necessary to maintain a circulation system, which can accommodate generated traffic volumes. In turn, future development should not adversely affect the circulation system. Land use decisions are influenced by the existing circulation system, while at the same time those land use decisions affect circulation systems and the functions which roads are expected to perform. Existing rural and residential areas should be protected as much as possible from the impacts of through traffic, which can be accomplished by proposed improvements to the circulation network. Efforts to link the various modes of transportation, such as the proposed light rail line, pedestrian trails and local bus service and multi-modal facilities should be explored and encouraged.

Interrelationships of Plan Components

Plan Element	Land Use and Housing	Sewer and Water	Community Facilities	Transportation	Natural Environment	Economic Development
Land Use and Housing	▪ Support existing villages ▪ Provide a variety of housing opportunities for all	▪ Policies coordinated with land use goals to direct development to growth areas	▪ Make available to serve area residents where necessary	▪ Must consider impacts of growth on the system ▪ Accommodate volumes at acceptable levels of service ▪ Existing residential areas should not have excessive volumes and speed	▪ Provide open space system through their protection	▪ Impacts on residential areas should be mitigated ▪ Provide jobs and services for residents ▪ Business Development areas
Sewer and Water	▪ Growth should occur where have adequate facilities	▪ Consider existing facilities and plans, appropriate discharge standards and methods	▪ Locate with consideration of ability to serve, consistent with land use goals	▪ Should be coordinated in support of growth areas	▪ Water Supply sources should be protected and pollution prevented	▪ Should not overburden systems or deplete water supplies
Community Facilities	▪ Include facilities to service residents and growth areas	▪ Major facilities should be adequately served	▪ Consider existing 537 plans, potential cooperative efforts	▪ Should adequately service facilities in the region ▪ Consider linkages of community facilities	▪ Can provide recreational opportunities	▪ Can provide a tax base to support provision of facilities
Transportation	▪ Growth should occur where have adequate system ▪ Maintain functional operation and safety when growth occurs	▪ Should be coordinated in support of growth areas	▪ Locate major facilities where can be adequately serviced ▪ Concerns for school transportation system ▪ Consider impacts on system from growth	▪ Consider existing facilities and plans, coordinate with County and PennDOT ▪ Plan improvements to the system	▪ Can provide scenic roads and vistas	▪ Access management and necessary road improvements must be considered ▪ Access management on US Route 209
Natural Environment	▪ Development should occur where land is suitable and resources will not be harmed	▪ Should not extend to areas where irreparably harm important resources	▪ Can incorporate natural features	▪ Can facilitate access to resources ▪ Design system with consideration of existing environment and resources	▪ Existing natural resources should be protected, enhanced and interpreted	▪ Protect the natural environment
Economic Development	▪ Identify appropriate land uses for sensitive areas ▪ Provide for additional senior housing ▪ Provide for commercial, industrial, business uses ▪ Neighborhoods provide workforce and market	▪ Can support development at appropriate locations	▪ Contribute to quality of life and the attractiveness of the area	▪ Can support economic development ▪ Enhance regional public transportation system ▪ Address system deficiencies to improve business climate	▪ Contribute to quality of life and attractiveness of area to businesses	▪ Support existing business centers ▪ Look for KOZ opportunities ▪ Concentrate on provision of health care for seniors

APPENDIX A

CJER QUICK FACTS

JACKSON TOWNSHIP QUICK FACTS

HISTORY: Established 1843

LAND AREA: 33.1 square miles

POPULATION (2000): 5,979
1990-2000 growth rate of 59%
Median household income is $52,327

GOVERNMENT: Township governed by a three-member Board of Supervisors. Boards and Commissions include the Planning Commission and the Zoning Hearing Board.

In the Commonwealth of Pennsylvania: 29th Senatorial District and 176th Legislative District.

In the U.S. House of Representatives: 11th Congressional District of Pennsylvania

SEWER AND WATER: Pocono /Jackson Joint Water Authority

No Public Sewer

EDUCATION: Pocono Mountain School District – Public school for grades K through 12.

Student population- 11,706 (2003-04)

TOWNSHIP OFFICE: Jackson Township
PO Box 213 Route 715S
Reeders, PA 18352
(570)629-0153

CHESTNUTHILL TOWNSHIP QUICK FACTS

HISTORY: Established 1763

LAND AREA: 36.5 square miles

POPULATION (2000): 14,418
1990-2000 growth rate of 64%
Median household income is $50,210

GOVERNMENT: Township governed by a three-member Board of Supervisors. Other Boards and Commissions include the Zoning Hearing Board and Planning Commission. The day-to-day operations are administered by a Township staff including a Planning Director and Township Secretary.

In the Commonwealth of Pennsylvania: 16th Senatorial District and both the 118th and 189th Legislative Districts.

In the U.S. House of Representatives: 11th Congressional District of Pennsylvania.

SEWER AND WATER: No public sewer service

No public water service

EDUCATION: Pleasant Valley School District – Public school for grades K through 12.

Student Population- 7,100 (2003-04)

BOROUGH OFFICES: Chestnuthill Township
PO Box 243
Brodheadsville, PA 18322

ROSS TOWNSHIP QUICK FACTS

HISTORY: Established 1877

LAND AREA: 22.6 square miles

POPULATION (2000): 5,435
1990-2000 growth rate of 47%
Median household income is $48,750

GOVERNMENT: Township governed by a three-member Board of Supervisors. Other Boards and Commissions include the Zoning Hearing Board and Planning Commission. The day-to-day operations are administered by a Township Secretary.

In the Commonwealth of Pennsylvania: 16th Senatorial District and the 189th Legislative District.

In the U.S. House of Representatives: 11th Congressional District of Pennsylvania.

SEWER AND WATER: No public sewer service

No public water service (private available)

EDUCATION: Pleasant Valley School District – Public school for grades K through 12.

Student Population- 7,100 (2003-04)

BOROUGH OFFICES: Ross Township
PO Box 276
Saylorsburg, PA 18353

ELDRED TOWNSHIP QUICK FACTS

HISTORY: Established 1851

LAND AREA: 24.3 square miles

POPULATION (2000): 2,665
1990-2000 growth rate of 21%
Median household income is $42,500

GOVERNMENT: Township governed by a three-member Board of Supervisors. Other Boards and Commissions include the Zoning Hearing Board and Planning Commission. The day-to-day operations are administered by the Township Secretary.

In the Commonwealth of Pennsylvania: 29th Senatorial District and the 118th Legislative District.

In the U.S. House of Representatives: 11th Congressional District of Pennsylvania.

SEWER AND WATER: No public sewer service

No public water service

EDUCATION: Pleasant Valley School District – Public school for grades K through 12.

Student Population- 7,100 (2003-04)

BOROUGH OFFICES: Eldred Township
PO Box 600
Kunkletown, PA 18058

APPENDIX B

INTERGOVERNMENTAL COOPERATIVE AGREEMENT

EXAMPLE

EXAMPLE

INTERGOVERNMENTAL COOPERATIVE IMPLEMENTATION AGREEMENT

THIS INTERGOVERNMENTAL COOPERATIVE AGREEMENT IMPLEMENTING THE CJER Regional Comprehensive Plan is created by and among the participants listed below:

Chestnuthill Township
Jackson Township
Eldred Township
Ross Township
Monroe County Planning Commission

* These participants are also referred to as municipalities in this agreement.

SECTION I: AUTHORIZATION AND EFFECTIVE DATE OF ADOPTION

A. This agreement is adopted pursuant to the authority set forth in the Intergovernmental Cooperation Act of December 19, 1966, 53 Pa.C.S.A. and Article XI of the Municipalities Planning Code, as amended.

B. This agreement shall be effective upon approval by the governing body of each of the participants adopting this agreement.

SECTION II: BACKGROUND

Each of the Municipalities has adopted the CJER Regional Comprehensive Plan as their comprehensive plan pursuant to the requirements of Article III of the Municipalities Planning Code (the "MPC"). Each of the Municipalities has agreed to implement the adopted Plan by revising relevant ordinances (zoning, subdivision regulations, sewage facilities plans, official map) and bringing each into consistency with the adopted Plan.

SECTION III: PURPOSE

A. The CJER Regional Comprehensive Planning Committee (CJERPC) is the planning advisory body for a unified and identifiable Region with wooded hills, scenic vistas, attractive streams, historic villages, extensive farmland, vulnerable rural areas desired to be conserved, a viable village center in Brodheadsville, and attractive residential neighborhoods. These features combine to form a unique region with a high quality of life. The goal of the CJERPC municipalities is to preserve and protect this quality of life from suburban sprawl. To further this aim, the CJERPC has designated "Growth Areas" in the *CJER Regional Comprehensive Plan of 2006*. New development will be directed

to Future Growth Areas where the necessary infrastructure is in place, or most likely to be extended, to support it.

B. It is the desire of the CJERPC to encourage responsible development that respects the Region's sensitive environmental features and special rural character, enhances the historical quality of villages, preserves environmental features and agricultural areas, efficiently uses public infrastructure, and strengthens the regional tax base. Through multi-municipal cooperation and planning, the CJERPC intends to:

1. Protect the unique and cherished historical, cultural and natural resources of the Region.
2. Accommodate the needs of existing and future residents.
3. Implement effective growth management techniques to provide for orderly and well planned development throughout the Region.
4. Address the specific needs and unique conditions of each municipality.
S. Encourage a range of housing options.
6. Direct infrastructure improvements to Future Growth Areas.

C. The purpose of this Intermunicipal Cooperative Implementation Agreement is to achieve the objectives cited in Section B above by implementing the Plan.

D. The further purpose of this Intermunicipal Cooperative Implementation Agreement is to comply with the provisions of Section 1104 of the MPC.

SECTION IV: GOALS, OBJECTIVES, AND POLICIES, AND IMPLEMENTATION ROLES AND RESPONSIBILITIES,

A. The goals, objectives, and policies of the Plan will help guide and shape new growth and development in the four municipalities for the next 10 years. The goals, objectives, and policies set forth in the Plan are reaffirmed by this agreement.
B. By adopting this agreement, the participants hereby define their roles and responsibilities for implementing the Plan. The Plan will be implemented by undertaking actions, as described in this agreement, that are consistent with the Plan.

SECTION V: ADOPTION OF CONFORMING ORDINANCES AND PLANS

Within two years after adoption of the Plan, each Municipality agrees to implement the Plan by adopting, amending, or otherwise conforming its relevant ordinances as necessary so that they are generally consistent with the Plan. These relevant ordinances and plans include the zoning ordinance, the subdivision and land development ordinance, the Sewage Facilities Plan, the official map and other development regulations authorized by the MPC.

SECTION VI: CREATION AND ROLE OF THE CJER PLANNING COMMITTEE

The CJER Planning Committee shall serve as the advisory body for municipalities who have agreed to implement the CJER Regional Comprehensive Plan under the agreement.

A. Membership: Each participating municipality shall have one representative and one alternate on the CJERPC. The municipal governing body shall appoint its representative and alternate.

B. Organization: The CJERPC shall establish such rules and procedures regarding but not limited to voting, quorum and withdrawal, as it deems necessary for the conduct of its business. These rules and procedures shall become effective upon acceptance by all of the participating municipalities.

C. Administration and Expenditure of Funds: The CJERPC may prepare an annual budget and appropriate funds for the operation of the Committee. The CJERPC may also seek federal, state and county grants to offset the cost of operation and to hire staff, or professional consultants, as deemed necessary. All budgeted and non-budgeted items shall be approved by unanimous consent of all municipalities.

D. Role: The role of the CJERPC shall be to consider and facilitate planning decisions regarding proposed amendments to the Plan and its land use component as set forth in Section 1104(c) of the MPC. The CJERPC shall establish and implement such procedures as may be necessary to fulfill this role. The procedures shall become effective upon acceptance by all of the participating municipalities.

E. Annual Report: The CJERPC shall prepare an annual report in conformance with the requirements of Section 1104 (b) (4) of the MPC. Each annual report shall be sent to the Monroe County Planning Commission (MCPC).

SECTION VII: ROLE OF THE MONROE COUNTY PLANNING COMMISSION

A. Reviews of plans and ordinances: The MCPC will conduct consistency reviews relative to the CJER Regional Comprehensive Plan pursuant to the provisions of the MPC. In addition, the MCPC will continue to conduct such reviews as are necessary to carry out its responsibilities as the county planning commission. These reviews include all reviews required by the MPC, the PA Sewage Facilities Act and other applicable laws and regulations of the Commonwealth of Pennsylvania. The MCPC will send copies of the reviews to the participants.

B. Reviews of Subdivisions and Land Developments of Regional Significance: Under this agreement, the MCPC will conduct reviews of subdivisions and land developments meeting the criteria set forth in section VIIC. In addition, the MCPC will continue to

conduct such reviews as are necessary to carry out its responsibilities as the county planning commission. The MCPC will send copies of the reviews to the participants.

C. Developments of Regional Significance. For purpose of this agreement, a development of regional significance shall be defined as "any land development that, because of its character, magnitude, or location will have substantial effect upon the health, safety, or welfare of citizens in more than one municipality." Determination of regional significance in the CJERPC area shall be based on the following guidelines:

1. Any residential land development or subdivision that results in the creation of 50 lots or more, or results in the development of 50 units or more.

2. Any subdivision or land development that has the potential to generate substantial amounts of traffic, or adverse environmental impacts, in a municipality other than the municipality in which the subdivision or land development is located.

3. Any portion of a subdivision of 10 or more lots or land development of 10,000 square feet or more of floor area that falls within 300 feet of a municipal boundary.

4. Any non-residential commercial, retail, office, service, institutional, industrial, sports complex or recreational land development in which the floor area of the building(s) or building addition(s) equals or exceeds 50,000 square feet.

5. Any airport, trucking terminal, or sanitary landfill.

D. General Consistency Guidelines. When evaluating participant plans or ordinances or any amendments thereto for "general consistency", the MCPC shall determine if there is a "reasonable, rational, similar connection or relationship" between the plan, map(s), regulations or ordinance of each participant and the provisions of the Plan. To be generally consistent, any plans, maps, regulations or ordinances submitted to the MCPC shall be in accord with provisions of the Plan regarding the following:

1. the amount, location, density, intensity, character and timing of future land uses;

2. preservation of natural and historic resources such as wetlands, aquifer recharge zones, woodlands, steep slopes, prime agricultural land, flood plains, unique natural areas, historic sites and features;

3. provision of adequate housing opportunities with a variety of housing types and densities;

4. location, timing and character of transportation facilities, community facilities, including water, sewer, storm water, parks, recreation and other utilities.

E. Annual Report: The MCPC will prepare an annual report as specified in Section l104 (b) (4). The MCPC will transmit the report to the participants.

F. Contract for Services Provided: The MCPC may contract for services provided under this agreement as deemed appropriate and agreeable to the CJERPC and the MCPC.

SECTION VIII: ROLE OF THE MUNICIPALITIES

A. Host Municipalities: Municipalities in which a subdivision or land development application is filed that meets the criteria set forth in Section VIIC of this agreement, shall forward the plans and supplementary material to the other municipalities upon receipt. Copies of professional reviews shall also be forwarded to the other municipalities upon receipt. In taking action on the subdivision or land development, the host municipality shall consider the comments provided by the other municipalities. Municipalities in which a plan or ordinance included within Section V is proposed for adoption, shall send a copy of said plan or ordinance to the other municipalities for review and comment. The host municipality shall consider the comments provided by the other municipalities.

B. Other Municipalities: Upon receipt of ordinances. or plans from the host municipality, other municipalities should consider the proposal as it relates to the Plan. Upon receipt of subdivisions and land developments of regional significance, the other municipalities should consider the proposal relative to its effect upon the health, safety or welfare of its citizens. In considering these plans and ordinances, the other municipalities should consider the comments provided by the MCPC. The other municipalities may provide advisory comments and recommendations to the host municipality.

SECTION IX: MUNICIPAL PLANNING COMMISSIONS

Each municipality shall retain its own planning commission. Each municipal planning commission will review those subdivisions and land developments that are proposed within its own municipality, and then provide advisory comment to its elected officials. Recommendations of the municipal planning commission should be guided by the Plan and be consistent with its goals, objectives, and policies. The municipal planning commissions shall continue to perform all actions and functions as authorized by the MPC.

SECTION X: MUNICIPAL ZONING HEARING BOARDS

Each municipality shall retain its individual zoning hearing boards. These boards shall carry out all functions as set forth in the MPC. In considering applications before it, the municipal zoning hearing board should be guided by the Plan and take actions consistent with its goals, objectives, and policies.

SECTION XI: MUNICIPAL ZONING

Each participating municipality retains the right to adopt and administer its own individual zoning ordinance and map. Two or more participating municipalities may adopt and administer Joint Zoning Ordinances pursuant to the provisions of the Pennsylvania Municipalities Planning Code as amended.

SECTION XII: MUNICIPAL SUBDIVISION AND LAND DEVELOPMENT ORDINANCES

Subdivision and land development powers shall only be exercised by the municipality in which the property where the approval is sought. Under no circumstances shall a subdivision or land development application in one municipality be required to undergo more than one approval process.

SECTION XIII: PLAN AMENDMENT PROCEDURES

Any amendment of the *CJER Regional Comprehensive Plan of 2006* and the redefinition of any designated growth area or future growth area within the plan shall be in accord with the provisions of this section and Article III of the PA Municipalities Planning Code.

The CJERPC shall implement the procedures established pursuant to Section VI(D) of this agreement. Any and all proposed amendments to the Comprehensive Plan and redefinitions of the above-cited areas shall be effective only upon approval by resolution by each of the municipal governing bodies. In the event that each of the municipal governing bodies do not approve the proposed changes, the municipalities may avail themselves of the dispute resolution provisions of Section XIV.

SECTION XIV: DISPUTE RESOLUTION

A dispute over interpretation of the Plan, an amendment to the Plan, or consistency of ordinances with the Plan may be resolved as follows:

A. The disputing parties agree to first discuss and negotiate in good faith in an attempt to resolve the dispute amicably and informally.

B. If the dispute cannot be settled through direct discussions and good faith negotiations, the disputing parties may utilize the mediation provisions of Sections 602.1 and 908.1 of the MPC as may be relevant.

C. Participating municipalities mutually covenant to make best efforts to resolve disputes as they arise.

SECTION XV: AMENDMENTS TO THE IMPLEMENTATION AGREEMENT

A. Requirements - An amendment to this Implementation Agreement may be made only with the consent of all of the Participants, each of which shall execute the amendment.

B. Consistency with the Plan - No amendment to this Implementation Agreement shall be inconsistent with the Plan. Any amendment that is not generally consistent with the Plan shall be void.

C. Notice of Amendment - A true and complete copy of every amendment of this Implementation Agreement shall be provided to each Participant within ten (10) days of the full execution thereof or its effective date, whichever is sooner.

SECTION XVI: SEVERABILITY

The unenforceability or invalidity of any provision of this Agreement shall not affect the enforceability or validity of any other provision.

APPENDIX C

ADDITIONAL TABLES

TABLE __

CHESTNUTHILL, JACKSON, ELDRED, AND ROSS TOWNSHIPS JOINT COMPREHENISVE PLAN

HOUSING OCCUPANCY, TENURE AND VALUE, 2000

	Chestnuthill Twp.		**Jackson Twp.**		**Eldred Twp.**		**Ross Twp.**	
OCCUPANCY	**Number**	**%**	**Number**	**%**	**Number**	**%**	**Number**	**%**
Total Housing Units	5,593	100	2,744	100	1,069	100	1,974	100
Occupied	4,906	87.7	2,128	22.4	941	88.0	1,875	95.0
Vacant	687	12.3	616	22.4	128	12.0	99	5.0
Median Value of Homes	$133,400.00		$143,400.00		$115,200		$133,700	
TENURE	**Number**		**Number**	**%**	**Number**	**%**	**Number**	**%**
Occupied Housing Units	4,906	100	2,128	100	941	100	1,875	100
Owner-Occupied	4,235	86.3	1,841	86.5	799	84.9	1,673	89.2
Renter Occupied	671	13.7	287	13.5	142	15.1	202	10.8
Median Contract Rent	$644.00		$661.00		$535.00		$645.00	

Source: U.S. Census Bureau – 2000.

TABLE __

CHESTNUTHILL, JACKSON, ELDRED, AND ROSS TOWNSHIPS JOINT COMPREHENISVE PLAN

HOUSING TYPE, 2000

	Chestnuthill Twp.		Jackson Twp.		Eldred Twp.		Ross Twp.	
TYPE OF UNITS IN STRUCTURE	**Number**	**%**	**Number**	**%**	**Number**	**%**	**Number**	**%**
Single Family, Detached	4,913	87.8	2,170	79.1	904	84.6	1,621	82.1
Single Family, Attached	105	1.9	358	13.0	14	1.3	9	0.5
2 Unit Structure	110	2.0	54	2.0	23	2.2	38	1.9
3 or 4 Unit Structure	94	1.7	44	1.6	30	2.8	4	0.2
5-9 Unit Structure	62	1.1	6	0.2	2	0.2	20	1.0
10 to 19 Unit Structure	22	0.4	-	-	1	0.1	21	1.1
20 or more Unit Structure	-	-	-	-	-	-	-	-
Mobile Home	287	5.1	112	4.1	93	8.7	261	13.2
Boat, RV, van, etc	-	-	-	-	2	0.2	-	-
Total Housing Units	**5,593**	**100**	**2,744**	**100**	**1,069**	**100**	**1,974**	**100**

- Represents zero or rounds to zero.
Source: U.S. Census Bureau – 2000.

TABLE __

CHESTNUTHILL, JACKSON, ELDRED, AND ROSS TOWNSHIPS JOINT COMPREHENISVE PLAN

INCOME, POVERTY AND EDUCATION CHARACTERISTICS, 2000

	Chestnuthill Twp.	Jackson Twp.	Eldred Twp.	Ross Twp.
Income Information				
Median Household Income (dollars)	$50,210	$52,327	$42,500	$48,750
Percent Individuals With Poverty Status	7.9%	6.3%	9.0%	7.2%
Household Income Type (Number of Persons)				
With Earnings	3,989 (81.1%)	1,834 (85.8%)	741 (78.2%)	1,603 (84.9%)
With Social Security	1,406 (28.6%)	563 (26.3%)	290 (30.6%)	463 (24.5%)
With Supplemental Security Income	51 (1.0%)	45 (2.1%)	21 (2.2%)	76 (4.0%)
With Public Assistance Income	52 (1.1%)	28 (1.3%)	16 (1.7%)	34 (1.8%)
With Retirement Income	966 (19.6%)	354 (16.6%)	214 (22.6%)	327 (17.3%)
Educational Status				
Percent College Graduates (Bachelor's degree or higher)	18.9%	21.5%	11.6%	17.5%
Percent High School Graduates	84.7%	85.1%	70.2%	80.5%

Source: U.S. Census – 2000.