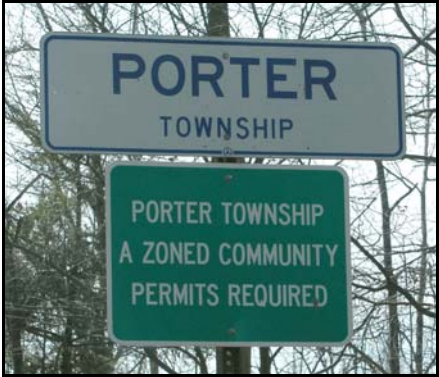


PORTER TOWNSHIP

PIKE COUNTY, PENNSYLVANIA



COMPREHENSIVE PLAN



This Plan was financed in part by grants from the Land Use Planning and Technical Assistance Program administered by the Pennsylvania Department of Community and Economic Development, and the Pike County Scenic Rural Character Preservation Program.



PORTER TOWNSHIP
PIKE COUNTY, PENNSYLVANIA

RESOLUTION NO. 2010-52

COMPREHENSIVE PLAN ADOPTION

Whereas, the Board of Supervisors of Porter Township, Pike County, Pennsylvania, are charged with the protection and promotion of the public health, safety and general welfare; and,

Whereas, the Porter Township Board of Supervisors recognized five critical community needs:

- to identify and inventory the changes which have taken place in the Township and particularly since the adoption of the 1999 Comprehensive Plan;
- to establish a framework for the conservation of the historic character, residential neighborhoods, open land, and environment while concurrently providing for sustainable growth and development;
- to provide the foundation for updated land use management tools, principally the zoning ordinance and the subdivision and land development ordinance to ensure well designed development and to minimize sprawl;
- to organize for the most efficient administration of local government and the delivery of community facilities and services.
- to address consistency with the 2006 Pike County Comprehensive Plan; and,

Whereas, the Porter Township Board of Supervisors has prepared a Comprehensive Plan dated December 2009 in accord with the requirements of the Pennsylvania Municipalities Planning Code;

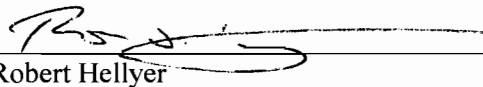
Now Therefore, the Board of Supervisors of Porter Township, Pike County, Pennsylvania, by action of this Resolution approved on this 4th Day of January 2010, adopt the *Porter Township Comprehensive Plan*, dated January 4, 2010, along with all the textual matter, charts, tables and maps therein contained.



William Powell



~~Jim Meglino~~ Theresa Koch



Robert Hellyer

Attest:



Theresa Koch

PORTER TOWNSHIP
PIKE COUNTY, PENNSYLVANIA

COMPREHENSIVE PLAN

JANUARY 4, 2010

Prepared By

PORTER TOWNSHIP
Comprehensive Plan Committee
Planning Commission
Board of Supervisors

Planning Assistance By

Pike County Office of Community Planning

and

Community Planning and Management, LLC
Carson Helfrich
HCR 1 Box 59
Paupack, PA 18451



This Plan was financed in part by grants from the Land Use Planning and Technical Assistance Program administered by the Pennsylvania Department of Community and Economic Development, and the Pike County Scenic Rural Character Preservation Program.



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INTRODUCTION AND OVERVIEW

Planning Needs

This *Comprehensive Plan* was undertaken by the local officials of Porter Township in recognition of a number of principal critical community needs:

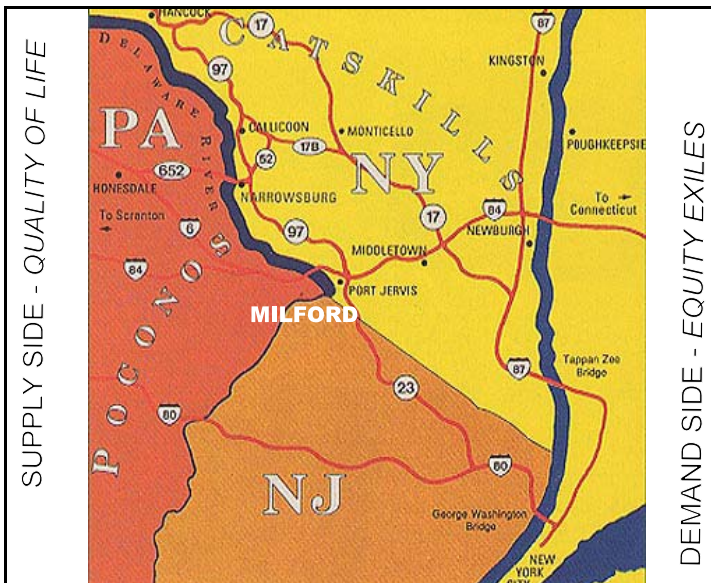
- to identify and inventory the changes which have taken place in the Township and particularly since the adoption of the 1999 Comprehensive Plan;
- to establish a framework for the conservation of the historic character, residential neighborhoods, open land, and environment while concurrently providing for sustainable growth and development;
- to provide the foundation for updated land use management tools, principally the zoning ordinance and the subdivision and land development ordinance to ensure well designed development and to minimize sprawl;
- to organize for the most efficient administration of local government and the delivery of community facilities and services.
- to address consistency with the 2006 Pike County Comprehensive Plan

Porter Township

Every community is unique in terms of community character and development concerns. Simply stated, the Township, and the other municipalities in Pike County, are grappling with and must manage the tremendous growth occurring in the County.

Geographically, the Township lies at the south center of Pike County within easy reach of metropolitan areas of New Jersey, New York and Pennsylvania. Concurrently, the Township and County are blessed with thousands of acres of public land and thousands more acres of private forest land. This position has been key to shaping the area's character and will perpetually affect its future growth and development as Pike County continues as the fastest growing county in the Commonwealth.

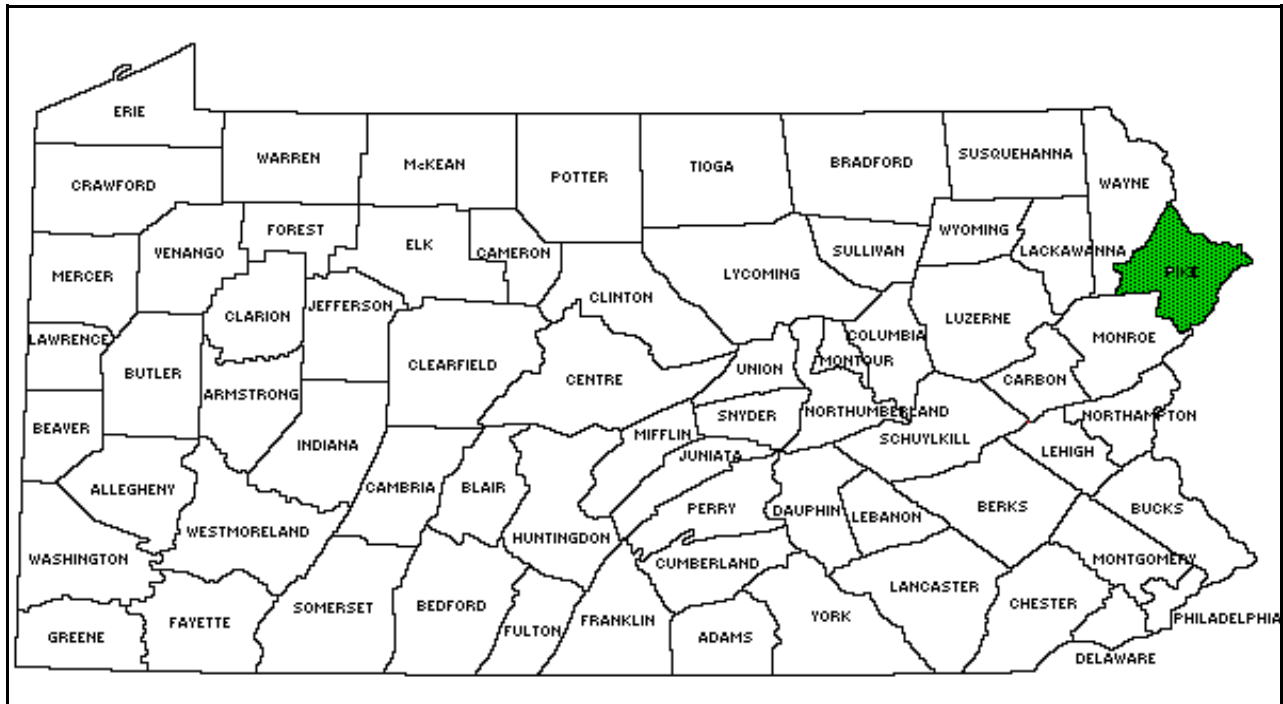
In past years, Porter Township was seen largely as a second home community or a destination for recreating visitors. However, in recent years more and more homes are being constructed or are being converted to permanent residences for families whose breadwinners commute out of the Township to work; many for *equity exiles* who sell expensive metropolitan area homes and purchase more affordable homes in Pike County.



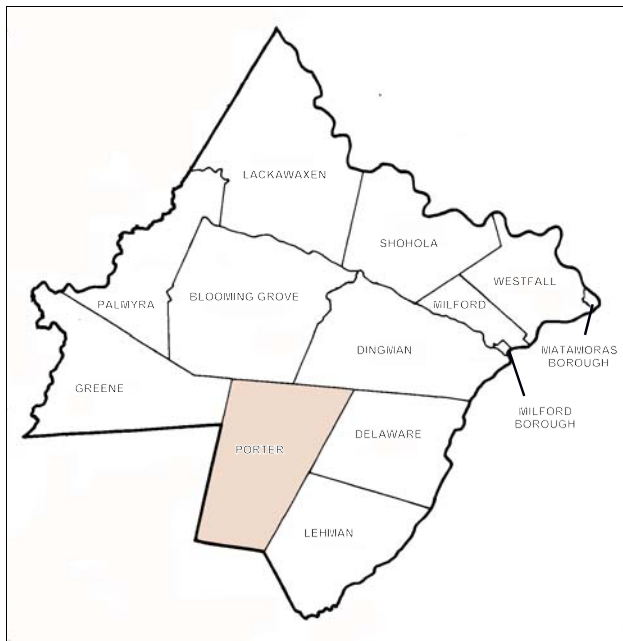
Equity Exiles

The recent and future growth and development of Porter Township and Pike County is aptly described in Balancing Nature and Commerce in Gateway Communities:

Communities that once promised refuge from the ills of the city have been transformed into congested towns with clogged highways, burgeoning crime rates, and mile after mile of look-alike shopping malls, franchise architecture, and soulless housing tracts.



Pike County in Pennsylvania



Porter Township in Pike County

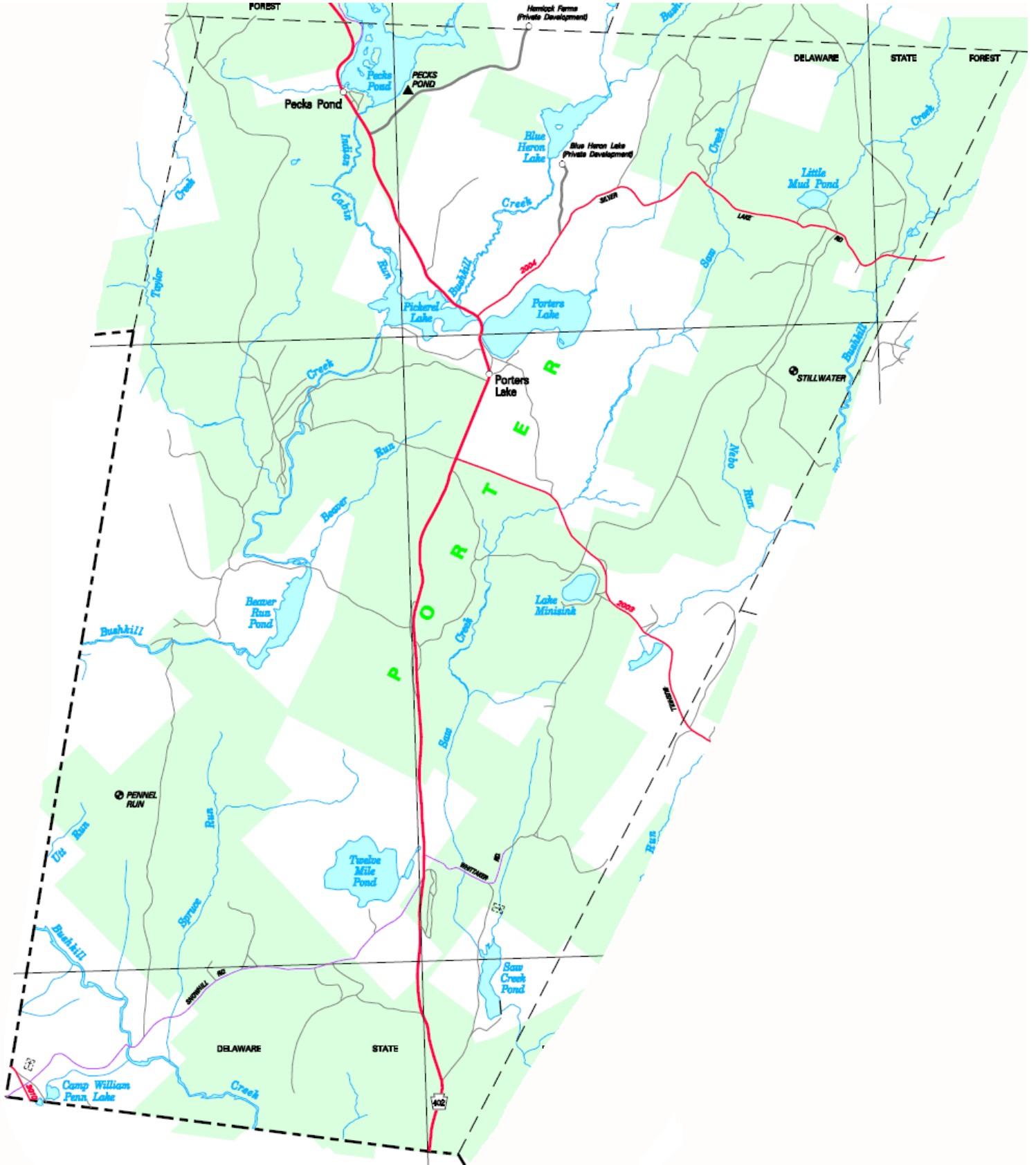
It should come as no surprise, then, that Americans are once again on the move, this time in a migration that pushes growth even farther into the countryside. Increasing numbers of people are fleeing the suburbs and choosing to live in the small towns and open spaces surrounding America's magnificent national and state parks, wildlife refuges, forests, historic sites, wilderness areas, and other public lands.

Gateway communities – the towns and cities that border these public lands – are the destinations of choice for much of the country's migrating populace. With their scenic beauty and high quality of life, gateway communities have become a magnet for millions of Americans looking to escape the congestion, banality, and faster tempo of life in the suburbs and cities.¹

Unlike many U.S. cities and suburbs, gateway communities offer what an increasing number of Americans value: a clean environment, safe streets, and a friendly, small-town atmosphere. But just as in the suburbs, unplanned growth and rapid development in gateway communities can create

the same social and scenic ills from which many Americans are now fleeing. Worse, rising real estate values and higher property taxes brought on by an increased demand for housing can force lifelong residents from the communities they call home.

¹Balancing Nature and Commerce in Gateway Communities, Howe, J., McMahon, and Propst, L., Island press, Wash., D.C., 1997, p. 1.



Porter Township, PennDOT Type 10 Map - 2008

Skyrocketing property values can quickly translate into housing shortages for longtime residents .² If current demographic trends continue, gateway communities will experience astronomical growth rates for at least the next 20 years.³

Planning Issues Overview

Although the Township has been as accessible to thousands of urbanites as the other communities in Pike County and the Poconos, the vast majority of Porter Township remains undeveloped woodland. This includes some 22,900 acres of State Forest Land, about 61% of the total Township area of 37,500 acres. In addition, thousands of acres of land owned by long established hunting and fishing clubs add to the open space in the Township including among others Beaver Run Hunting and Fishing Club, Easton Anglers, Green Valley Hunting Club, Nebo Hunting Club and Porter's Lake Hunting and Fishing Association.

At one time considered relatively secure from development, more and more clubs are finding it difficult to retain their land given the value of the land and changing interests of members. The sale of any of these clubs for development will certainly have an impact on the community in terms of required facilities and services.

The early recreation related development in the Township occurred in association with the leasing of land by the Commonwealth for the construction of private cabins, and some 482 of these cabins are scattered throughout the Township. Most other residential development in the Township is concentrated in several residential subdivisions including Blue Heron Lake, the Earl Ness Development, Fox Hollow, Hemlock Farms, the Sell Development and Spruce Run Creek. The Township contains very limited commercial development, and this is located primarily at Peck's Pond.

While there have not been significant land use changes in the Township since the adoption of the 1999 Comprehensive Plan, the potential for development remains. Any such change will present to the Township the challenge of providing public services and facilities to meet the demands of the increasing population. Concurrently, the Township is responsible to ensure that the growth and development occurs in accord with sound planning principles with the goal of preserving the environment and community character.

In short, the citizens and public officials must resolve the land use conflicts which result from the necessary balance between new development and the need for facilities and services, environmental protection, community character and open land conservation. This combination of growth and development issues clearly demonstrates the critical need for this *Comprehensive Plan*, and the consideration of new and innovative land use and community management techniques. The Subdivision and Land Development Ordinance and the Zoning Ordinance will continue to play a vital role in the growth and development planning program by directing residential and commercial development to the areas best suited for such development and requiring adequate community facilities and infrastructure.

²Ibid. p. 2.

³Balancing Nature and Commerce in Gateway Communities, Howe, J., McMahon, and Propst, L., Island press, Wash., D.C., 1997, p. 3.

**Planning Process:
Key Questions**

The Board of Supervisors appointed a Planning Committee to conduct the planning process. Citizen participation included community meetings, key person interviews and the Planning Commission meeting and Supervisors’ hearing required by the Pennsylvania Municipalities Planning Code prior to the adoption of the plan. Community Planning and Management, LLC, of Paupack, Pennsylvania, provided professional assistance with the support of the Pike County Office of Community Planning.

In short, the planning process involves finding the sometimes complex answers to four simple questions:

1. *Where are we?*
2. *Where do we want to be?*
3. *How do we get there?*
4. *How are we doing?*

**Where are we?
Background Studies**

The initial step in the process is the collection and analysis of information on a wide range of community characteristics and concerns aimed at defining the existing condition of the community and identifying planning implications. Data is compiled for the following:

- *Community Character and Development History*
- *Growth and Development, and Existing Land Use*
- *Natural Features, Land Suitability for Development and Development Concerns*
- *Demographics and Economic Base*
- *Community Facilities and Services*
- *Highways and Transportation*
- *Planning and Development in Pike County, the Region and Contiguous Municipalities*

**Where do we want to be?
Goals & Objectives/ Plans**

The *Plan Goals and Objectives* are a vision of how residents and local officials expect the community to develop and evolve into the future. Objectives are specific actions which are designed to achieve goals and satisfy community needs. The *Goals and Objectives* were formulated by the Planning Committee based on public input and the findings of the background studies. Based on this community vision and the needs identified in the planning process, the Planning Committee formulated the various plans to guide the future growth and development of the Township including:

- *Land Use Plan*
- *Natural Resource Conservation Plan*
- *Community Facilities and Services Plan*
- *Transportation Plan*
- *Housing Plan*
- *Historic Resources Plan*

Basic Planning Steps

Where are we? - inventory

Where do we want to be? - goals/plans

How do we get there? - implement

How are we doing? - evaluate

How do we get there?
Implementation Strategies

The specific means to effect the various plans are also included, and are detailed in the *Planning Process and Interrelationship of Plan Elements and Implementation Strategies* section and discussed at various points in the various specific plans. In addition, and to facilitate on-going use of the *Plan*, the actions and the responsible entities required to carry out the plan's expectations are summarized in a matrix titled *Implementation Strategies And Specific Actions*. Examples of *implementation strategies* include zoning ordinances, subdivision and land development ordinances, historic structures preservation, and capital improvement budgeting.

While the ultimate responsibility for the Township lies with the Board of Supervisors, much of the work of implementation, assessment of the accomplishment of goals and objectives, and periodic comprehensive plan review can be accomplished by the Planning Commission and citizen volunteers who are appointed to special committees or task forces along with Township officials. These groups can provide evaluations and recommendations to the Board of Supervisors for action.

How are we doing?
Need for
Continued Planning

It is important to emphasize that a comprehensive plan should not simply be considered a *document on a shelf*, but instead, one element of a community management process dependent upon the attitude and on-going foresight of the public officials charged with the responsibility of guiding the growth and development of the community. The *Plan* should be used by the community when important decisions are made and its goals and objectives and prioritized actions should be reviewed at least each year to assess the community's accomplishments or the need to shift priorities for action.

Simply stated, a comprehensive plan is a starting point - a blueprint to guide the future development of the Township and should be revised and updated periodically to reflect changing conditions, attitudes, situations, and goals of the community. The success of the planning program will be measured only in the form of accomplishment. The effectuation of the plan will be the responsibility of the area's residents. It will require public support and positive action by the Township Planning Commission and the Board of Supervisors.

State Mandated Plan Review

The Pennsylvania Municipalities Planning Code (§301,c) requires local municipal comprehensive plans to be reviewed *at least every ten years*. The change suggests a greater Commonwealth emphasis on planning and the need for local municipalities to incorporate the planning process into normal functions. However, the ten-year review window is certainly far too long. Planning, that is, assessing how decisions and community changes fit into the plan, should be practiced continually.

COMMUNITY CONSERVATION AND DEVELOPMENT GOALS AND OBJECTIVES

Need for Goals and Objectives

Any community planning effort by its very nature must include goals. Without goals there would be little direction to the future of the community. In the case of planning for a residential/recreational community such as Porter Township, goals establish the framework for change and growth management, and the foundation for maintaining key community characteristics. Goals pronounce the community's expectations and provide a vision of how the community plans to evolve into the future. Objectives are specific actions which are designed to achieve goals and satisfy community needs. Making decisions based on planning goals and attaining specific objectives improves the physical condition of the community and sustains and enhances the overall quality of life.

Shared Vision - Every successful business, organization, or individual has a plan for the future. Communities are no different. If nothing else, a community needs to agree on a shared vision of what it wants to become. This vision should address the full range of local concerns: schools, housing, economic development, neighborhoods, parks and open space. Creating a shared vision is important because it provides a blueprint for the future of the community. People may differ on how to achieve the community's vision, but without a blueprint nothing will happen.

Source: Balancing Nature and Commerce in Gateway Communities, Howe, J., McMahon, and Propst, L., Island press, Wash., D.C., 1997, p. 48.

Community Balance

Rural communities and residents of rural communities are characteristically unique from their more urban counterparts, and have the opportunity to directly mold their communities. The same can be said for the Township which is clearly a rural community in transition. *The rural community is seen as the conservator of its own resources, habitat, and culture. Local citizens are directly involved in the control of community assets as they plan for the retention, enrichment, and equitable use of those assets for present and future generations.*

*Along with the community's goals, specific objectives must be identified; actions and methods for achieving the goals. Some objectives will be the direct responsibility of local elected and appointed officials. Others will require the cooperation and participation of other levels of government and the private sector.*¹

The goals of all residents of the community will not be the same. Some residents will demand community conservation and environmental protection while other residents will favor increased economic development. Some residents will demand more community facilities and services, while others prefer lower taxes. Some residents will strive for land use diversity while others would prefer to live in a residential community. One function of the community planning process is to strike a balance between these varied expectations and develop a shared vision to meet the overall goals of the community.

County Planning and Area Wide Planning

A key factor in formulating a set of local goals and objectives is the planning conducted at the county level. Typically, a county-wide comprehensive plan establishes a broad framework for the future growth and development of the county. As mandated by the Pennsylvania Municipalities



¹ P. Lusk, J. A. Rivera, F. O. Sargent, M. Varela, (1991) *Rural Environmental Planning for Sustainable Communities*, Island press, Washington, D. C., p. 5

Planning Code (MPC), the Pike County Planning Commission and Board of Commissioners adopted the first county-wide comprehensive plan in 1993, and adopted an updated plan in 2006. The Pennsylvania Municipalities Planning Code §301.4, states *municipal comprehensive plans which are adopted shall be generally consistent with the adopted county comprehensive plan*. This *Porter Township Comprehensive Plan* should strive to maintain consistency with the recommendations of the *Pike County Comprehensive Plan* to the extent that the *County Plan* is not untenable in terms of the key provisions of the *Plan*.

Another test of consistency for this plan will be addressed in terms of the plans of neighboring municipalities along with the plans of other public entities and community organizations providing community facilities and services and dealing with growth and development issues. The East Stroudsburg School District is a good example of such an entity.

A Guide and Policy Statement

This *Comprehensive Plan* is intended to serve as a means of addressing the future growth and development of the Township by identifying key issues and establishing goals and objectives. The community planning process is also aimed at fostering cooperation between Pike County and the Township as envisioned by §306 of the Pennsylvania Municipalities Planning Code which states, *both the county and the municipality shall each give the plan of the other consideration in order that the objectives of each plan can be protected to the greatest extent possible*.

The following goals and objectives were developed by local officials based on the planning process. The goals and objectives are intended to serve the Township as a guide and policy statement for land use management and community facilities and services decision making. Any significant action taken by a local municipality, be it the adoption of a zoning ordinance amendment or the improvement of a municipal building, should be evaluated in terms of the community's goals and objectives. In addition, community planning and land conservation and development management is an on-going process, and the Township must periodically evaluate the goals and objectives to ensure that they adequately reflect current community conditions and the expectations of residents and officials.

General Community Development Objectives

This statement of the General Community Development Objectives is intended to set the overall tone for the *Comprehensive Plan* and its implementation. More detailed goals and specific objectives for particular aspects of the community follow in a later section.

Cooperation - To use the comprehensive planning process to explore the potential for cooperation between the Township and other municipalities and the County on growth and development issues of area wide concern.

Internal Coordination - To strive for coordination between policies, plans, and programs in the community through cooperation among governing officials, appointed boards, community interest groups, and residents.

Public Information - Achieve greater awareness, understanding and participation of residents with the recommendations in the *Comprehensive Plan* via an active public information process with such methods as a web site, newsletter, and public meetings.

Use of Land - To achieve the best use of the land within the while allowing for

reasonable residential and commercial development. The focus will be on the preservation the environment and open space. This will ensure that the varying uses of land will complement one another and thus improve the economic, social, and aesthetic character of the overall community.

Range of Land Uses - To allow a range of residential and commercial uses at appropriate locations and establish performance standards through zoning to ensure that such uses do not unduly affect adjoining properties or the public health, safety and general welfare and are consistent with the historic and gateway character of the communities.

Population Density - To establish realistic population densities in order to ensure health standards, privacy and open space and in order to allow for the provision of community facilities and services in the most convenient and efficient manner.

Streets and Roads - To maintain and improve the street and road system for better internal circulation and to protect residential neighborhoods from through traffic.

Facilities and Services - To provide the necessary community facilities and services to meet the needs of increased development and the increasing and changing population.

Environmental Protection - To guide the location of future development and establish performance standards to minimize negative impacts (*externalities*) on the natural and community environment.

Housing - To provide the opportunity for a wide-range and variety of housing types at reasonable densities to meet the needs of all residents; newly-formed households, growing families and senior citizens.

Economic Development - To provide, within the context of overall community conservation, the opportunity for local business and strengthen the area economy by encouraging well-planned commercial, industrial, residential, and recreational growth which will provide for local employment, shopping facilities, and recreational opportunities which in turn will strengthen the local tax base.

Monitoring - To update and revise planning goals and objectives, and the operational tools necessary for implementation, in light of new data and changing conditions, and to meet a changing population, both current and new residents, in concert with maintaining small town character and quality environment

GOAL 1

Maintain the Township's existing rural-woodland character and quality lifestyle; and, conserve open land and forest land as important elements of the local recreation-tourism based economy.

The Township's physical environment, regional location and past development practices have shaped and maintained its character as a rural-woodland community with limited commercial development. Aside from recreation and tourism, timber harvesting continues to be the primary economic activity associated with the expanse of woodland in the Township. Agriculture has never played an important economic role in the Township and there are now no active farms.

Open land was the cornerstone of the foundation of the area when its earliest settlers arrived, and has played a key role in the growth and development of the Township. Without this open land and the natural resources it offered the character of the Township would be dramatically different. Maintaining open land and the quality lifestyle associated with it is key to the future of the area. The large privately owned parcels of land, the extensive participation of the owners of those properties in the Act 319 Clean and Green preferential assessment program, and the few residential subdivisions clearly document the importance of forestry and open land in general as an element of the Township's existing character, and future expectations for land conservation. Porter Township is perceived as an attractive community offering a high quality of life. Future development must be controlled and managed with an overriding concern to sustain the Township's community character.

Porter Township is perceived as an attractive community offering a high quality of life. Future development must be controlled and managed with an overriding concern to sustain the Township's community character.

OBJECTIVES:**Open Land and Rural Character****Preserve and conserve forest land, open space, significant natural features and sensitive land areas to maintain rural character.**

- Important Areas - Identify and prioritize areas important for preservation.
- Connections - Form a connected network of open space to facilitate natural resource and habitat protection and passive recreational opportunities (e.g., trail networks) with particular attention to connection with public lands.
- Innovative Conservation Methods - Evaluate more progressive means of open land preservation including purchase of conservation easements and transferable development rights, especially in cooperation with the Pike County office of Community Planning and the Scenic Rural Character Preservation Board, and conservancy and land trust organizations.
- Conservation Design - Consider requiring the use of *conservation subdivision design* to cluster residential development away from important natural, historic, scenic and cultural features, and preserve the resulting open space.
- Clean and Green - Encourage continued use of Act 319 *Clean and Green* as a means of forestalling development.

Note About Open Space

The preservation of open space is a common thread of this *Comprehensive Plan*. Open space is land which has not been developed for a constructive or productive use and is intended for environmental and natural resource protection, scenic, or recreational purposes. Open space may include, for example, woodland, wetlands, watercourses, reverting farmland, and floodplain. In the case of a development project, open space may include passive recreation areas such as ballfields, lawns and buffer areas. Agricultural land is certainly open land, but not truly open space because it is in fact highly developed for crop and livestock production.

Commercial Uses**Ensure consistency of commercial uses with existing community character.**

- Performance Standards - Apply zoning performance standards to address noise, lighting, outdoor storage, and other potential effects as well as ensuring appropriate landscaping and signage.
- Commercial Design - Develop guidelines for commercial building design, landscaping and parking that will ensure high aesthetic quality and while meeting basic development needs.
- Location and Scale - Carefully control the location and scale of commercial establishments while recognizing the importance of such development to the convenience of local residents and the tax base.
- Tourism and Recreation - Provide for tourism and recreation related businesses in all areas where conflicts with existing residential uses will not occur.
- Forestry Enterprises - Do not overly restrict forestry enterprises with unnecessary zoning regulations.

GOAL 2

Conserve streams, lakes and other natural resources and open space and use the resources in a way to sustain the area's economy.

Without careful planning and management, the use of the natural resources and sensitive environmental areas in the Township can lead to the decline of community character and the quality lifestyle it affords, with eventual direct threats to the environment and public health and safety. Of special concern are lakes, streams, ground water, forest and soil resources. If the quality of the area's natural resources are diminished, the quality of life and the local economy will suffer.

Pecks Pond, Porters Lake, Pickerel Lake, Blue Heron Lake, Lake Minisink, Little Mud Pond, Saw Creek Pond, Twelvemile Pond, Bushkill Creek and Saw Creek, along with other water bodies, have long been key ingredients of the Township's character and economy. These water bodies have long been associated with recreation in Porter Township and good surface water quality must be maintained to sustain their value to the Township and region. Watercourses also carry flood waters, and this capacity must also be considered.

OBJECTIVES:**Conservation and Sensitive Natural Areas**

Conserve open land, including those areas containing unique and sensitive natural features such as woodlands, steep slopes, streams, flood plains and wetlands, by setting them aside from development.

- Identification Identify sensitive natural areas such as wetlands, groundwater recharge areas, woodlands, steep slopes, poor soils and flood plains, and adopt regulations to protect such areas by requiring resource sensitive development.
- Critical Resource Areas - Promote the conservation of open space within the Township and the County and actively promote the long-term preservation and maintenance of valuable natural resource areas through public negotiated acquisition, private dedication of easements, and other cooperative efforts.
- Land Use Ordinances - Evaluate and develop land use ordinances in terms of effects on natural resources with the goal of maintaining open space to the greatest extent possible while allowing a reasonable density of development.
- Development Standards - Maintain up-to-date standards in Township ordinances for storm water control, soil erosion and sedimentation control, sewage disposal, solid waste disposal and other environmental concerns.
- Development Incentives - Implement adopted municipal policies to conserve a variety of irreplaceable and environmentally sensitive resource lands, including provisions for reasonable incentives to create a greenway and trail system for the benefit of present and future residents.

The purpose of conservation: The greatest good to the greatest number of people for the longest time.
- Gifford Pinchot

I recognize the right and duty of this generation to develop and use our natural resources, but I do not recognize the right to waste them, or to rob by wasteful use, the generations that come after us.
- Theodore Roosevelt

If we learn, finally, that what we need to "manage" is not the land so much as ourselves in the land, we will have turned the history of American land-use on its head.
- Gaylord Nelson, Founder of Earth Day

- Conservation Design - Use of *conservation subdivision design* to cluster residential development away from important natural, historic, scenic and cultural features, and preserve the resulting open space.
- Transferrable Development Rights - Use transferrable development rights to direct development to locations with adequate infrastructure and enable conservation-minded landowners to preserve their properties.
- Area Wide Cooperation - Coordinate environmental preservation efforts with neighboring jurisdictions, and establish an action plan targeting environmental concerns that require a regional approach.
- Small Business - Encourage home occupations and small businesses as a means of allowing the owners of large parcels to realize economic gain thereby forestalling the development of open land.
- Economic Development - Encourage local economic development groups to make natural resource protection an integral part of all promotion efforts.

Water Supply and Surface Water

Protect the supply and quality of drinking water and protect surface water quality.

- E & S Control - Reduce erosion and sedimentation by requiring compliance with DEP regulations
- Stormwater - Adopt an up to date stormwater ordinance to control runoff through the use of best management practices.
- Water Quality - Consider the impacts of residential and nonresidential development on water quantity and quality and encourage the use of best management practices.
- Waterfronts - Consider adopting use regulations applicable to waterfront land recognizing that Article VI of the Pennsylvania Municipalities Planning Code enables local municipalities to adopt zoning ordinances which *may permit, prohibit, regulate, restrict and determine uses of land, watercourses and other bodies of water.*
- Sewage Disposal - Monitor the effectiveness of on-lot sewage disposal systems and evaluate central sewage disposal as a means of correcting any widespread problems.
- Well Ordinance - Apply well construction standards with a well ordinance in areas not served by community water supply.
- Community Water Supplies - Apply well head protection standards to maintain good drinking water quality.
- Floodplain - Use land use controls to direct new residential and commercial development away from floodplain to areas where land is adequate to provide facilities necessary to support development and flood damage is minimized.
- State Agencies - Work with the Pennsylvania Fish Commission, the Pennsylvania

Department of Environmental Protection and other agencies to identify and address water quality and public safety issues.

Wildlife Habitat**Protect critical wildlife habitat areas.**

- Pike County Natural Areas Inventory - Protect sites of rare, threatened, and endangered species as identified in the Pike County Natural Heritage Inventory (formerly Natural Areas Inventory).
- Forest - Conserve large forested areas that provide habitat.
- Corridors - Protect wildlife corridors, consisting of networked open space areas and stream corridors.

Ridge Lines and Scenic View Sheds**Conserve ridge lines and scenic view sheds.**

- Development Standards - Consider measures that will preserve the characteristics of important ridge lines and scenic view sheds by limiting the amount and type of clearing associated with development.

GOAL 3

Develop a Township land use plan that integrates all aspects of growth and development including residential, commercial, industrial and open space.

Land use management is a complex process that depends on the interrelationship of a number of factors including the historic development pattern, regional location, demographics, the regional economy, the transportation network, and soils and land capability. Most of these factors are beyond the control of local municipalities. However, this *Comprehensive Plan* gives the Township the opportunity to work together provide the foundation to manage the growth and development of the community using innovative land use management ordinances, careful programming of public facilities, and active participation of residents.

A healthy economy fosters a healthy community by providing business development and employment opportunities. Given the historical development pattern of the Township with limited commercial development, residents rely on the greater Pike County area, Hawley, Scranton, and the East Stroudsburg/Stroudsburg area for employment, shopping and personal services. Local government may choose to not take a direct role in economic development, but can institute land use control and development policies that have a positive effect on the local economy and tax base, while addressing community conservation concerns. Recreation and tourism and forestry enterprises continue to be important to the Township economy and steps should be taken to sustain these activities.

OBJECTIVES:**Incompatible Uses****Provide adequate separation between incompatible land uses.**

- District Location - Evaluate the location of zoning districts relative to one another.
- Commercial - Evaluate the allowed uses in commercial zoning districts and encourage retail, office, and service uses.
- Industrial - Create a separate zoning district for industrial manufacturing, warehousing, and similar high impact uses.
- Setback/Buffers - Provide appropriate setbacks and buffers between land uses.
- Landscaping - Provide landscaping along road frontages in commercial and industrial areas

Residential**Encourage the development of livable communities and preserve existing neighborhoods.**

- Open Space Access - Create neighborhoods with direct visual access to open land,

Rampant land conversion is a first consequence of the way Pennsylvania is growing. Quite literally, development-as-usual is consuming the Commonwealth's traditional rural landscape of farmland, forests, wetlands, and open spaces. Overall, Pennsylvania developed some 1.14 million acres, or 1,800 square miles, of fields, open space, and natural land between 1982 and 1997 – the sixth-largest such conversion after Texas, Florida, Georgia, North Carolina, and California.

This also means that fully one-third of all the land that the Commonwealth has ever urbanized since its founding was developed in just 15 recent years. Put another way, over those 15 years the state consumed land at a rate equivalent to 209 acres a day, or 9 acres an hour, every hour.

Source: *Back To Prosperity, A Competitive Agenda for Renewing Pennsylvania*, p. 47.

with amenities in the form of neighborhood open space, and with a strong neighborhood identity.

- Diversity - Provide for a diversity of lot sizes, building densities, and housing choices to accommodate a variety of age and income groups and residential preferences, so that the community's population diversity may be maintained.
- Landowner Development Options - Provide multiple development options for landowners in order to minimize impacts on environmental resources (sensitive lands such as stream corridors, wetlands, flood plain, and steep slopes) and disturbance of natural or cultural features (such as mature woodlands, hedgerows and tree lines, critical wildlife habitats, historic buildings, and fieldstone walls)..
- Design - Provide greater design flexibility and efficiency in the siting of services and infrastructure, including the opportunity to reduce length of roads, utility runs, and the amount of paving required for residential development.
- Residential - Eliminate incompatible uses in residential districts.

Commercial

Promote innovative forms of commercial development that are in harmony with the rural-recreational character of the community.

- Standards - Adopt, monitor and update commercial and industrial development standards to protect the public health, welfare and safety, to preserve community character, and to minimize conflicts with the tourism-recreation trade by controlling such activities as noise; outdoor manufacturing, processing and storage; lighting; and other potential effects.
- Scale - Provide opportunities for innovative and community-scaled retail commercial use as opposed to strip commercial development.
- Services - Facilitate community service uses such as a pharmacy and medical center.

Economic Development

Expand the Township's existing economic base by exploring economic development opportunities consistent with and building on the existing rural-recreational character in order to strengthen the existing general and tourist economy, create employment opportunities and generate tax revenue.

- Tourism - Support the efforts of the Pike County Chamber of Commerce and the Pocono Mountains Visitors Bureau to maintain and promote tourism.
- Location - Welcome new commercial and industrial development to areas of existing similar development and where community facilities are adequate so that the development is compatible with existing land use and community character.
- Home Occupations - Encourage local economic viability by allowing home occupations consistent with residential districts and small businesses consistent with recreation and tourism and the overall community character.
- Economic Development - Recognize the importance of the regional economy and cooperate with local business development organizations to promote commercial

development which builds on community assets and which will not compromise the quality of life.

- Government Efficiency - Continue to maintain an efficient government and keep taxes low as an incentive for economic development.
- Existing Business - Support the continued development and possible expansion of existing businesses providing local employment and contributing to the tax base.

GOAL 4**Provide for secure and sound housing in a variety of types and densities.**

Families and individuals of all income levels reside in Porter Township and need continued access to decent and affordable housing with proper community facilities. Demand for housing by higher income families buying vacation homes or moving to the Township from metropolitan areas has increased the cost of housing beyond the means of many local families. The special needs of young families looking for their first home and senior citizens on fixed incomes must be addressed.

The Pennsylvania Municipalities Planning Code requires *a plan to meet the housing needs of present residents and of those individuals and families anticipated to reside in the municipality, which may include conservation of presently sound housing, rehabilitation of housing in declining neighborhoods and the accommodation of expected new housing in different dwelling types and at appropriate densities for households of all income levels.*

Zoning must provide for housing of various dwelling types encompassing all basic forms of housing, including single-family and two-family dwellings, and a reasonable range of multifamily dwellings in various arrangements, mobile homes and mobile home parks.

OBJECTIVES:**Current Residents****Meet the housing needs of current Township residents.**

- Sound Housing - Encourage preservation of presently sound housing.
- Rehabilitation/Reuse - Encourage the rehabilitation and adaptive reuse of existing older homes which typically are larger and more difficult to maintain, especially for individuals on fixed incomes.
- Housing Programs - Encourage participation in all county, state and federal housing rehabilitation and assistance programs to ensure residents receive full benefit from such programs.
- Condition - Consider the adoption of an ordinance to regulate nuisances and safety hazards associated with dilapidated and dangerous structures.

Housing Growth**Accommodate anticipated housing growth in appropriate locations, at appropriate densities, and with suitable amenities.**

- Density - Provide for varying densities suited to the Township's character and landscape.
- Multi-Family - Allow multi-family dwellings in conservation design in all zoning districts at the same density as single-family dwellings.
- Amenities - Provide for recreation and open space amenities within residential developments.
- Design Standards - Require all residential development to meet adequate design standards and provide proper community facilities via the Subdivision and Land Development Ordinance.
- Facility Maintenance - Require in the Subdivision and Land Development Ordinance the continued ownership and maintenance of all improvements and

facilities associated with residential development.

Types and Affordability**Provide a diversity of housing types and affordability levels.**

- Senior Housing - Encourage the development of nursing homes, adult care centers, assisted living facilities and other housing types which provide amenities that are attractive to retirees.
- Type and Density - Allow residential development of various types in suitable areas at a density sufficiently high to moderate the land cost of the increasing cost of housing, while requiring adequate off street parking, water supply and sewage disposal.
- Fair Share - Ensure that the Township provides its required *fair share* of housing
- Gated Alternatives - Promote alternatives to private, gated communities.
- Innovative Design - Advocate conservation design, village style or traditional neighborhood development.
- Incentives - Consider density and design incentives to encourage the development of age-restricted and affordable housing.

GOAL 5

Ensure that community facilities and services are provided to meet the needs of the Township.

Residents rely on community and public facilities and services to meet their transportation, educational, water supply, sewage disposal, police protection, emergency response, recreation and other daily living need. Municipalities do not, and cannot, provide all the facilities and services demanded by residents, many such services being provided by other levels of government or volunteer organizations. Nevertheless, without diligent and ongoing attention to the operation and maintenance of existing facilities and services, and planning for new facilities and services, a municipality can fall short in adequately serving its residents.

Community facilities and utilities should be considered resources with limited capacities that are to be provided in appropriate places to support and implement a multi-municipal comprehensive plan. The location of certain key facilities, including water, sewer, schools, and roads, are often essential to providing the necessary services to accommodate more intensive residential and nonresidential development. Conversely, these services will facilitate unintended development in areas, such as important farming areas or areas with limiting natural resources, where growth may not be appropriate. The location of other services, facilities, and utilities should be considered in relation to their ability to support or conflict with the land use planning for the multi-municipal area. The land use planning should facilitate the efficient and economic provision of public, quasi-public, and privately provided community services wherever possible.

Source: *Planning Beyond Boundaries*, p. 3-18.

OBJECTIVES:**Facilities and Services**

Maintain existing public facilities and services and plan carefully for new public facilities and services.

- Maintenance - Provide necessary maintenance of existing municipal buildings, equipment and other community facilities to extend the useful life and forestall unnecessary capital expenditures.
- Efficiency - Manage all municipal facilities and services efficiently and effectively.
- Capital Improvements Program - Systematically identify the need for local municipal community facilities and services, including useful life replacement of existing facilities, and develop a capital budget to meet the needs.
- Infrastructure Needs - Encourage the County to take the lead with area municipalities to coordinate planning for the infrastructure needs of Pike County.
- Cooperation - Encourage and participate in any area intergovernmental cooperation efforts for community facilities planning and economies of scale for joint purchasing, recreation and other facilities and services.
- Cable/Internet Access - Work with Blue Ridge Cable, Verizon and other providers to ensure universal access to cable television service high-speed (256 KBPS or higher) internet service.
- Cellular Telephone - As a matter of public safety, work with cellular communications providers to ensure the entire township is adequately served with 3G service, including the federally mandated locating abilities for mobile phone users within the bounds of the zoning ordinance relative to tower location and antenna collocation.

- Child Care / Elder Care - Monitor the need for additional child care and elder care facilities and work with community organizations to meet any identified needs.
- Urgent Care Service - Encourage the County and regional health care providers to develop urgent care facilities to bridge the gap between doctors and emergency rooms to better use health care resources.

Emergency Services

Protect the Township with effective emergency services.

- Expanded Service - Identify isolated and under served areas and assess the need for expanded or additional fire and ambulance stations.
- Volunteer Organizations - Acknowledging the critical importance of such groups to the community, encourage and continue to support volunteer fire, ambulance and other public service organizations.
- Police Protection - Continue to rely on the State Police, but monitor the need for local police protection.

Water Supply and Sewage Disposal

Ensure adequate water supplies and sewage disposal facilities.

- Well Ordinance - Apply well construction standards with a well ordinance in areas not served by community water supply.
- Community Water Supplies - Apply well head protection standards to maintain good drinking water quality.
- Sewage Disposal - Monitor the effectiveness of on-lot sewage disposal systems and evaluate central sewage disposal as a means of correcting any widespread problems.
- On-Site Sewage Systems - Ensure that on-site sewage systems are maintained, and that failing systems are repaired and new systems are installed in accord with DEP standards.

Storm Water

Improve Stormwater Management.

- Existing Problems - Evaluate storm water management facilities and develop a plan to address existing problems.
- Improvements - Include require stormwater management improvements in the capital improvements program.
- Innovate Controls - Incorporate innovative stormwater management techniques into new development.
- Education - Address existing problems with stormwater runoff through outreach and education of landowners

New Development

Ensure that an adequate and safe water supply system, a proper sewage disposal system, well designed and constructed roads, stormwater management and other facilities are provided by developers as part of any residential development.

- SALDO - Periodically update the Subdivision and Land Development Ordinance to include standards to ensure most current and sound development practices.

GOAL 6**Establish and maintain an adequate road system to safely and efficiently move people and goods.**

Safe and well maintained roads are vital to all communities, serving not only as the means of travel within the community, but as the direct link to the region and beyond. State Route 402 runs north and south through Porter Township, and serves as the major Route in the Township. The Township has direct jurisdiction over 6.21 miles of the roads in the community, being responsible for improvements and maintenance, with the more heavily traveled routes owned and maintained by the State totaling 20.13 miles. About five miles of Township roads are paved with the balance gravel and all are not designed to carry large volumes of traffic or bear the weight of large numbers of commercial truck traffic. The Township owns and maintains two small bridges on Snow Hill Road. Local officials must plan carefully to ensure adequate funding for the improvement and maintenance of locally-owned roads.

Land use management tools must consider the capacity of roads, directing commercial and higher density development to areas served by roads capable of carrying increased traffic and the trucks necessary to serve resort and other commercial establishments.

Circulation - Planners typically talk about "circulation" rather than transportation because circulation (getting around) is the goal of the citizens they serve, whereas transportation is just a method of achieving that goal. A good circulation plan includes more than streets and roads – it includes means of pedestrian and bicycle circulation and, in many communities, some form of mass transportation.

Although good circulation plans involve more than roads, the starting point for an existing conditions analysis of circulation is a map of streets and highways in the community.

Source: *Community Planning, an Introduction to the Comprehensive Plan*, p. 80.

OBJECTIVES:**Classification****Inventory and classify according to function all public roads and bridges, and assess maintenance and safety concerns and the improvements needed.**

- Road Task Force - Participate in the Pike County Road Task Force to address regional traffic impacts and highway improvement needs.
- Planning - Actively participate in all County and PennDOT highway planning programs.
- Improvements - Identify key intersections and other problem areas, and plan for improvements.

Local Actions**Develop a coordinated Township program to maintain an adequate capacity of the road network.**

- Development Location - Limit higher density and higher traffic impact development to areas with adequate highway capacity.
- Highway Occupancy Permit
 - Require as part of zoning approval for new or expanded uses, the issuance of a highway occupancy permit by the Township or PA DOT, as appropriate.
 - Maintain an up-to-date Township road occupancy ordinance setting standards for driveway access to Township roads and storm water and utility

improvements within the Township road right-of-way.

- Parking and Access - Require adequate off-street parking and loading, limit curb cuts, and require well designed access points.
- New Development - Maintain up-to-date standards for construction of new subdivision roads.
- Road Linkages - Include the consideration of through road connections as part of the development review process.
- Improvements Program - Develop a local road and intersection maintenance and capital improvements program.
- Road Dedication - Continue the policy of not accepting development roads for public dedication unless the road serves a clear benefit that accrues to the public as a whole and not only residents of the development.
- Official Map - Using an official map, establish and reserve public street alignments and adequate rights-of-way for planned street improvements.

Pedestrians and Bicyclists **Consider the needs of pedestrians and bicyclists in all transportation planning.**

GOAL 7**Protect historic resources as an important part of the character of the Township.**

A number of historic sites and structures are found in Porter Township, ranging from residences and outbuildings to a school. Buildings were erected as part of a growing community, and although many of the early structures are now gone, the many which remain add tremendously to the character of the community. In addition to buildings, stone walls and fences are significant historic features throughout the Township. Originally an integral part of early agricultural practices, stone wall and fences are now being incorporated into home design and as the prime feature in landscaping. The preservation of historic buildings and other features, and encouraging new development to be consistent with the existing historic character are critical to the future of the community.

Pennsylvania has more than 100,000 historic resources identified by the National Register of Historic Places. Thousands more could be identified across the state, in cities, towns and villages, and rural areas. This rich heritage is under threat-from abandonment and demolition of decaying urban building stock, destruction of rural landscapes and prime farmland for housing and business, and highway construction to accommodate the tidal wave of trucking and passenger traffic. As with our natural resources, we must strengthen our values and develop strategies to maintain our historic resources. Historic resources are worth saving. Without these resources, communities would lose their integrity, identity, and their attractiveness to newcomers. The goal is to strike a balance between development and saving what's important to the community's past.

Source: Better Models for Development in Pennsylvania, p. 83.

OBJECTIVES:**Historical Society**

Work with the Pike County Historical Society to promote historic preservation in the Township.

- Historical Society - Consider the creation of a local historical society.

Identify and Evaluate

Develop an inventory of historic resources and evaluate the resources for register status.

- Historic Register - Based on the historic resources inventory, create a local historic register and consider nomination of qualifying structures and places to the National Register of Historic Places.

Adaptive Reuse

Encourage the adaptive reuse of historic resources.

- Adaptive Use - Allow the adaptive use of large older homes to enable owners to adequately maintain the structures.

Design Guidelines

Develop guidelines for residential and commercial development to encourage historically sensitive design.

Education

Educate property owners on the significance and value of historic resources, and of the opportunities for their preservation.

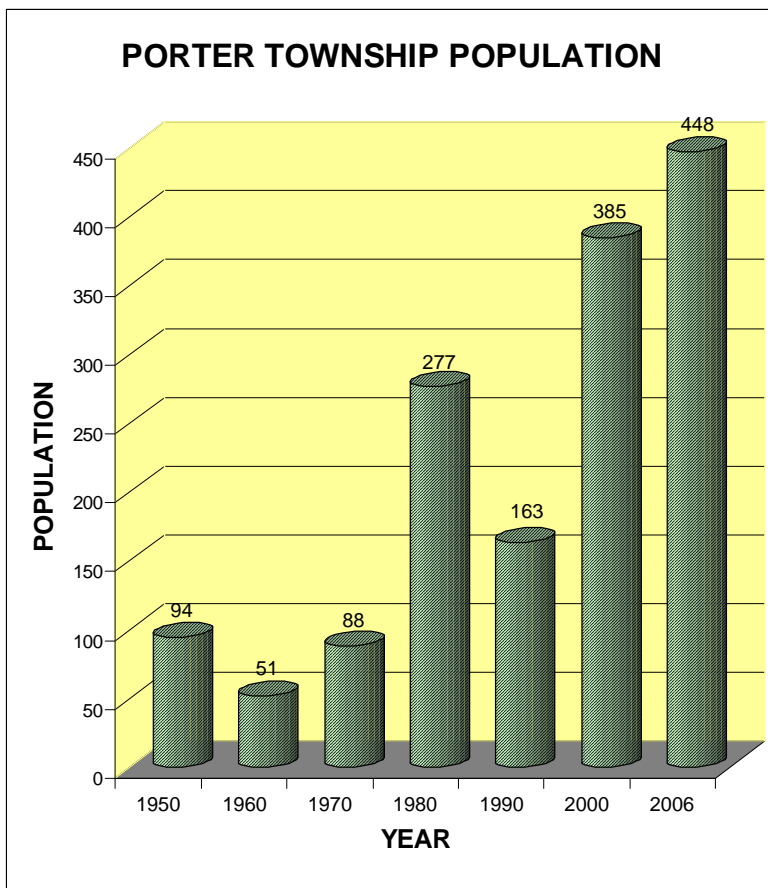
Funding

Identify funding sources for historic preservation.

FINDINGS AND SUMMARY OF ACTIONS

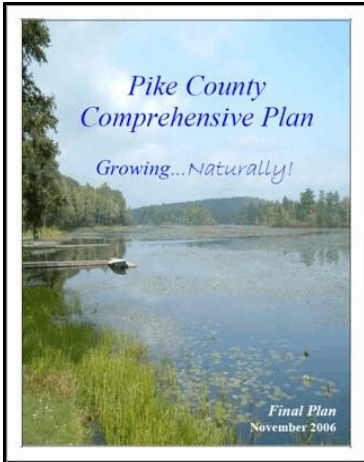
FINDINGS: DEMOGRAPHICS AND ECONOMIC BASE

- ☞ Porter Township experienced slow and steady growth since 1960, with the Census reported decrease between 1980 and 1990 appearing to be a counting error.
- ☞ The Township population increased from 51 persons in 1960 to 385 persons in 2000, and was estimated at 448 in 2006, and is projected to surpass 500 by 2010.
- ☞ Provided the status of private open lands and state land does not change, the potential for long term dramatic population increases are much more limited than in many other municipalities in the County.
- ☞ Population density will remain very low given the extent of Commonwealth and private open land ownership.
- ☞ The age of a community's population is important in terms of the types of community facilities and services which must be provided.
- ☞ Associated with the increasing number of residents, the proportion of children and seniors in the Township increased between 1990 and 2000.



- ☞ The number of second homes in the Township decreased from 796 in 1990 to 724 in 2000, which is evidence of an increasing permanent population.
- ☞ At 33.7 minutes, the average time for Township residents to travel to work the fourth highest documents the link of employment to Pike County and the region, as well as nearby metropolitan areas.
- ☞ The 2000 Census reported that the greatest proportion of employed persons from the Township worked in the *arts entertainment, recreation, accommodations, food, the education, health and social services, and the retail* sectors which reflects the national trend toward a service economy and the local tourism and recreation based economy..
- ☞ As a whole, in 1999 Township resident median incomes were somewhat lower than Pike County and the Commonwealth, but per capita incomes were somewhat higher.
- ☞ The poverty rate in the Township increased from 1.2% in 1989 to 3.2% in 2000.

FINDINGS: PLANNING AND DEVELOPMENT IN PIKE COUNTY, CONTIGUOUS MUNICIPALITIES AND THE REGION



- ☞ The *Pike County Comprehensive Plan Update* was adopted in 2006 with the intent to set Countywide planning goals and priorities, develop partnerships, and enhance the quality of life for the residents of the County, and as a guideline for municipal plans and regulations.
- ☞ The *County Plan* notes that each municipality retains the right to prepare multi-municipal or individual municipal plans; to control zoning within its boundaries, whether through individual zoning ordinances or a joint zoning ordinance; and to regulate subdivision and land development, and retain their autonomy.
- ☞ As required by the Pennsylvania Municipalities Planning Code, Township planning is generally consistent with County planning.
- ☞ The contiguous zoning districts of adjoining municipalities are largely consistent with those of Porter Township.
- ☞ No significant inconsistencies are anticipated between the plans of adjoining municipalities and this *Plan*.
- ☞ The Northeastern Pennsylvania Alliance serves as a planning and development information source and funnel for grants and special projects for Porter Township and Pike County, but has no municipally authorized regional planning power.

FINDINGS: LAND USE

EXISTING LAND USE		
CATEGORY	ACRES*	%
Residential	1,000	2.67%
Commercial	5	0.01%
Agricultural	0	0.00%
Private Forest Land	13,600	36.26%
Public Forest Land	22,900	61.06%
TOTAL	37,505	100.00%
*estimates based on assessment records		

- ☞ The challenge in developing a land use plan for Porter Township is to provide for the essential economic growth and development of the Township while concurrently conserving its scenic and natural environment and natural resources.
- ☞ The environmental quality, scenic beauty and proximity to metropolitan areas of Porter Township are key factors affecting growth and development.
- ☞ The Township area totals 58.6 square miles or 37,500 acres.
- ☞ Timbering, subsistence farming and milling served as the base for the initial settlement and early economic development of the Township and forest land remains the predominate feature of the landscape.



- ☞ State Forest Land accounts for some 22,900 acres in the Township, or 61% of the total area.
- ☞ Dwellings in the Township are concentrated in a number of platted private residential subdivisions, with Hemlock Farm the largest, and on individual lots located along public roads.



PPL Transmission Line, Porter Township

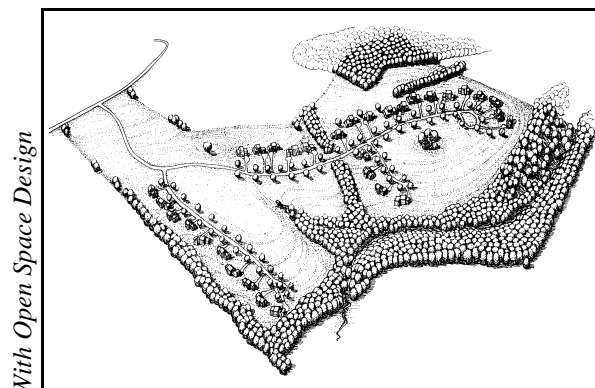
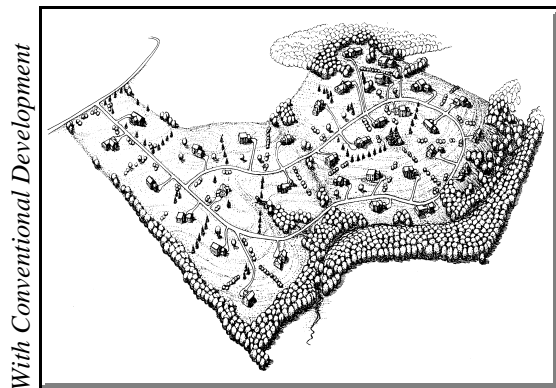


- ☞ In 2000, the 725 seasonal dwellings in the Township, which included the 480 cabins on state land, represented 78% of the 926 total units.
- ☞ Taken as a whole, commercial establishments in Porter Township represent only a fraction of the total land area and is comprised of several retail/service establishments dependent on the tourism economy.
- ☞ The PPL Susquehanna-Roseland transmission line project in Porter Township follows the existing right-of-way across State Forest Land and other undeveloped lands and this *Plan* calls for no specific action.
- ☞ The area tourism economy is largely dependent on the forest land and good stream and lake water quality.
- ☞ The Township must be prepared to manage whatever development is proposed by adopting, administering and updating the necessary land use management regulations.
- ☞ Without careful planning and land use control, growth will certainly change the rural landscape of the Township by fragmenting forest lands and increasing demand for community facilities and services.
- ☞ The Township has adopted a subdivision and land development ordinance and a zoning ordinance, and has amended each as needed over the years to meet current development management needs.
- ☞ Porter Township’s future land use, environmental quality and community character will evolve in response to the actions of community leaders and active citizens combined with the forces of the local and regional economy, and the demand for land and community facilities and services.
- ☞ Many large privately owned tracts of land exist throughout the Township, some owned by hunting clubs. As land values rise the likelihood of development of these properties increases. Local officials should consider an outreach effort and partner with landowners and local conservation organizations to preserve these properties.
- ☞ The Township has an opportunity to supplement open space areas by working with private interests that own properties in optimal locations (enabling the creation of open space and trail networks) or that contain valuable resources.
- ☞ Taking a regional approach to economic development and using natural resources and promoting tourism will provide the greatest opportunity for sustaining the Township’s rural character and regional economy.

Note About the Summary of Actions

The timing of actions is an estimate and may change, or actions may not be undertaken, depending upon available funding and staff resources. Much of the work of carrying out the Plan, the assessment of the accomplishment of goals and objectives, and the periodic Comprehensive Plan review can be accomplished by the Planning Commission and citizen volunteers who are appointed to special committees or task forces along with Township officials. These groups can provide evaluations and recommendations to the Board of Supervisors for action.

LAND USE SUMMARY OF ACTIONS			
#	ACTION	RESPONSIBILITY	TIMING
1	Future Land Use - Conserve the Township’s rural-recreational landscape, including timbering, and protect the natural environment. Concurrently encourage smaller scale retail and service establishments, while looking to the region for major shopping and service needs.	Planning Commission Supervisors	ongoing zoning
2	Zoning Districts Affirmed and Updated - The future land use plan is based on the affirmation of the current zoning districts with the caveat that the Township will periodically evaluate the effectiveness of the districts, the range of uses in each district, and the need for additional opportunities for commercial and light manufacturing development.		
RESIDENTIAL			
3	Zoning Districts - Provide protection for residential areas by maintaining separate residential and nonresidential zoning districts, applying environmental, development and operational performance standards to commercial and industrial uses, and establishing increased lot sizes, setbacks, and buffers where such uses adjoin residential development.	Planning Commission Supervisors Zoning Officer	ongoing zoning
4	Higher Density - Allow higher density residential development only in areas where community water supply and community sewage disposal is available.		
5	Conservation Design - Encourage the use of zoning and subdivision and land development ordinance provisions to effect conservation design development to conserve open land, conserve sensitive natural areas, preserve historic resources and maintain community character.		
6	Mix of Housing Types and Commercial - Provide for a mix of housing types (and sometimes commercial uses) within development projects as a means of more efficient use of land and conserving open space.		
7	Home Occupations - Allow a reasonable range of home occupations consistent with residential neighborhoods.		
8	Require Conservation Design - Consider requiring conservation design in certain districts and/or areas as a means of conserving open space.	Planning Commission Supervisors	2 years
9	Residential Overlay District - Consider creating a zoning overlay district that would automatically apply residential zoning use standards to new subdivisions.		



LAND USE SUMMARY OF ACTIONS			
#	ACTION	RESPONSIBILITY	TIMING
NONRESIDENTIAL			
10	Performance Standards - Review and update as needed the nonresidential performance standards to address changing development patterns and ensure community and environmental protection.	Planning Commission Supervisors Zoning Officer	ongoing zoning
11	Reasonable Standards - Do not make standards and the development review process so onerous that commercial and manufacturing development is discouraged.		
12	Site Characteristics - Require nonresidential development to consider the physical characteristics of the site as part of the design in order to protect environmentally sensitive areas.		
13	Site Clearing - Restrict the clearing of vegetation and grading in buffer areas until a development plan has been approved, but provide for timbering the interior of the property.		
14	Location - Allow commercial, manufacturing and institutional land uses only in appropriate districts based on compatibility with surrounding land uses, access potential, and logical extension of utilities.		
15	Route 402 - Commercial, manufacturing and institutional uses require good highway access and should be primarily located along Route 402.	Planning Commission Supervisors	ongoing
16	Tourism and Hospitality Businesses - Encourage tourism and hospitality businesses as <i>clean and green</i> components of the area economy by considering. <ul style="list-style-type: none"> • A resort development floating zone based on a minimum parcel size which would enable a mix of tourism, recreation and residential uses. • Increased density for age restricted or vacation ownership housing which would limit the number of children enrolled in local schools. • Increased density for projects served by central sewage using soil based disposal methods. 	Planning Commission Supervisors	2 years
17	Design Guidelines - Work with the Pike County Planning Office on design guidelines for commercial, industrial, and institutional development to encourage the most efficient use of commercial land and development consistent with community character.	Planning Commission Business Committee Supervisors Pike Planning Office	3 years
18	Landscaping Standards - Work with the Pike County Planning Office to develop updated landscaping standards that will ensure development is consistent with the character of the Township and which will provide adequate buffers.	Planning Commission Business Committee Supervisors Pike Planning Office	3 years
19	Economic Development - Encourage area economic development organizations to include efforts for the retention of existing business, improvement of the small business climate, and the promotion of tourism and hospitality businesses instead of simply committing resources to <i>attracting industry</i> .	Planning Commission Supervisors Business Owners Residents	immediate

LAND USE SUMMARY OF ACTIONS			
#	ACTION	RESPONSIBILITY	TIMING
FORESTRY			
20	Businesses - Provide ample opportunity for the development of <i>value added</i> enterprises that use the plentiful forest resources available in the Township.	Planning Commission Supervisors	ongoing
21	Economic Development - Encourage the local economic development organizations to work with the forest industry to promote and grow forestry related enterprises, particularly in the realm of <i>value added</i> products.	Planning Commission Supervisors Business Owners	immediate
MINERAL EXTRACTION			
22	Zoning - To the greatest extent possible within the limitations of the Planning Code and evolving case law direct mineral extraction operations to suitable areas where impacts will be minimized, adopt standards to ensure that mineral extraction is controlled and include provisions to require coordination with the plan information and standards applied by the Pennsylvania Department of Environmental Protection.	Planning Commission Supervisors Zoning Officer	2 years
23	Roads - Adopt posting and bonding requirements for Township roads to ensure road damage is minimized and corrected by drilling operations.		
LAND CONSERVATION PLANNING			
24	Criteria - Develop criteria for identifying parcels important for preservation.	Planning Commission Supervisors Open Space Committee Pike Planning Office Delaware Highlands Conservancy	3 years
25	Landowner Commitment - Include as a basic tenet that both in-fee or conservation easement acquisition would be on a willing seller basis except in an extraordinary circumstance such as a direct development threat to a critical natural area on a parcel with a high priority.		
26	Important Parcels - Prioritize identified parcels.		
27	Design Flexibility - Provide for flexibility in the design of residential developments with such techniques as conservation design and transferrable development rights.	Planning Commission Supervisors	ongoing
28	Conservation Design - Consider making conservation design mandatory in certain situations such as: <ul style="list-style-type: none"> • On parcels which exceed a minimum size. • In areas identified as important for open space preservation. • On parcels with important natural features. 	Planning Commission Supervisors	2 years
29	Landowner Efforts - Support landowner efforts for private land preservation via conservation easements.	Planning Commission Supervisors Open Space Committee	ongoing
30	Land Trusts - Cooperate with the Delaware Highlands Conservancy and other land trusts on any private conservation efforts in the Township.		
31	Grants - Seek funding from the county and state for land preservation.		
32	Local Funding - Evaluate the possibility of using Township funds for conservation easement acquisition and consider a local municipal referendum on a modest earned income tax and other financing options to fund open space conservation.		
			5-10 years

LAND USE SUMMARY OF ACTIONS			
#	ACTION	RESPONSIBILITY	TIMING
33	Conservation Design Preferred - Consider making conservation design the preferred option for residential development and set density disincentives as a means of encouraging conservation design.	Planning Commission Supervisors Open Space Committee	2 years
34	Agricultural Land Preservation - Cooperate with landowners and the County Agricultural Land Preservation Program in the creation of agricultural security areas and the acquisition of agricultural easements.		ongoing
35	Committee - Form a Township Open Space Committee to conduct education and outreach to encourage landowners to conserve land through conservation easements and other available means.	Supervisors Pike Planning Office Delaware Highlands Conservancy	2 years
OFFICIAL MAP FOR OPEN SPACE AND PUBLIC FACILITIES			
36	Ordinance and Map - Consider an official map and required ordinance in accord with Planning Code Article IV.	Planning Commission Supervisors Open Space Committee	3 years
37	Identified Priorities - Include on the maps needed community facilities and road and intersection improvements, and critical open space areas identified in this <i>Comprehensive Plan</i> .		

Advantages Offered by Conservation Easements:

Private Ownership: The property remains in private ownership and continues to contribute to the local tax base. The landowner may choose to live on the land, sell it, or pass it on to heirs.

Owners Satisfaction: Gives the landowner the satisfaction that the land will remain unchanged.

Flexibility: Easements are flexible and can be written to meet a particular land-owner’s needs while protecting the property’s resources.

Permanency: Most easements are permanent, remaining in force when the land changes hands. The easement holder ensures that the restrictions are maintained.

Tax Reduction: There are significant tax advantages if easements are donated rather than sold.

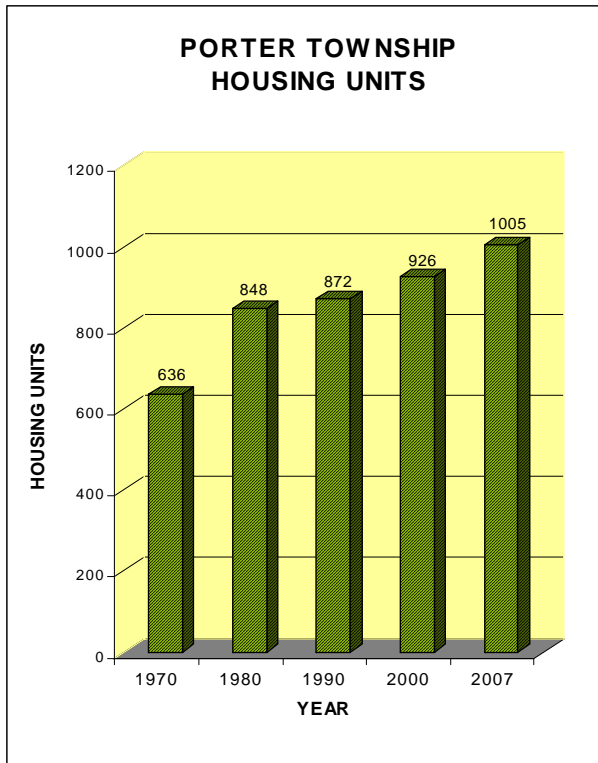
Charitable Taxes: The donation of a conservation easement to a land trust is treated as a charitable gift of the development rights. The donation creates a charitable tax deduction, equal to the value of the conservation easement, on the landowner’s Federal and State income tax returns.

Estate Taxes: Estate taxes are significantly lower, sometimes making the difference between heirs holding onto the family land or selling it to pay inheritance taxes.

Property Taxes: Conservation easements will sometimes lower property taxes, a result of reduced valuation on property subject to the conservation easement.

Minimizes Effect of Development: Minimizes other impacts of residential development such as increased population, traffic, and demand for community facilities and services.

FINDINGS: HOUSING



- ☛ The greatest increase in the number of housing units occurred between 1960 and 1970, much of the increase in Hemlock Farms.
- ☛ Although much of the non-public open land in the Township appears to be stable in terms of long-term ownership, if tax, family or market conditions change, this land holds great potential for development. The many hunting and fishing clubs are good examples.
- ☛ The pace of population growth has exceeded the growth of new housing units. This is likely due to the conversion of seasonal units to permanent housing and larger household sizes as more families move into the Township. According to the Census, the number of seasonal homes in the Township dropped from 796 to 724 between 1990 to 2000.
- ☛ Generally, the age of the housing stock does not appear to be a factor in housing condition and dilapidated housing in the Township is not a widespread issue.
- ☛ According to the 2000 Census, the Township had a higher proportion of homes of greater value than the County and Commonwealth, but home values in the Township varied widely with the highest proportion of homes in the \$100,000 - \$149,000 range.

# Units	Porter Township		Pike County	
2007 estimate	1,005		41,145	
2000	926		34,681	
1990	872		30,852	
1980	848		17,727	
1970	636		10,139	
YEAR BUILT	#	%	#	%
2000-2007 est.	79	7.9%	6,464	15.7%
1999-03/2000	6	0.6%	656	1.6%
1990-1998	92	9.2%	7,968	19.4%
1980-1989	177	17.6%	9,618	23.4%
1970-1979	118	11.7%	7,341	17.8%
1960-1969	329	32.7%	3,454	8.4%
1940-1959	151	15.0%	2,997	7.3%
1939 or earlier	52	5.2%	2,647	6.4%

The Pennsylvania Municipalities Planning Code requires a plan to meet the housing needs of present residents and of those individuals and families anticipated to reside in the municipality, which may include conservation of presently sound housing, rehabilitation of housing in declining neighborhoods and the accommodation of expected new housing in different dwelling types and at appropriate densities for households of all income levels.

Zoning must provide for housing of various dwelling types encompassing all basic forms of housing, including single-family and two-family dwellings, and a reasonable range of multifamily dwellings in various arrangements, mobile homes and mobile home parks.

Housing Policies

- Promote mixed-use development that would accommodate various dwelling types in proximity to commercial and civic services.
- Provide for a variety of housing types, including single-family attached and multi-family dwellings, in order to accommodate individuals and families of various income levels.
- Review land use controls in terms of standards not directly linked to public health and safety which increase housing costs.
- Provide for age-restricted housing in proximity to services to accommodate seniors.
- Investigate ways to bring relief to cost burdened households (owner and renters).
- Permit a mix of lot sizes within residential developments to encourage diversity of housing structures and styles.
- Encourage rehabilitation of substandard housing.
- Cooperate with area municipalities and the County to plan for housing needs regionally and as housing needs are identified consider the development of joint housing plans with neighboring municipalities.

- ☞ The Township’s housing stock is dominated by single-family detached dwellings representing 97% of the total units in 2000.
- ☞ The number of dwellings for seasonal or recreation use in the Township remained high, third highest in the County, although the number of such homes declined between 1990 and 2000.
- ☞ A significant proportion of home owning households and renting households had Year 2000 housing costs which exceed the *thirty percent rule* for household income and housing expense indicating a housing affordability problem.
- ☞ The 480 cabins on state forest land are included in the *seasonal or recreation use* category.

HOUSING SUMMARY OF ACTIONS			
#	ACTION	RESPONSIBILITY	TIMING
ZONING ORDINANCE & SALDO			
38	Flexible Design - Promote the use of conservation design, transferrable development rights, and development incentives such as density bonuses as a means of providing more affordable housing.	Planning Commission Supervisors Zoning Officer	ongoing
39	Multi-Family Allow multi-family housing where compatible with surrounding land uses, with access to transportation corridors, and in keeping with the logical extension of utilities and public services.		
40	Road Standards - Make road width and other construction standards in the SALDO reasonable in terms of meeting safety and durability requirements without adding unnecessary costs to housing.		
41	TDR - Offer the use of transferrable development rights to enable the shift of density from more remote parcels to zoning districts allowing higher residential density.	Planning Commission Supervisors	2 years
42	Age / Affordable Incentives - Consider providing some incentives (density or design) for developers who provide age restricted and/or affordable housing.		

HOUSING SUMMARY OF ACTIONS			
#	ACTION	RESPONSIBILITY	TIMING
HOUSING PROGRAMS			
43	Housing Programs - Ensure area residents receive fair consideration for available assisted housing programs.	Community Advocates Residents	ongoing
44	Housing Authority - Encourage Pike County to assess the need and benefit of a County authority or agency (as opposed to contracting with the Wayne County Housing Authority) to address housing needs.	Community Advocates Residents	immediate
PROPERTY MAINTENANCE			
45	Building Code - Enforce the Uniform Construction Code.	Supervisors Building Inspectors	ongoing
46	Property Maintenance/Dangerous Structures - Consider the adoption of a property maintenance code and/or dangerous structures ordinance with reasonable public health, safety and welfare standards to ensure the structural integrity of dwellings, prevent dilapidation and preclude negative effects on the community.	Supervisors	based on need

FINDINGS: COMMUNITY FACILITIES AND SERVICES

- ☞ Community facilities and services can serve as a tool, or as an unexpected trigger, to guide or stimulate community growth and development. Public sewage disposal system can stimulate commercial and residential development.
- ☞ Public community facilities and services to serve Township residents are provided on several levels, and the provision of these facilities and services is dependent on tax dollars, whether in the form of federal and state aid, county supported programs, or locally funded facilities and services.

School Districts and the Municipalities Planning Code
Section 305. The Legal Status of Comprehensive Plans Within School Districts. Following the adoption of a comprehensive plan . . . , any proposed action of the governing body of any public school district located within the municipality or county relating to the location, demolition, removal, sale or lease of any school district structure or land shall be submitted to the municipal and county planning agencies for their recommendations at least 45 days prior to the execution of such proposed action by the governing body of the school district.

- ☞ Porter Township is served by the East Stroudsburg Area School District. Pennsylvania Department of Education projections suggest that the total enrollment will increase to 9,080 by the 2012-2013 school year and 10,355 by 2017-2018.
- ☞ A citizen’s group is currently working to change the school district of jurisdiction in the Township from the East Stroudsburg Area School District to the Wallenpaupack Area School District.



Porter Township Building

- ☞ The only facility owned and maintained by the Township, aside from roads, is the Township Building. The Township owns no vehicles or major equipment.
- ☞ The Township employs a part-time secretary who works out of her business establishment and maintains all Township records and files on her premises. Other part-time service contractors include the Road Master, and sewage enforcement officer and zoning officer who respond to Township residents as-needed.
- ☞ This simple administrative organization functions well for the Township and the building is more than adequate for Township meetings.

- ☞ Capital expenditures anticipated by the Township include the purchase land and construct township building/fire substation.
- ☞ Road maintenance is directed by the Road Master, who is one of the elected Supervisors. The Township has no other regular road maintenance employees, and contracts for all winter and summer maintenance, and all road improvements.
- ☞ Having historically relied on the facilities in neighboring municipalities and the School District to meet the demand, Porter Township does not currently provide any recreation facilities. Simply put, there is has been no justification for Township recreation facilities given the Township’s low population and very limited resources.



- ☞ Thousands of acres of State Forest Lands, State Game Lands and National Park Service lands are all available to area residents and visitors for outdoor recreation. In Porter Township the Delaware State Forest covers some 22,900 acres or 61% of the land area of the Township.
- ☞ Police protection is provided by the Pennsylvania State Police.
- ☞ Fire protection and rescue service and emergency medical service are provided by the Hemlock Farms Volunteer Fire and Rescue Company located in the Hemlock Farms Community.



Hemlock Farms Volunteer Fire and Rescue Company

- ☞ The Hemlock Farms Company is supported by an adequate number of volunteers (65 active members), is committed to the required training, maintains its equipment and buildings, and plans ahead for new equipment acquisition.
- ☞ A Township ordinance requires conformance to the street addressing system established by Pike County for the 911 Emergency Call System but noncompliance is a problem.

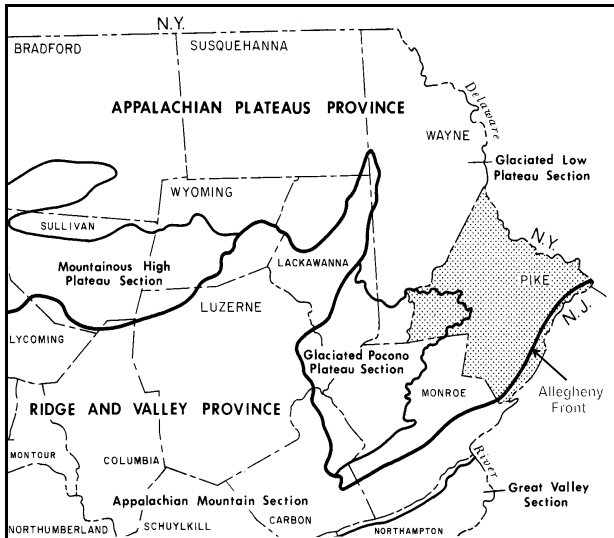
- ☞ Groundwater is the source for all potable water in the Township with many homes served by individual wells and many in Hemlock Farms served by central supplies and distribution lines.
- ☞ The primary means of sewage disposal in Porter Township is the use of a septic tank and subsurface soil disposal of the effluent, which includes both in-ground seepage beds and elevated sand mounds.
- ☞ Sewage disposal in Porter Township is provided exclusively by individual on-site, sub-surface systems, there being no sewage treatment plants serving the Township. All 482 cabins on state-leased land are served by holding tanks which are periodically pumped with the septage disposed of at approved treatment facilities.
- ☞ Many residents of Porter Township have chosen to live in private communities where the facilities and services within the community are available only to residents.
- ☞ It is critical that the Township carefully enforce the subdivision and land development ordinance, and continue to update it to ensure that roads, drainage and other community facilities are installed to standards which will result in quality, durable facilities.
- ☞ Road maintenance now accounts for much of the municipal budget and this will continue to be a primary role of the Township.
- ☞ The Township will also work with the volunteer organizations to maintain and improve emergency services, and will explore regional solutions for police service when the need dictates and financial resources permit.

COMMUNITY FACILITIES AND SERVICES SUMMARY OF ACTIONS			
#	ACTION	RESPONSIBILITY	TIMING
TOWNSHIP FACILITIES			
47	Staff; Office - As the Township population continues to increase over the long term and administrative functions become more complex, the need for regular office hours and consolidated storage of the Township's records should be considered.	Supervisors	as needed
48	Road Projects - Continue to contract for road maintenance and improvement projects.	Supervisors staff	ongoing
49	Township Building - Acquire land and construct a Township building with fire company substation.	Supervisors Fire Company	when \$ possible
50	Pike COG - Consider working with COG to coordinate road maintenance and materials purchasing.	Supervisors	as needed
51	Capital Budget - Continue to prioritize needs and include planned purchases of road improvements, vehicles and equipment, and other large expenditures on a capital budget.	Supervisors Staff	ongoing
RECREATION FACILITIES			
52	Near Term; Monitor - Continue to rely on facilities and services provided by other entities to meet the recreation needs of residents, and monitor the need for Township recreation facilities	Planning Commission Supervisors	ongoing
53	Cooperation - If recreation facilities are required, appoint a recreation and park board and work cooperatively to . . . <ul style="list-style-type: none"> • plan for recreation and open space from an area wide perspective. • coordinate individual municipal efforts. • maximize use of resources. • improve standing for state grants. • provide a broader base of support for recreation and open space planning. 	Planning Commission Supervisors School District	long term as needed
54	Funding Plan - Develop a funding plan to include: <ul style="list-style-type: none"> • use of fees assessed for residential development under the subdivision and land development ordinance. • solicitation of private contributions. • grants. • direct municipal contributions. • a special fund for land acquisition and capital improvements 	Supervisors	long term as needed
55	State Assistance - Obtain technical assistance from State agencies.	Supervisors	long term as needed
56	Official Map - Show planned recreation facilities on Municipal Official Maps to ensure that the land can be acquired.	Planning Commission Supervisors	long term as needed
EMERGENCY SERVICES			
57	Police - Monitor the need for local police services and consider intermunicipal cooperation if such service is provided in the future.	Supervisors	ongoing
58	Financial Support - Provide financial support for emergency services.	Supervisors	ongoing

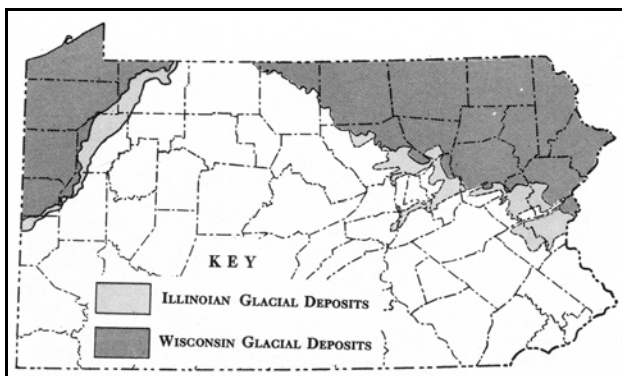
COMMUNITY FACILITIES AND SERVICES SUMMARY OF ACTIONS			
#	ACTION	RESPONSIBILITY	TIMING
59	Local Company - Work with the Hemlock Farms Volunteer Fire and Rescue Company to maintain adequate services and building and other support equipment and facilities	Supervisors Fire Company	ongoing
60	Volunteers - Support efforts to petition the State Office of Fire Prevention and Control to set reasonable qualification and training standards for volunteer firefighter and ambulance personnel in rural areas.	Supervisors Fire Company	ongoing
61	911 Numbering - Enforce the provisions of the <i>Street Name, Address and Sign Ordinance</i> and include violation provisions in the Ordinance.	Supervisors	ongoing
62	911 Dispatching - Work with Pike County to improve the 9-1-1 dispatching system in the Township.	Supervisors Pike County	immediate
63	Training Facility - Support County efforts to develop an emergency services training facility.	Supervisors Fire Company	ongoing
64	Township Facility - Include a fire substation in any Township land acquisition and building plans.	Supervisors Pike County	when \$ possible
ON-LOT SEWAGE DISPOSAL			
65	Existing Systems - Continue to monitor the functioning of existing on-lot sewage disposal systems and order corrections when malfunctions occur.	SEO	ongoing
66	New Systems - Continue to ensure that all new on-lot systems meet DEP regulations.		
67	Management - Consider an on-lot sewage system management program, particularly in areas where malfunctions are occurring or are likely to occur (e.g., poor soils, concentrated numbers of small residential lots).	Supervisors SEO	5 years

FINDINGS: NATURAL RESOURCES

Porter Township, as well as most of Pike County, lies in the Glaciated Low Plateau Section of the Appalachian Plateaus Province, a land classification based on geologic formations and landscape characteristics.



Physiographic Divisions of Northeastern Pennsylvania



Glacial Deposits in Pennsylvania (Source: *Pennsylvania and the Ice Age*, Commonwealth of Pennsylvania, 1962.)

Most of the Township falls below the steep slope threshold, and steep slopes in the Township are not significant in terms of limiting overall development.

Although, development on steep slopes is technically feasible, development costs increase dramatically as the slope increases, and the environmental concerns also escalate.

Bedrock geology and glacial geology are key factors affecting the natural environment and development pattern of the Township by providing the base for the formation of soils.

Pike County as a whole is underlain primarily by sandstone, siltstone and shale of the Devonian Age which are some 365 to 405 million years old.

Porter Township is underlain by bedrock of the Delaware River Member of the Catskill formation.

The glaciation in Pike County has had considerable effect on the soils and groundwater water supply by depositing varying depths of overburden on the underlying rock formations.

Groundwater is the sole source of water supply in the Township with most of the supply pumped from deep wells.

Based on recharge rates and water use, the overall supply of groundwater in the Township should be adequate to sustain development and meet the needs of the foreseeable future.. However, groundwater availability is a regional issue and adequate supply is not a valid reason for postponing or avoiding action to ensure continued adequate supply.

No significant groundwater contamination problems have been reported in the Township but quality protection is important.

Proper siting, design, installation and maintenance of on-site disposal systems and water supply wells, and groundwater quality, should continue to be a municipal concern and proper land use controls must be applied to protect groundwater recharge areas.

Fragipan: A loamy, brittle subsurface horizon low in porosity and content of organic matter and low or moderate in clay but high in silt or very fine sand. A fragipan appears cemented and restricts roots. When dry, it is hard or very hard and has a higher bulk density than the horizon or horizons above. When moist, it tends to rupture suddenly under pressure rather than to deform slowly.

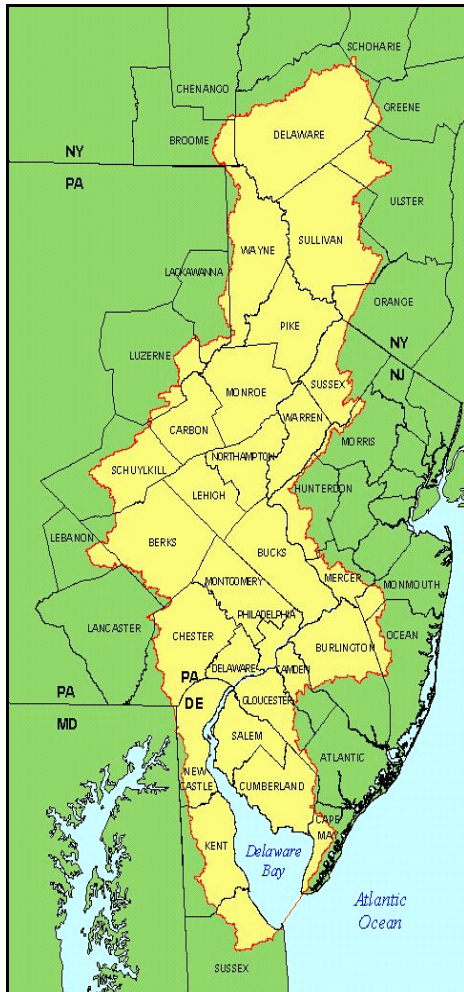
Hardpan: A hardened or cemented soil horizon, or layer. The soil material is sandy, loamy, or clayey and is cemented by iron oxide, silica, calcium carbonate, or other substance.

- ☞ Soil conditions, along with slope and underlying geology, pose severe limitations to septic absorption throughout the Township. Poorly renovated effluent from existing sewage systems on poor soils poses a threat to the quality of surface waters and groundwater supplies.
- ☞ The soil formation process resulted in stoniness in many areas and the presence of a fragipan or hardpan that inhibits the downward movement of water. These cemented soil layers can impede the downward movement of water and create a seasonal high water table below the soil surface. This creates the shallow groundwater which carries nutrients from on-lot disposal systems to surface waters.
- ☞ The soil limitations in many areas with older on-lot systems document the potential for the malfunctions.
- ☞ Limitations for septic absorption, aging and poorly maintained on-lot sewage systems on poor soils, and the lack of sufficient ground for on-lot septic replacement threaten to contaminate soil and groundwater and lakes and streams.
- ☞ Long-term maintenance of on-lot sewage systems is critical.
- ☞ Problems associated with soil erosion and sedimentation are exacerbated by development of steep slopes and removal of vegetative cover.
- ☞ Porter Township remains largely forested owing to the large land holdings of the Pennsylvania Department of Conservation and Natural Resources and a number of private landowners.
- ☞ Although the open space and forest land is extensive, the environmental quality of the Township's natural areas and vitality of its recreational appeal are very fragile.
- ☞ Long-term forest pest management is a concern in the eastern United States, including Pike County and the Township. Two pests of particular concern in the Township are the gypsy moth and the wooly adelgid.



Nebo Swamp

- ☞ Wetlands are an integral part of the environment and provide such benefits as groundwater recharge, stormwater control, surface water quality improvement and habitat for unique plant and animal species
- ☞ The Township contains extensive wetlands, which is not surprising given the geology and effect of glaciation.
- ☞ The presence of wetlands will temper, but not significantly limit, the overall development of Porter Township.
- ☞ State and federal regulations protect wetlands but do not require a buffer around wetlands. Local municipalities can include wetland protection in zoning and subdivision and land development ordinances to augment federal wetland regulations.

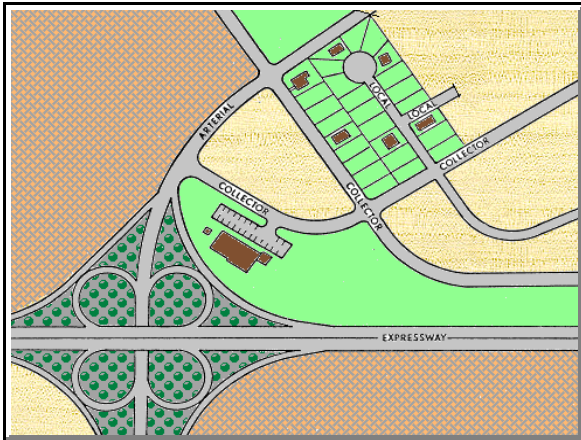


Delaware River Watershed

- ☞ Porter Township, along with all of Pike County, lies within the Delaware River Watershed.
- ☞ Surface water quality in Porter Township remains good. All but a short stretch of the Little Bushkill Creek is classified as *exceptional value* with the balance and all other streams classified as *high quality* by the Pennsylvania Department of Environmental Protection.
- ☞ Public concerns have been raised about the increasing aquatic vegetation growth in Pecks Pond, Little Mud Pond and Lake Minisink, and recreation use and associated economic benefit has declined.
- ☞ Non-point sources include soil erosion resulting in stream sedimentation and on-lot sewage disposal systems, and point sources include direct stream discharges of sewage effluent and stormwater.
- ☞ Maintaining good water quality is critical to the quality of life in the Township and region. In addition to supporting the local tourism and recreation economy, good quality streams and well-conserved watersheds are a good measure of overall environmental quality.
- ☞ Continued updating and enforcement of on-lot sewage disposal, stormwater and soil erosion control and other water quality regulations is critical.
- ☞ The 100-year floodplain identified by FEMA in the Township is minimal. State forest and other large land tract ownership patterns, undeveloped tracts and steep terrain along stream corridors have limited the amount of development in flood plain in Porter Township.
- ☞ Development in floodplain in the Township is also very minimal when compared to many communities, and damage from floods has been infrequent.
- ☞ Township flood plain regulations prohibit new construction, new development, and substantial improvement to existing structures in any identified floodplain area. This exceeds state and federal requirements which allows dwellings if the lowest floor is elevated at least 1.5 feet above the 100-year flood elevation and nonresidential structures if flood-protected or elevated.
- ☞ The *Pike County Natural Areas Inventory* lists the following areas of significance in the Township for protection of biological diversity:
 - Twelvemile Pond
 - Pecks Pond
 - Pecks Pond Bog
 - Little Mud Pond
 - Lake Minisink

NATURAL RESOURCES SUMMARY OF ACTIONS			
#	ACTION	RESPONSIBILITY	TIMING
68	<u>Steep Slopes</u> - Review steep slope standards and consider standards to limit development of very steep slopes and exclude steep slopes from lot area calculations.	Planning Commission Supervisors	2 years
69	<u>Stormwater Management</u> - Update Township stormwater requirements to be consistent with the County Stormwater Management Plan and DEP requirements	Planning Commission Supervisors	following County plan
70	<u>Groundwater Protection Standards</u> - Apply and update performance standards related to groundwater: zoning, sewage, stormwater, and well construction.	Planning Commission Supervisors Zoning Officer SEO	ongoing
71	<u>Soils</u> - Consider standards to limit soil removal, limit building on wet soils and exclude wet soil areas from lot area calculations.	Planning Commission Supervisors	2 years
72	<u>Forest and Vegetation</u> - Apply standards to limit clearing prior to development application approval and promote open space preservation.	Planning Commission Supervisors	ongoing
73	<u>Wetlands</u> - Require wetland identification prior to development and apply wetland preservation standards including buffers.	Planning Commission Supervisors Zoning Officer	2 years
74	<u>Surface Waters</u> - Apply surface water quality protection standards and direct development to areas with adequate sewage disposal facilities.	Planning Commission Supervisors	ongoing
75	<u>Floodplain</u> - Apply Township regulations which prohibit development in floodplain and limit improvements to existing structures.	Planning Commission Supervisors Zoning Officer	ongoing
76	<u>Dark Skies</u> - Continue to apply lighting standards and consider updates as needed.	Planning Commission Supervisors	ongoing

FINDINGS: TRANSPORTATION



Highway Functional Classification

- ☞ A sound transportation system includes adequate and well-maintained roads, available public transportation, safe and convenient pedestrian access, and bicycle routes. However, few communities small, less populated communities with limited budgets are able to achieve this ideal level of service.
- ☞ Local municipalities must evaluate transportation needs, set priorities, and garner all available resources to make improvements.
- ☞ Interstate Route 84, the only expressway in Pike County, played a key role in the recent growth and development of the region and will continue to serve as the major transportation routes.

- ☞ State Route 402 is classified as arterial highways and provides connection between commercial and population centers in the region.
- ☞ Collector roads carry traffic from local streets to arterials and in the Township include Snow Hill Road, Bushkill Road, Silver Lake Road and Marshalls Creek Road.
- ☞ Traffic volume is not an issue in the Township in terms of congestion and level-of-service. Level-of-service, a measure of a traffic flow, is satisfactory for current volumes of traffic and is expected to remain satisfactory for many years over.



Snow Hill Road - Township Road 317

- ☞ Those land uses which generate larger volumes of traffic should logically be located in the areas of a community served by roads with greater carrying capacity.
- ☞ The Township owns and maintains 6.21 miles of roads and all are in overall good condition.
- ☞ The Board of Supervisors has identified routine maintenance, re-paving as necessary, improving shoulders and drainage as important, with no particular concerns about widening or reducing steep grades.



Snow Hill Road

- ☞ Improved maintenance, improved drainage, resurfacing and identified intersections are the primary concerns on state roads.
- ☞ Porter Township owns and maintains two bridges, both on Snow Hill Road. Each carries only one lane of traffic and each is restricted to 10 tons. The bridges are in good condition and are adequate to handle the current level of traffic and vehicle types using the road. The Township has no plans to replace either of the bridges.
- ☞ The Township Subdivision and Land Development Ordinance includes standards to ensure adequate roads and other facilities for new development.

- ☞ Area residents rely on regional airports in Pennsylvania, New York and New Jersey for major commercial carrier service.
- ☞ The Shortline Bus Company provides limited service in Pike County, but does not serve Porter Township directly.
- ☞ A recent study conducted by the Pike County Area Agency on Aging concluded that a fixed route bus service in the County is not financially feasible.

TRANSPORTATION SUMMARY OF ACTIONS			
#	ACTION	RESPONSIBILITY	TIMING
77	<u>Township Roads</u> - Focus on the maintenance and improvement of existing local municipal roads with no plans for major realignment or widening projects.	Supervisors Staff	ongoing
78	<u>Innovation</u> - Monitor the effectiveness of new materials and practices and use such innovations to best advantage.		
79	<u>Coordination</u> - <ul style="list-style-type: none"> • Participate in the PennDOT Customer Advisory Board to communicate concerns to PennDOT. • Continue to work with the Pike County Road Task Force and PennDOT officials to discuss highway improvement needs and prioritize and promote specific improvement projects. • Work with local legislators, the County and PennDOT to schedule studies to identify improvements to correct identified road and intersection deficiencies. 		
80	<u>Subdivision Roads</u> - Review road construction standards to ensure adequacy for public safety and eliminate excessive requirements to minimize the consumption of resources for construction and long term maintenance.		
81	<u>Occupancy Permits</u> - Require the issuance of a highway occupancy permit by the Township for any access or drainage work along Township roads.		

FINDINGS: HISTORIC PRESERVATION

- ☞ The historic resources in the Township are key components of the rural-recreation landscape and the character of the community.
- ☞ The history and historic resources of the Township have been well documented by the Pike County Historical Society and in the 1997 *Pike County Historic Resources Study*, each maintaining an extensive list and description of buildings, structures and sites which comprise the historic fabric of the Township.
- ☞ According to the Pennsylvania Historical and Museum Commission, no individual structures in the Township are listed on the National Register of Historic Places, although the Township Building, the former Hunter Range School, is identified as eligible by the *Pike County Historic Resources Study*.
- ☞ Even if a building or site is included as eligible, sufficient documentation must be submitted to gain the full listing on the National Register.



Beaver Run Lodge

- ☞ Historic resources of local significance are those that have not been nominated for the National Register, but are still meaningful and important to the community’s heritage. The long existing hunting and fishing lodges, the Smith House at Pecks Pond and the significant sites on State Forest Land are good examples.
- ☞ Although site and sign design guidelines would not be mandatory outside of a historic district listed on the National Register they can encourage commercial establishments and signs to be consistent with the community’s heritage.

SUMMARY OF ACTIONS: HISTORIC PRESERVATION

#	ACTION	RESPONSIBILITY	TIMING
82	Historical Society - Encourage and support community efforts to create a Local Historical Society to promote the benefits of historic preservation and document and preserve local history and historical artifacts.	Supervisors Residents	ongoing
83	Public Outreach - Conduct a public outreach program, perhaps through a newsletter or web site, to provide educational materials on the Planning Area’s history and historic resources.	Historical Society	3 years
84	Local Register - Develop a local historic register program aimed at identifying properties eligible for state and national recognition, and encourage and support efforts to list and preserve such properties on the National Register.		
85	Technical Assistance - Seek technical assistance from historic preservation organizations, such as the PHMC and Preservation Pennsylvania for inventorying and documenting resources and nominating resources for the National Register.		

SUMMARY OF ACTIONS: HISTORIC PRESERVATION			
#	ACTION	RESPONSIBILITY	TIMING
86	Funding - Seek funding from organizations such as the National Park Service, National Trust for Historic Preservation, PHMC, and DCNR, and from programs such as the Federal Rehabilitation Tax Credit Program.	Historical Society	3 years
87	Data Maintenance - Create a system for efficient storage, mapping, and retrieval of historic resource data and maintain a historic resources database.		
88	Design Guidelines - Prepare and adopt design guidelines for commercial, industrial, and institutional development to encourage the most efficient use of commercial land and development consistent with community character.	Planning Commission Historical Society Business Committee	2 years
89	<p>Ordinances - Consider:</p> <ul style="list-style-type: none"> Adopting a historic resource protection ordinance to <ul style="list-style-type: none"> Require demolition review. Prohibit demolition by neglect. Include provisions for use and adaptive re-use of historic resources. Provide incentives for rehabilitation of historic resources Allow home occupations in all zoning districts as a means of encouraging productive use of historic structures which tend to be larger and more difficult to maintain. Incorporate the preservation of historic resources in conservation design for residential and commercial development. 	Planning Commission Supervisors	2 years ongoing 1 year
90	NPS Certified Program - Consider participation in the Certified Local Government Historic Preservation Program of the National Park Service and the Pennsylvania Bureau of Historic Preservation.	Historical Society	3 years

Hunter Range School

The Pike County Historic Resources Study reported: *This historic property, Hunter Range School, is located on the east side of Route 402 near the intersection at Snow Hill Road in Porter Township. Built in the early twentieth century, the school is a one-and-one-half-story, side-gabled building, comprising two interior rooms. The school features a central entrance and was designed in a Colonial Revival style, deemed especially appropriate for modest public buildings in this period. Although the nine-over-six windows and double doors are original, the building has been clad with vinyl siding and aluminum eaves. A privy or wood storage building stands to one side of the school. The school appears to be eligible under Criteria A and C for the National Register for its historical and architectural significance.*



**PLANNING PROCESS,
INTERRELATIONSHIP AMONG PLAN ELEMENTS
AND IMPLEMENTATION STRATEGIES**

**Framework
for the Future**

This *Comprehensive Plan* provides a framework for the growth and development of Porter Township. Although the *Plan* is comprised of a number of separate elements, each element, and, in fact, each planning and development action taken by a public body or private individual, is inextricably interrelated with other plan elements and planning and development actions. For example, the development of housing implementation strategies cannot be accomplished without taking into account land use controls and economic development trends. Economic development strategies cannot be formulated without considering land use controls and transportation needs. Community facilities and services planning requires an assessment of future development, transportation needs, and housing affordability. In most cases, these types of interrelationships and implementation strategies are discussed in the various comprehensive plan elements.

Planning Process

A theme consistent throughout all elements of this *Comprehensive Plan* is the concept of *process*. The published comprehensive plan document represents only the first step of what should evolve into an on-going planning process. If this *process* frame of mind is not firmly established, local officials, businessmen, land developers, and citizens, all players in the community growth and development arena, will have little chance of achieving the sustainable growth vital to the social, economic and environmental future of the Township. This process will also allow the recognition of the shifting interrelationships of community growth and development decisions vital to the success of long-term planning efforts.

**Conservation of
Community Character**

Another key theme of this *Plan* is the conservation of the Township’s rural recreation landscape and residential character. All public and private actions must be assessed in terms of its effect on the community’s character. For example, residential development standards in the normal pattern of large lots will fragment remaining open land. The alternative, conservation design or planned residential development, provides the opportunity to conserve open land. The conundrum of central sewage disposal provides another good example of planning interrelationships. This community facility is often the only means of correcting sewage disposal problems yet can stimulate development of more land at higher population densities. Increases in population would trigger the need for improved or new community facilities and services such as schools and police protection. In short, without careful analysis, one *implementation action* taken by a municipality can have unexpected and often undesirable effects.

To achieve growth and development goals and to establish the community's planning process for the future, this *Plan* makes the following overall recommendations:

- Evaluate all public and private actions with the goal of preserving open land as a viable part of community character.
- Direct development away from environmentally sensitive areas and conserve large blocks of open land.

- Identify areas for growth within and adjacent to existing developed areas.
- Require adequate community facilities for new development.
- Promote the idea of growth management - an effort to manage the location, type, and timing of future growth.
- Encourage increased local, intermunicipal, and regional cooperation for comprehensive planning and land use control implementation; and overall local municipal administration and management.
- Encourage a mix of business and commercial development in appropriate locations in the planning area.
- Encourage a variety of housing types.

Community Vision

This *Comprehensive Plan* outlines a vision for the future of the Township and recommends a course of action to achieve growth and development goals. However, the effective implementation of the *Plan* is necessary to make the planning program a success. Many of the resources, programs and techniques available for implementing the comprehensive plan are not within the direct control of local government. For example, although zoning and subdivision ordinances, the chief tools for land use control and land use plan implementation, are the purview of local governments, the funding, construction and maintenance of major roads and improvements have historically been the responsibility of the state and federal governments. Demand for housing in the Township is generated in large part by external market forces, that is, residents of the larger region who choose to relocate to the Township. The implementation of the *Plan* and the creation of an on-going planning process, must be a community-wide effort fostered by local municipal officials.

Community Involvement

It is obvious that the implementation of the *Comprehensive Plan* will require broad-based community involvement and coordination and cooperation among various federal, state, and local agencies. Plan implementation will require both a commitment of financial resources and human resources. The human resources can include both volunteer and paid staff and professional assistance. Many of the recommendations identified in the *Plan* could require increased staff support and demand for volunteer services.

Implementation Strategies

A variety of implementation strategies have been recommended in this *Plan* and are oriented to developing long-term policies for growth management, strengthening land use management programs, anticipating capital improvement needs and facilitating inter-governmental cooperation to accomplish local and regional goals. The key implementation strategies in this *Plan* include:

- Annual review of this *Plan* to evaluate new development and regional issues which warrant plan changes.
- Development of short-term and long-term capital improvements program to prioritize needed improvements and allocate funds to those improvements; with annual progress evaluations and adjustments in capital project timing and capital equipment purchases.

- Continuing education for local officials via seminars and workshops.
- Diligent updating of land use management ordinances to effect the land use plan, provide environmental protection, preserve open land, maintain rural and historic character, and achieve community facilities and services and housing objectives.
- Focusing limited municipal resources on those community facilities and services which are most critical to meet resident needs.
- Monitor community facilities and services provided by the county, state, and federal government to ensure such services are adequate and the Township is obtaining its *fair share*.
- Participate in all county, state and federal entitlement and grant funding programs, not solely for the sake of participation, but only if such programs can be sensibly used to achieve valid community development objectives.
- Make a specific finding as to relationship to this *Plan* for all subdivisions and land development proposals and all zoning actions and changes.

By focusing the available resources on implementation of this *Plan*, and the continuance of the *planning process* with an eye to preserving open land and rural character, the Township can achieve sustainable growth and development into the future and maintain the quality of life in the community.

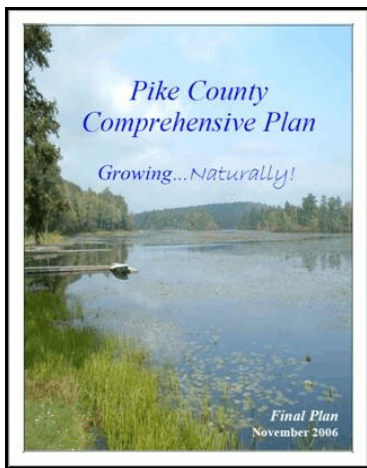
**PLANNING AND DEVELOPMENT IN
PIKE COUNTY, CONTIGUOUS MUNICIPALITIES, AND THE REGION**

Planning Code

The Pennsylvania Municipalities Planning Code (MPC) dictates, and common sense suggests, that planning and development in contiguous municipalities, the county and the region be considered when a local municipal plan is adopted. MPC §301.4(a) goes on to state that *municipal comprehensive plans which are adopted shall be generally consistent with the adopted county comprehensive plan.*

County Planning

In 1988 the Pennsylvania Municipalities Planning Code (MPC) was amended to require all counties in the Commonwealth to prepare and adopt a comprehensive plan within three years. Pike County adopted its first comprehensive plan in 1993 which identified a broad range of growth and development issues facing the County, suggested a framework to address the issues, called for ongoing planning, and recognized the importance of intemunicipal cooperation. The same, but much intensified, issues continue to face the County, and the Board of Commissioners and the County Planning Office of Community Planning initiated the preparation of a *Comprehensive Plan Update* in 2003 and the *Update* was adopted in November of 2006.



Given that the County *Plan Update* sets goals which are similar to those of this *Porter Township Comprehensive Plan* and will provide a broad framework for the future, no inconsistencies between the two plans are anticipated. In addition, local municipalities are responsible for many of the actions proposed by the *County Plan*, particularly those related to land use management and community facilities and services.

County Planning Mission

The Introduction of the County Plan notes:

The primary purpose of this update to the Pike County Comprehensive Plan is to set Countywide planning goals and priorities, develop partnerships, and enhance the quality of life for the residents of the County. The plan’s mission is to:

- *Manage growth and development pressures;*
- *Stimulate progressive planning and visionary thinking;*
- *Improve County-Municipal partnerships/ cooperation;*
- *Identify infrastructure needs;*
- *Preserve sensitive lands/open space;*
- *Enhance local land use controls;*
- *Increase housing options;*
- *Enhance economic development;*
- *Enhance tourism opportunities;*
- *Improve on our quality of life.*

The goals and objectives and proposed actions of this *Porter Township Comprehensive Plan* are consistent with, and largely mirror, the County Plan mission. In the case of tourism and economic development, Township goals and objectives recognize the need for county leadership.

The County Plan Update goes on to state: *In the end, the success in managing growth, improving the quality of development, protecting the natural resources of Pike County, and creating partnerships to achieve the vision for the County depends upon active participation of municipal officials; state and federal government agencies; municipal commissions, boards and committees; community associations; and most importantly, the citizens of Pike County. Ultimately, this plan is about the citizens of Pike County, intended to protect the quality of their environment and enhance the quality of their lives.*

Municipal Guideline

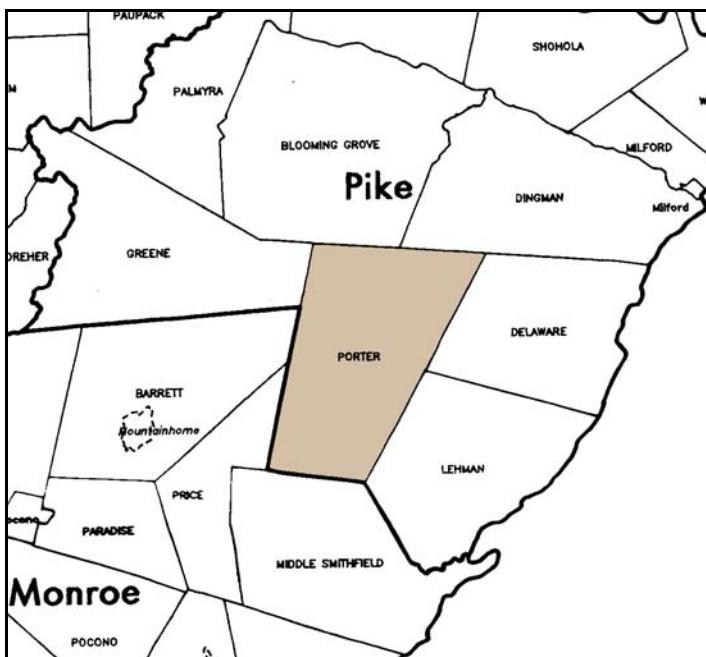
This (Pike County) Comprehensive Plan is not an ordinance or regulation, but is a guideline for municipal plans and regulations and the basis for undertaking specific County functional plans designed to implement the policies set forth within this Plan. Each municipality retains the right to prepare multi-municipal or individual municipal plans; to control zoning within its boundaries, whether through individual zoning ordinances or a joint zoning ordinance; and to regulate subdivision and land development, and retain their autonomy. The County will be available as a resource that municipalities can utilize to assist in their planning efforts.

This Comprehensive Plan is not a means to stopping development but rather to ensure that development considers the County’s resources and occurs in designated growth areas where it will not adversely impact the County’s character and quality of life. Economic development is important to the County, but it should occur with better design, better mix of uses, and more attention to addressing traffic and environmental impacts.

Municipal Bottom Line

What does the Plan mean for the 11 Townships and 2 Boroughs in the County and why is it relevant to them? The Plan presents policies and actions that will guide how County government will work with the municipalities in the future to address growth issues. The Plan recognizes the important role the municipalities play in land use decisions and implementation of their individual municipal Comprehensive Plans. It

indicates how the County intends to provide technical assistance to municipalities. In addition to identifying sources of funding, it supports and sets priorities for future planning efforts and grant applications which will benefit the municipalities.



Planning in Contiguous Municipalities

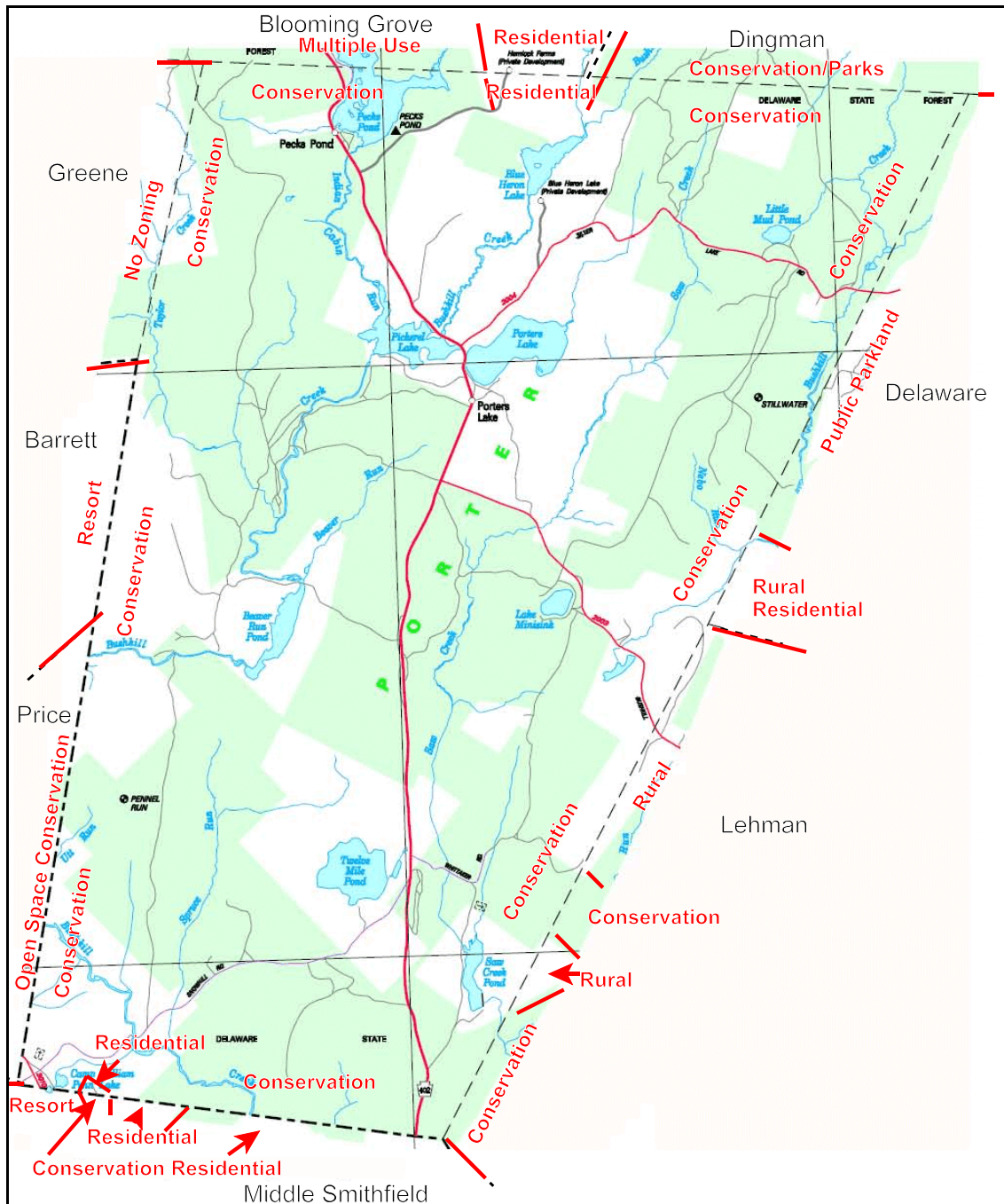
Eight municipalities adjoin Porter Township: Blooming Grove, Dingman, Delaware, Greene, and Lehman Townships in Pike County, and Barrett, Middle Smithfield and Price Townships in Monroe County. Greene Township is currently working on a comprehensive plan and all of the other Townships have adopted plans.

Although the adjoining adopted comprehensive plans vary in date, all relatively recent, and content, all of the plans concentrate on similar issues related to quality of life and conservation issues and no significant inconsistencies are anticipated between those plans and this *Plan*. The public review and

adoption process for this *Comprehensive Plan* will enable municipal officials of the contiguous municipalities to identify any potential inconsistencies.

Zoning in Contiguous Municipalities

The real issue in terms of development effects on adjoining municipalities is zoning. Zoning districts generally reflect future land use plans as detailed in the comprehensive plan and zoning is the primary determinant of land use. Based on current zoning in the eight townships adjoining Porter Township, there is greater potential for spillover effects from development projects in those townships on Porter Township than vice versa. As a whole, the potential for severe conflict is minimal.



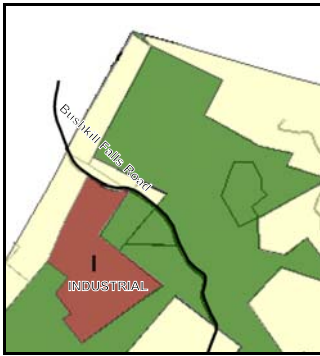
Adjoining Zoning Districts

- With the exception of the Hemlock Farms Residential District and several lots along the Middle Smithfield Township border zoned Residential, the entire border area of Porter Township is zoned Conservation District.
- Much of the Porter Township border areas are spanned by Delaware State Forest with most of the balance owned by hunting and fishing clubs.
- The Conservation District allows only limited types of development, most of which is low impact.
- The higher impact uses in the Porter Conservation District are classified as conditional uses and special exceptions which enable the Supervisors and Zoning Hearing Board, respectively, to impose conditions in addition to normal ordinance performance standards to minimize spillover effects.
- The Porter Township Residential Zoning Districts align with adjoining municipal residential districts.
- Many areas of the borders are zoned as *Conservation, Public Parkland, or Residential* by adjoining townships where minimal conflicts are anticipated.

CON - CONSERVATION DISTRICT -- SCHEDULE OF USES

<p>INTENT: To permit, protect and encourage the continued use of land for low intensity outdoor recreation, hunting and fishing, forestry enterprises, and other open land activities. The district is composed of those areas of the Township where woodland and natural areas are the predominant land uses and also includes all state-owned land in the Delaware State Forest. The regulations applicable in the district are designed to protect and stabilize the essential elements of the district's existing character, to minimize conflicting land uses detrimental to open land uses and forestry enterprises, to limit development which requires community facilities in excess of those required for open land and forestry enterprises, and to maintain land in parcels of adequate size to support economically viable forestry operations. The long-term ownership of large parcels by hunting and fishing clubs and extensive participation of the owners of larger properties in the Act 319 Clean and Green preferential assessment program clearly documents the importance of hunting and fishing, outdoor recreation, forestry and open land in general as an element of the Township's existing character, and future expectations for land conservation. Residential development is permitted at lower density.</p>		
<p>PRINCIPAL PERMITTED USES</p> <ul style="list-style-type: none"> - Clubs/lodges, private - Crop production - Forestry enterprises - Livestock operations - Retail sales of agricultural / forestry products produced and/or processed on the premises - Retail sales limited to 1,000 sq. ft. of agricultural / forestry related products and produce in association with an active agriculture / forestry use - Single-family detached dwellings - Stables, private and boarding - Structures on leased campsites in the Delaware State Forest** - Township facilities and uses 	<p>CONDITIONAL USES</p> <ul style="list-style-type: none"> - Camps, resident - Cemeteries - Commercial communication device sites - Country clubs - Golf courses excluding miniature golf and golf driving ranges - Group homes - Home based businesses per §503.3.2 - Land conservation residential development - Sawmills - Stables, commercial, and horses for hire - Storage yards for forest products and minerals <p>SPECIAL EXCEPTIONS</p> <ul style="list-style-type: none"> - Public and semi-public buildings and uses - Public parks and playgrounds - Recreational facilities, public - Schools, public 	<p>ACCESSORY USES</p> <ul style="list-style-type: none"> - Accessory uses customary to approved uses - Commercial communications devices on existing structures (see §809.2.A) - Essential services - Home gardens, home greenhouses and home nurseries - Home occupations* - Pets, keeping of - Private garages, carports, sheds - Private swimming pools - Required parking areas - Signs accessory to approved uses - Satellite dish antennae - Yard sales

Porter Township Conservation Zoning District



Lehman Township Industrial District

- The Rural District in Lehman Township includes many areas of significant and important natural features such as wetlands, flood-prone lands, and very steeply sloped areas and is intended to provide for low intensity development.
- The Rural District is also intended to provide incentives for the permanent preservation of open land in public, semi-public, or private ownership, and promote the continuation of existing camps, campgrounds, sportsmen’s clubs, and other private recreation activities.
- The Lehman Township Industrial Zoning District, although not adjoining Porter Township, is located just south along Bushkill Falls Road.
- The greatest potential for spillover effects occurs in areas not zoned for conservation and which are not in the Delaware State Forest.
 - The Barrett Township Resort District and the Middle Smithfield Township Resort District allow for a wide range of resort-related uses such as amusement parks, campgrounds and recreational vehicle parks, conference centers and hotels/motels.
 - The Open Space Conservation District in Price Township allows residential development, cultural centers, campgrounds, commercial camps medical clinics, kennels and resorts.
 - The Barrett, Middle Smithfield and Price zoning ordinances do include commercial performance standards and many of the more intense uses are classified as conditional uses or special exceptions to enable setting conditions of approval.
 - Greene Township has not adopted a zoning ordinance so has no control of the types of land use permitted in the Township.

Contiguous Municipality Review

The Pennsylvania Municipalities Planning Code (MPC) §502.1(b) provides standing for local municipal governing bodies to appear before and provide comments to any contiguous municipality considering a proposed subdivision, change of land use, or land development, thereby allowing issues of conflicts to be raised. Any changes made to zoning districts must be considered in terms of the zoning and existing land uses in any adjoining municipality to avoid such land use conflicts. For example, it would be inappropriate to designate an industrial or heavy commercial area adjacent to an existing residential development or residential zoning district in an adjoining municipality.

Contiguous Municipality Action

Porter Township officials should work with the officials of adjoining municipalities to establish agreements to formalize this process among contiguous municipalities so that any municipality potentially affected by a zoning change or a development project has the opportunity for review. The MPC already requires this for comprehensive plans and amendments.

Regional Planning

Regional planning in the Pike County area of Pennsylvania is not formalized in any municipally organized body. Each county planning agency is responsible for review and coordination of planning within its jurisdiction. The Northeastern Pennsylvania Alliance, located in Pittston, Luzerne County, serves as a community and economic

planning and development information source and funnel for grants and special projects for Carbon, Lackawanna, Luzerne, Monroe, Pike, Schuylkill and Lackawanna Counties, but has no municipally authorized regional planning power.

LAND USE PLAN

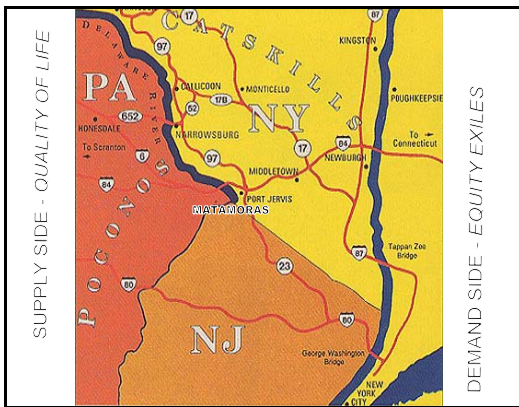
INTRODUCTION

Growth and Development

A community's growth and development is affected by a broad range of interrelating factors including such things as regional location, the transportation system, natural resources, land suitability for agriculture and development, available community facilities such as sewage disposal, condition of the general economy, local land values and real estate taxes. A change in one factor will in all likelihood result in a change in another factor, and the overall character of the community. In short, how a community's character has developed and how it will change into the future, are the result of a complex interaction of sometimes opposing forces ranging from no growth, exclusionary land use controls to unbridled commercial and residential development. Land use patterns in a community are the result of this complex interaction played out over the community's history.

Importance of Regional Location

The environmental quality and scenic beauty of Porter Township are key factors affecting growth and development. This, coupled with the proximity to metropolitan areas in Pennsylvania, New York and New Jersey, has resulted in the growth and change in the Township and all of Pike County. In any case, it is clear that if this trend continues the Township could, quite literally, become suburbs of the nearby urban areas and employment centers.



The challenge in developing a land use plan for Porter Township is to strike a balance for sustainable development. That is, to provide for the essential economic growth and development of the area as a whole, while concurrently conserving its scenic and natural environment, particularly open land, water quality and natural resources, and the quality lifestyle. Without continued careful planning and control of growth, the landscape and rural-recreational community character will be forever altered by haphazard development. Such development results from uncoordinated individual decisions made by separate property owners.

This *Comprehensive Plan* will serve to guide this set of independent decisions in a direction aimed at coordinated growth and development.

Need for Area Wide Planning

The future land use, environmental quality and character of the Township will evolve in response to the actions of community leaders and active citizens combined with the forces of the local and regional economy, and the demand for land and community facilities and services. The area's growth and development will be tempered by the land's physical limitations (e.g., steep slopes, poor soils, and wetlands) and must be guided by the application of traditional and innovative land use controls, open land preservation techniques and environmental regulations as part of the planning and development process.

Many of these issues extend beyond municipal boundaries and can best be addressed through the cooperation of the municipalities in the planning area and region. The idea is that individual municipalities can avoid the impact of uncoordinated land use control decisions made independently and by other involved agencies. The

Pennsylvania Municipalities Planning Code provides specific authorization for cooperative municipal planning and goes on to authorize cooperative municipal zoning via intermunicipal agreements. This enables communities to locate particular land uses in the most appropriate locations in the area rather than providing for every type of use in each participating municipality.

Although the Township has not chosen to prepare an intermunicipal plan, communication with other municipalities and attention to the Pike County Comprehensive Plan will enable coordination. Cooperative planning and zoning should be considered in the future.

LAND USE GOAL AND OBJECTIVES

Land Use Goal:

Develop a Township land use plan that integrates all aspects of growth and development including residential, commercial, industrial and open space.

Land use management is a complex process that depends on the interrelationship of a number of factors including the historic development pattern, regional location, demographics, the regional economy, the transportation network, and soils and land capability. Most of these factors are beyond the control of local municipalities. However, this *Comprehensive Plan* gives the Township the opportunity to work together provide the foundation to manage the growth and development of the community using innovative land use management ordinances, careful programming of public facilities, and active participation of residents.

A healthy economy fosters a healthy community by providing business development and employment opportunities. Given the historical development pattern of the Township with limited commercial development, residents rely on the greater Pike County area, Hawley, Scranton, and the East Stroudsburg/Stroudsburg area for employment, shopping and personal services. Local government may choose to not take a direct role in economic development, but can institute land use control and development policies that have a positive effect on the local economy and tax base, while addressing community conservation concerns. Recreation and tourism and forestry enterprises continue to be important to the Township economy and steps should be taken to sustain these activities.

Rampant land conversion is a first consequence of the way Pennsylvania is growing. Quite literally, development-as-usual is consuming the Commonwealth’s traditional rural landscape of farmland, forests, wetlands, and open spaces. Overall, Pennsylvania developed some 1.14 million acres, or 1,800 square miles, of fields, open space, and natural land between 1982 and 1997 – the sixth-largest such conversion after Texas, Florida, Georgia, North Carolina, and California.

This also means that fully one-third of all the land that the Commonwealth has ever urbanized since its founding was developed in just 15 recent years. Put another way, over those 15 years the state consumed land at a rate equivalent to 209 acres a day, or 9 acres an hour, every hour.

Source: *Back To Prosperity, A Competitive Agenda for Renewing Pennsylvania*, p. 47.

Objectives:

Incompatible Uses

Provide adequate separation between incompatible land uses.

- District Location - Evaluate the location of zoning districts relative to one another.
- Commercial - Evaluate the allowed uses in commercial zoning districts and encourage retail, office, and service uses.

- Industrial - Create a separate zoning district for industrial manufacturing, warehousing, and similar high impact uses.
- Setback/Buffers - Provide appropriate setbacks and buffers between land uses.
- Landscaping - Provide landscaping along road frontages in commercial and industrial areas

Residential

Encourage the development of livable communities and preserve existing neighborhoods.

- Open Space Access - Create neighborhoods with direct visual access to open land, with amenities in the form of neighborhood open space, and with a strong neighborhood identity.
- Diversity - Provide for a diversity of lot sizes, building densities, and housing choices to accommodate a variety of age and income groups and residential preferences, so that the community's population diversity may be maintained.
- Landowner Development Options - Provide multiple development options for landowners in order to minimize impacts on environmental resources (sensitive lands such as stream corridors, wetlands, flood plain, and steep slopes) and disturbance of natural or cultural features (such as mature woodlands, hedgerows and tree lines, critical wildlife habitats, historic buildings, and fieldstone walls)..
- Design - Provide greater design flexibility and efficiency in the siting of services and infrastructure, including the opportunity to reduce length of roads, utility runs, and the amount of paving required for residential development.
- Residential - Eliminate incompatible uses in residential districts.

Commercial

Promote innovative forms of commercial development that are in harmony with the rural-recreational character of the community.

- Standards - Adopt, monitor and update commercial and industrial development standards to protect the public health, welfare and safety, to preserve community character, and to minimize conflicts with the tourism-recreation trade by controlling such activities as noise; outdoor manufacturing, processing and storage; lighting; and other potential effects.
- Scale - Provide opportunities for innovative and community-scaled retail commercial use as opposed to strip commercial development.
- Services - Facilitate community service uses such as a pharmacy and medical center.

Economic Development

Expand the Township's existing economic base by exploring economic development opportunities consistent with and building on the existing rural-recreational character in order to strengthen the existing general and tourist economy, create employment opportunities and generate tax revenue.

- Tourism - Support the efforts of the Pike County Chamber of Commerce and the

Pocono Mountains Visitors Bureau to maintain and promote tourism.

- Location - Welcome new commercial and industrial development to areas of existing similar development and where community facilities are adequate so that the development is compatible with existing land use and community character.
- Home Occupations - Encourage local economic viability by allowing home occupations consistent with residential districts and small businesses consistent with recreation and tourism and the overall community character.
- Economic Development - Recognize the importance of the regional economy and cooperate with local business development organizations to promote commercial development which builds on community assets and which will not compromise the quality of life.
- Government Efficiency - Continue to maintain an efficient government and keep taxes low as an incentive for economic development.
- Existing Business - Support the continued development and possible expansion of existing businesses providing local employment and contributing to the tax base.

EXISTING CONDITIONS

Land Use Overview

Existing land use in Porter Township is shown on the *Existing Land Use Map* which accompanies this *Plan*. The U.S. Census reports the Township at 58.6 square miles in area, which at 640 acres per square mile, totals some 37,500 acres. This represents 11% of Pike County's 547-square mile area. The thirteen local municipalities in Pike County range in size from the one-half square mile of Milford Borough to the 79 square miles of Lackawaxen Township, and Porter ranks fifth in land area..

While the Township population has been increasing and new homes are being constructed, the 1960s saw much of the home construction in the Township, largely associated with Hemlock Farms. In any case, most of the Township remains undeveloped and it can be expected to remain rural for many years, particularly given the large proportion of state forest land. Nevertheless, unless adequately managed, the land development and population increases which are expected, even though modest, could have unwanted effects on the community.

Land Use Trends

There has been no significant change in land use in the Township since the completion of the 1999 Comprehensive Plan. No new commercial establishments have opened and the only real estate sales office in the Township closed. Only some 80 homes have been constructed, and most of these have been constructed in existing subdivisions. Recorded in 1990, Spruce Run Creek with 38 lots was last major subdivision completed in the Township. Retail and service establishments related to the tourist trade comprise the very limited commercial development in the Township.

Existing Land Use

The *Existing Land Use Map* shows individual tax parcels coded according to the current use of the property and the totals are included in the *Existing Land Use Table*. The data was compiled from County tax assessment records, recent aerial phonographs and Planning Committee review and is an estimate.

EXISTING LAND USE		
CATEGORY	ACRES*	%
Residential	1,000	2.67%
Commercial	5	0.01%
Agricultural	0	0.00%
Private Forest Land	13,600	36.26%
Public Forest Land	22,900	61.06%
TOTAL	37,505	100.00%
*estimates based on assessment records		

Residential

Residential development comprises about three percent of the total land area in the Porter Township and includes some 1,000 acres. This total is based on the size of platted subdivisions, the number of dwellings on private land outside planned subdivisions, and an estimate of the number of cabins on state lands. The primary type of residential development in the Township is single-family residential. In fact, of the 925 dwelling units reported by the 2000 Census, 895 were detached single-family homes, with 16 mobile homes, 5 two-family dwellings and 9 multi-family units.

Historically, most homes were scattered throughout the Township, located where subsistence farming, forestry enterprises and early recreation activities were undertaken. A number of individual residential lots are also scattered throughout the Township. In more recent years, residential development has been concentrated in planned subdivisions.

The earliest planned subdivision, centered around Blue Heron Lake, was platted in 1924 and included 177 lots. There was little additional larger subdivision activity until the mid-1960's when the Ness Development, the Eilenberger Development, and Hemlock Farms were recorded. Less than ten percent of Hemlock Farms's 3,500-plus lots are located in Porter Township. Again in the 1970's and 1980's, no significant development occurred, with only twelve lots recorded in 1977. In 1990, Fox Hollow and Spruce Run Creek were subdivided for a total of 59 lots and nine lots were added in 1997 in the Sell Development. While these subdivisions were largely developed in response to the demand for second-homes, in recent years more and more families are residing permanently in these residential developments. Many full-time residents are retirees and some commute to work outside the County. The 1990 Census reported only 71 full-time occupied housing units and 168 were reported in 2000.



RESIDENTIAL SUBDIVISIONS IN PORTER TOWNSHIP				
SUBDIVISION NAME	DEVELOPER	YEAR	TOTAL ACRES	# LOTS
Blue Heron Lake	Blue Heron Lake	1925	41	177
Earl Ness	Earl Ness	1964	87	68
Eilenberger	Ralph Eilenberger	1964	21	42
Fox Hollow	Landview Properties	1990	52	21
Hemlock Farms*	Western Heritage	1966	200	309
Sell	Allen C. Sell	1997	62	9
Soldo & Szabo	Soldo & Szabo	1977	3	12
Spruce Run Creek	Ray Hulse	1990	448	38
TOTAL			914	676
* Parts of Hemlock Farms also in Blooming Grove and Dingman Townships.				
Source: Pike County Planning Commission				



The Census Bureau counts the cabins on the *permanent campsites* situated on leased state forest land as seasonal dwelling units. These cabins, built by individuals and groups as hunting and vacation cabins, total more than 750 units scattered throughout the Delaware State Forest, with 482 cabins located in Porter Township. The cabins are found throughout the Township around Pecks Pond and Lake Minisink, at Pine Flats, along Route 402 and other locations.

Commercial, Industrial and Institutional

Commercial, industrial and institutional uses in the Township total only five acres or 0.01 percent of the total area of the Township. Commercial development is situated along Route 402 at Pecks Pond and includes a convenience store and bait and tackle shop and two restaurants. Another convenience store/deli is located farther south along Route 402 just north of Edgemere Road. In addition, a wood carving business is found along Route 402 just south of Snow Hill Road.. A number of home occupations are certainly operating in the Township, but given the nature of many such business which rely on electronic communications and personal computers, the number of such enterprises cannot be assessed. No manufacturing or industrial operations are located in the Township. The Township’s minimal permanent population has obviously limited the level of commercial and industrial development and the level of such development is not expected to change dramatically in the near term.



Pecks Pond Inn



Approximately 285 acres of Porter Township’s land area is in public or semi-public ownership. (Note: Although owned by the Commonwealth, the Delaware State Forest is included in the open land classification.) Included in the public classification are the Porter Township building which is situated on state forest land along Route 402 near Snow Hill Road, sixty-five acres owned by the Salvation Army, and Camp William Penn. Camp William Penn, located on 670 acres in the southeast corner of the Township, is owned and operated by the City of Philadelphia as a summer camp for children. Given that most of the Camp is forest land, 600 of the 670 acres have been included in the open land category.

Open Land

Porter Township remains largely undeveloped, with more than ninety-five percent of its area comprised of open land, most of which is forested. Included in the open land area are some 23,000 acres, or 60 percent of the Township’s land area, owned and protected by the Commonwealth of Pennsylvania as State Forest Lands. Private hunting clubs and Camp William Penn own much of the balance of the forest land in the Township and most of these lands are held in large parcels. The *Large Parcel Owners in Porter Township Table* includes details for each parcel.

STATE AND FEDERAL LAND OWNERSHIP (Pike County Office of Community Planning)						
	Total Acres	Delaware State Forest	State Game Lands	National Park Service	Total Federal and State Lands	% Federal and State Lands
Blooming Grove	48,192	13,553	7,924	0	21,477	44.6%
Delaware	28,288	2,169	0	7,601	9,770	34.5%
Dingman	37,248	5,489	2,453	3,800	11,741	31.5%
Greene	38,528	5,704	0	0	5,704	14.8%
Lackawaxen	50,304	2,759	5,072	0	7,831	15.6%
Lehman	31,296	3,865	0	7,819	11,684	37.3%
Matamoras	448	0	0	0	0	0.0%
Milford Borough	320	0	0	26	26	8.1%
Milford Township	8,000	858	0	209	1,067	13.3%
Palmyra	22,016	5,073	2,170	0	7,243	32.9%
Porter	37,504	22,899	0	0	22,899	61.1%
Shohola	28,608	1,164	7,643	0	8,807	30.8%
Westfall	19,456	4,246	165	308	4,719	24.3%
Totals	350,208	67,778	25,427	19,763	112,968	32.3%



Nebo Lake

Included in the open land area are the many lakes and streams which grace the Township. Pecks Pond (shared with Blooming Grove Township), Lake Minisink, and Little Mud Pond lie within state forest land and are open to the public. Privately owned lakes include Blue Heron Lake, Porters Lake, Pickerel Pond, Beaver Run Lake, Twelvemile Pond and Saw Creek Pond. The principal streams include Big Bushkill Creek and Saw Creek, both of which originate in the Township and flow southeast and join before flowing into the Delaware River near Bushkill.

Delaware State Forest

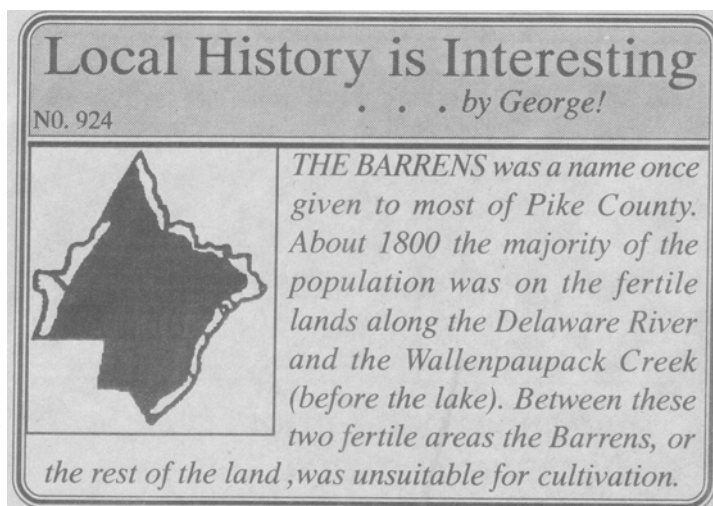


The 23,000 acres of State Forest Land in the Township is part of the 72,000-acre Delaware State Forest which includes 63,500 acres in Pike County, 8,600 acres in Monroe County and 40 acres in Carbon County. This vast acreage of state-owned land is important to the Township. The many recreation opportunities available on this land attract thousands of visitors to the area who add to the local economy, with hunting, fishing, hiking, cross-country skiing and snowmobiling the primary activities; and, the state ownership assures that a large percentage of the Township will remain as undeveloped, open land. In addition, the state land contains many wetlands and other natural areas with rare or endangered species.



Special points of interest in the Delaware State Forest in the Township include the Headquarters/Edgemere Ranger station on Edgemere Road, the pecks pond Picnic Area, the 963-acre Pennel Run Natural Area two miles west of Twelve Mile Pond, the 1,930-acre Stillwater Natural Area (partially in Delaware township), and trail head of the Thunder Swamp Trail System located along Route 402 at the Township’s southern border. According to the Department of Conservation and Natural Resources, a natural area is characterized by unique scenic, historical, geological or ecological value, where natural succession will be allowed to occur and the area maintained in a relatively undisturbed manner.


LARGE PARCEL OWNERS IN PORTER TOWNSHIP		
OWNER	ACRES	ACT 319
Bear's Den Hunting and Fishing Association	100	yes
Beaver Run Hunting and Fishing Club	825	yes
Big Ridge Hunting Camp	240	yes
Blooming Grove Hunting and Fishing Club	175	yes
Blue Heron Dev Corp	1,565	yes
Burke, J. and D.	40	yes
Camp William Penn (City Philadelphia)	635	no
Camp Pawe	100	no
Easton Anglers Association	1,750	yes
Ferrara, Michael	10	yes
Green Valley Association	500	yes
Hunters Range, LP	1,290	yes
Lake Minisink Association	10	yes
Lehman Lake Rod and Gun Club	30	yes
Lucky, Willaim., et. ux.	30	yes
Nebo Hunting Club	725	yes
Ott, R. -The Hermitage	100	yes
Porters Lake Hunt/Fish Club	2,995	yes
Raitt, C., Jr. and D.	30	yes
Rutz, Joseph F.	175	yes
Saw Creek Hunting and Fishing Association	720	yes
Timberline Sportsmen, Inc.	155	yes
Wiggle Inn Hunting Club	115	no
Total area in large parcels	12,315	
Total area in Act 319	11,465	



Agricultural Land

Although subsistence agriculture played a key role in the early development of Porter Township and the entire County, no agricultural operations remain in Porter Township. In fact, little evidence remains of any of the subsistence farms that once dotted the Township. Historically, agriculture at its best was limited and marginal given the rough terrain and poor soils in the Township.

Susquehanna-Roseland Project



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Segment 5 - Lake Wallenpaupack to Bushkill

(29.1 miles) -- From a point near the northern tip of Lake Wallenpaupack, in Pike County near Hawley, to the Delaware River in Monroe County near Bushkill.

In this segment, the new line will replace the power line that already exists. The existing 230-kilovolt structures will be removed, and new structures will be built to carry the 230-kilovolt line and the new 500-kilovolt Susquehanna-Roseland line. A major portion of the power line to be removed is one of the oldest 230-kilovolt lines east of the Mississippi, built in the 1920s. Even without construction of the Susquehanna-Roseland line, this old power line would have had to be replaced within a few years.

The existing line in this segment has a cleared right of way of 100 feet or more. The new power line will require 200 feet of cleared right of way in most cases, although there will be areas where this right of way does not have to be that wide, depending on terrain and other factors.

The rebuilt line will parallel an existing 69-kilovolt power line for 10.6 miles from Kimble's Road in Palmyra Township to near High Knob in Blooming Grove Township. Where two power lines run parallel, the combined cleared right of way will be greater than 200 feet.

During construction, vegetation on the right of way will be cleared as needed for construction work, and to provide enough clearance for the line. After the line is built, low-growing vegetation will be allowed to return, but tall trees and other species that could interfere with the line will not be permitted to grow.

This segment passes through the Saw Creek Estates residential community. PPL Electric Utilities has been working closely with the residents and leadership of Saw Creek Estates to minimize the impact of replacing the aging power line structures there with new structures. This includes designing the line within a 150-foot cleared right of way wherever possible. That's the width of the cleared right of way in most locations in Saw Creek now, so in those areas tree clearing will be kept to an absolute minimum.

This segment also passes through about 1.65 miles of the Delaware Water Gap National Recreation Area on the path of an existing power line. PPL Electric Utilities has been working closely with officials of the national recreation area and the National Park Service to minimize the impact of replacing the aging power line structures there with new structures.

Click map to enlarge:



Download options: [medium](#) | [high-res](#)

[Click here](#) for more detailed maps.



PPL Transmission Line, Porter Township

PPL Transmission Line Upgrade

*Because of the steadily growing use of electricity, new power lines are needed to keep up with that demand and to keep our power supply reliable. PJM Interconnection, the independent company that operates the electric power grid for a 13-state region including Pennsylvania, has determined that if upgrades to the electric system are not made by May 2012, there is the potential for overloads and blackouts in eastern and northeastern Pennsylvania and throughout the region. PJM is requiring a new 500-kilovolt transmission line from the Berwick area in Pennsylvania to the Roseland area in New Jersey. PJM has directed PPL Electric Utilities to construct the Pennsylvania portion of this power line.¹ The transmission line in Porter Township largely crosses State Forest Land and other undeveloped lands. The Board of Supervisors recognizes the need for the line upgrade and this *Plan* calls for no specific action.*

¹<http://www.pplreliablepower.com/>

PLANNING IMPLICATIONS

Overview

Porter Township is faced with both challenges and opportunities in its current land use configuration and careful and continued planning is essential.

- The Township, given its location near New Jersey, New York and Pennsylvania metropolitan areas and its recreational appeal, clean environment, quality of life, and private open land, holds great potential for continued growth and development.
- Growth and development will be limited by the thousands of acres held as State Forest Land. Although there are no guarantees, the Township can presume that land owned by the Pennsylvania Bureau of Forestry will remain in public ownership for many years to come.
- Many large privately owned tracts of land exist throughout the Township, some owned by hunting clubs. As land values rise the likelihood of development of these properties increases. Local officials should consider an outreach effort and partner with landowners and local conservation organizations to preserve these properties.
- The Township has an opportunity to supplement these existing park and open space areas by working with private interests that own properties in optimal locations (enabling the creation of open space and trail networks) or that contain valuable resources.
- More residential development in the Township and surrounding municipalities will spawn more pressure for retail/service commercial development, and increased demand for municipal facilities and services.
- The challenge is to provide for the essential economic growth and development of the Township while concurrently conserving its scenic, historic and natural environment and the remaining open land, and affording protection to existing residential development.

Potential for Development

The Township and all of Pike County hold great potential for further development given the hundreds of acres of open land. Some parcels cannot be developed because of state ownership, conservation easement, or natural limitations such as poor soils, wetlands and steep slopes. Nevertheless, the suitable land in the Township could be developed into many more residential lots. In any event, the rate of development of new residential subdivisions and the improvement of existing lots in the Township will be governed more by the demand for lots than by the paucity of land. The Township must be prepared to manage whatever development is proposed by adopting, administering and updating the necessary land use control regulations.

Existing Land Use and Environmental Controls

As authorized by the Pennsylvania Municipalities Planning Code, the subdivision and land development ordinance and the zoning ordinance are the principal land use management tools which are available to local municipalities in Pennsylvania. The Township has adopted a subdivision and land development ordinance and a zoning ordinance, and has amended each as needed over the years to meet current development management needs.



The subdivision and land development ordinance provides standards for dividing land and for residential and non-residential development projects to ensure the provision of adequate community facilities such as roads, water supply and sewage disposal, utilities, proper highway access, and storm water control.

The zoning ordinance regulates the use of land by dividing a community into districts to separate land use activities (residential, commercial, industrial, etc.); sets standards for lot size, setbacks and building height; includes specific standards for a broad range of land uses including for example: parking, signs, junkyards, mineral extraction, cell towers, and multi-family dwellings, and other general community development and environmental performance standards.

FUTURE PLANNING POLICIES AND ACTIONS

Overview

Porter Township’s regional location, coupled with the area’s thousands of acres of open land, attractive environment, and quality of life, is expected to continue to stimulate residential development, along with increased demand for retail and service establishments generated by the increasing population. In addition, growth may be stimulated to higher rates by increased demand from increasing shifts of population from nearby metropolitan areas. However, this growth will be tempered by the thousands of acres of state land and the private holdings of landowners committed to maintaining their land in an undeveloped state.

**Porter Township
Basic Land Use Planning Approach**

- conserve and protect vulnerable environmental resource areas
- preserve forestry and the rural-recreational landscape
- protect residential neighborhoods and subdivisions from incompatible development
- provide for well-situated and appropriate development areas to accommodate projected growth
- allow throughout the Township residential development at densities consistent with the rural-recreational landscape
- provide incentives and standards for good design and open space preservation as property is developed
- provide for limited scale businesses and light manufacturing which is consistent with the rural-recreational landscape
- rely on the larger region for major retail and service needs
- carefully control the development and expansion of public water and sewer service areas
- encourage the preservation of historic buildings and sites.

This *Comprehensive Plan* calls for the Township to actively protect the community characteristics essential to the quality of life which is attracting new residents while concurrently fostering a compatible local economy. In other words, it is the intent of Township officials to conserve the rural-recreational landscape including timbering, protect the natural environment, and concurrently encourage smaller scale retail and service establishments to meet the tourist trade and resident needs, while looking to the region for major shopping and service opportunities. The tourism and hospitality trade is particularly important to the Township and Pike and Wayne Counties, and new recreation/tourism attractions are vital to a maintaining robust tourism economy.

Current Zoning Districts Affirmed

Based on this approach and all of the elements of this *Comprehensive Plan*, the Township Supervisors and Planning Commissioners recognize that the continued enforcement of the zoning ordinances and the subdivision and land development ordinances, continued planning by consulting, reviewing and updating this *Comprehensive Plan*, and periodically updating the ordinance to address changing conditions, are the most critical actions required to manage the growth and development which is inevitable for the Township. The existing zoning districts in the Township as delineated by the current zoning map are affirmed as the foundation for future land use plan for the Township. The zoning districts include:

- CON Conservation RES Residential
- RU Rural Development COM Commercial

**Residential
Neighborhoods**

Residences are found in a number of planned or historically evolved developments and on individual lots throughout the Township. Local officials recognize that the Future Land Use Plan must allow for all types of commercial and manufacturing uses. However, this *Comprehensive Plan* must also afford to existing residences and new residential development protection from incompatible uses and the *externalities*, that is, negative effects, of unrestrained commercial and industrial development. This is best accomplished by continuing to maintain separate residential areas, applying

environmental, development and operational performance standards to commercial and industrial uses, and establishing increased lot sizes, setbacks, and buffers where such uses adjoin residential development.

This should, however, not preclude the use of mixed use development techniques that allow a mix of dwelling types and retail and service establishments internal to large residential development as a means of providing needed commercial uses close to residences and reducing traffic on public roads.

Residential Policies and Actions

- Continue to provide protection for residential areas by maintaining separate residential and nonresidential zoning districts, applying environmental, development and operational performance standards to commercial and industrial uses, and establishing increased lot sizes, setbacks, and buffers where such uses adjoin residential development.

New Resident Cautions

In recent years, most population growth in rural areas has been the result of people moving from urban and suburban areas. These new residents move to the area for its rural lifestyle, but in many cases carry with them a number of expectations born of the conveniences of suburban and urban life. If these expectations become a reality, as is the case in many of the communities in the rapidly developing Pocono Mountains, the very elements of the rural lifestyle which are so attractive will be significantly eroded.

It is important for new residents to remember that their expectations may be different than the long-term goals of this *Comprehensive Plan* which intends to achieve a balance between conservation and protection and the need for managed development to meet the social and economic needs of the community.

Why people move from cities to the country . . .

- the rural lifestyle
- clean air and water
- less crime
- lower taxes
- less traffic
- clear night skies

What they expect when they get there . . .

- paved roads
- street lights
- no farming odors
- unlimited recreation facilities
- corner stores
- no more people, houses or development of any kind

- Allow higher density residential development only in areas where community water supply and community sewage disposal is available.
- Encourage the use of zoning and subdivision and land development ordinance provisions to effect conservation design development to conserve open land, conserve sensitive natural areas, preserve historic resources and maintain community character.
- Consider requiring conservation design in certain districts and/or areas as a means of conserving open space.
- Provide for a mix of housing types within development projects for a more efficient use of land and conserving open space.
- Allow for the integration of retail and service establishments in large residential developments.
- Consider creating a zoning overlay district that would automatically apply residential zoning use standards to new subdivisions.
- Continue to allow a reasonable range of home occupations consistent with residential neighborhoods.

Nonresidential Development

This *Comprehensive Plan* recognizes commercial, manufacturing and institutional uses as vital to maintaining the economic and social health of the Township. While the type, location and intensity of such uses in the Township have changed over its development history, local residents rely on such establishments for employment, for goods and personal services, and for community facilities and services. Large scale commercial and industrial development is not envisioned for Porter Township.

Tourism and Hospitality

Porter Township has long been dependent on the tourism and hospitality trade. *The first step taken to make Pike's forest land available to the public came in 1913 when the Department of Forestry authorized the leasing of "small areas of land for the purpose of permanent camping and outing ground."* Since that time, over 1000 cabins have been built on land leased from the Forestry Department. Nowhere is the hunting cabin a more prevalent sight than in Porter, where they actually outnumber permanent, year-round residences. A typical example exists at Pine Flats where a 60 cabin colony and clubhouse stand near the Big Bushkill Creek. A similar cabin colony stands near Little Mud Pond across the lake from a natural cranberry bog.² Adding to the appeal of the area are the many opportunities for eco-tourism at such areas as the Delaware Water Gap National Recreation Area, Promised Land State Park and Bruce Lake Natural Area, and the thousands of acres of state game lands and forest lands.

Encouraging hospitality and other tourism-related businesses, which are typically the cleanest and greenest type of economic development, is a key component of the Township land use plan. An associated and important element of improving the tourism economy is the need for more year-round attractions in the area, and in addition to the Hawley-Lake Wallenpaupack Chamber of Commerce and the Pocono Mountains Visitors Bureau, the Pike County Economic Development Authority should take an active role in promoting tourism. In addition to jobs, resorts supported by tourism can also provide amenities such as golf courses and other recreation facilities to local residents.

The Township should consider zoning ordinance changes based on the following:

- A resort development floating zone based on a minimum parcel size which would enable a mix of tourism, recreation and residential uses.
- Increased density for age restricted or vacation ownership housing which would limit the number of children enrolled in local schools.
- Increased density for projects served by central sewage using soil based disposal methods.
- Commercial, manufacturing and institutional uses require good highway access and should be primarily located along Route 402.
- Buffering standards are important to ensure compatibility with adjacent residential areas, and design standards and guidelines should be created to foster attractive and well-landscaped projects as opposed to unimaginative and conventional strip centers. Pedestrian access and interconnections should be emphasized.
- The Township zoning ordinance includes a broad range of nonresidential performance standards which must be continually reviewed and updated to address changing development patterns and ensure community and environmental protection.
- Do not make standards and the development review process so onerous that commercial and manufacturing development is discouraged.

Nonresidential Policies and Actions

²<http://portertownship.net/history1.html>

Commercial Design Standards and Guidelines

Design guidelines, along with development standards and permit approval requirements for specific location and site requirements, can be used to retain rural character. Standards and design guidelines in rural areas should consider historic design trends in the built environment and should specifically address issues surrounding the massing, form, materials, and color of new buildings or structures. Zoning performance standards in Pennsylvania generally cannot be used to govern the specific architectural appearance of buildings. Design guidelines, which can be suggested by the municipality and voluntarily adopted by the developer, can be effective for ensuring building designs are consistent with community character.

Site design zoning standards should include, for example, maximum impervious cover, landscaped setbacks between buildings and the road, modest parking lot size, interior landscaping for larger parking lots, sign requirements, and vegetated buffers along property lines. A critical requirement is the retention of existing vegetation to the greatest extent possible. Development standards for lighting, circulation, parking, landscaping, and noise should be consistent with the rural-recreational area.

- Continue to require nonresidential development to consider the physical characteristics of the site as part of the design in order to protect environmentally sensitive areas.
- Continue to allow the clearing of vegetation and grading in buffer areas only after a development plan has been approved, but provide for timbering the interior of the property.
- To the extent that zoning cannot adequately govern design, prepare and promote design guidelines for commercial, industrial, and institutional development to encourage the most efficient use of commercial land and development consistent with the Township’s landscape.
- Develop updated landscaping standards that will ensure development is consistent with the character of the Township and which will provide adequate buffers.
- Allow for a variety of professional and personal services to be conducted as home based businesses in all areas provided nuisance elements are controlled.
- In accord with the Pennsylvania Municipalities Planning Code, allow *no-impact home based businesses* in all dwellings.³
- Consider design guidelines for commercial, industrial, and institutional development to encourage the most efficient use of commercial land and development consistent with community character.
- Allow commercial, manufacturing and institutional land uses only in appropriate districts based on compatibility with surrounding land uses, access potential, and logical extension of utilities.
- Encourage area economic development organizations to include efforts for the retention of existing business, improvement of the small business climate, and the promotion of tourism instead of simply committing resources to *attracting industry*.

Forestry

This *Comprehensive Plan* recognizes the historical and continuing importance of forestry enterprises to the local economy and quality of life, and encourages forestry activities throughout the Township provided such operations are conducted in accord with sound forest management practices and environmental regulations. Landowners manage their forests for a variety of reasons including income from timber sales, wildlife habitat, recreation, water quality protection, bio-diversity, and timber for long-term investment. Improper harvesting and management practices often raise stream water quality and other environmental concerns with local residents and local officials.

³The Pennsylvania Municipalities Planning Code defines a *no-impact home-based business* as a *business or commercial activity administered or conducted as an accessory use which is clearly secondary to the use as a residential dwelling and which involves no customer, client or patient traffic, whether vehicular or pedestrian, pickup, delivery or removal functions to or from the premises, in excess of those normally associated with residential use.*

It is critical for public acceptance of forestry, environmental quality and the long-term viability of the industry and forest resources that logging professionals and individual landowners use best management practices when harvesting and for long-term forest maintenance.

The Pennsylvania Municipalities Planning Code (MPC), at §603(c)(7), states that *zoning ordinances may not unreasonably restrict forestry activities* and goes on to require that in the Commonwealth, *forestry activities . . . shall be a permitted use by right in all zoning districts in every municipality*. The Code defines *forestry as the management of forests and timberlands when practiced in accord with accepted silvicultural principles, through developing, cultivating, harvesting, transporting and selling trees for commercial purposes, which does not involve any land development* (buildings such as sawmills and wood products manufacturing are treated as separate uses). Any zoning ordinances adopted by the townships will be consistent with the MPC by classifying forestry as a principal permitted use in all zoning districts.



Forestry-Related Business

Specific actions related to forestry enterprises:

- Provide ample opportunity for the location and development of *value added* enterprises that use the plentiful forest resources available in the Township.
- Encourage the local economic development organizations to work with the forest industry to promote and grow forestry related enterprises, particularly in the realm of *value added* products.

Mineral Extraction

The primary minerals of commercial importance extant in the Township are sand stone, which is mined as quarry stone and dimensional stone, shale, and sand and gravel, and potentially, natural gas. This *Comprehensive Plan* recognizes the economic value of the minerals industry while understanding the necessity that the industry operate within the bounds of environmental regulations.

The Pennsylvania Municipalities Planning Code (MPC) clearly recognizes mineral extraction as a lawful use. Along with other community effects, such uses can have impacts on water supply sources and are governed by state statutes that specify replacement and restoration of affected water supplies. In addition, the Planning Code now severely limits the range of development and operational standards which can be applied to mineral extraction by local municipalities, with location standards the primary tool available to the Townships. Planning Code §603(I) states that *zoning ordinances shall provide for the reasonable development of minerals in each municipality*. The Code definition of minerals is: *Any aggregate or mass of mineral matter, whether or not coherent. The term includes, but is not limited to, limestone and dolomite, sand and gravel, rock and stone, earth, fill, slag, iron ore, zinc ore, vermiculite and clay, anthracite and bituminous coal, coal refuse, peat and crude oil and natural gas*. The Code, at §603(b) allows zoning ordinances to regulate mineral extraction, but only to the extent that such uses are not regulated by the state Surface Mining Conservation and Reclamation Act, the Noncoal Surface Mining Conservation and Reclamation Act, and the Oil and Gas Act. These acts regulate such things as setbacks, dust, noise, blasting, water supply effects, and reclamation.

Natural gas exploration may surface as an issue in Porter Township. However, the mineral extraction language in the MPC, coupled with recent court decisions, has

severely limited local municipal authority to regulate natural gas extraction. However, the Commonwealth Court has ruled that the Oil and Gas Act regulates does not preclude local municipalities from excluding gas wells from residential zoning districts. The Township must adjust local regulations to evolving court decisions.

This *Comprehensive Plan* recognizes the need to provide for *the reasonable development of minerals* in the Township, and similar to forestry enterprises, encourages mineral extraction provided such operations are conducted in appropriate locations and in accord with sound mining practices and environmental regulations.

Specific actions related to mineral extraction . . .

- Confirm that mineral extraction operations comply with state and federal regulations.
- Zoning is the most effective means of managing the effects of mineral extraction on the local community.
 - To the extent possible under the terms of the Municipalities Planning Code direct mineral extraction operations to suitable areas where impacts will be minimized.
 - Adopt standards to ensure that mineral extraction is controlled to the greatest extent possible within the limitations of the Planning Code and evolving case law .
 - Include provisions to require coordination with the plan information and standards applied by the Pennsylvania Department of Environmental Protection.
- Adopt posting and bonding requirements for Township roads to ensure road damage is minimized and corrected by drilling operations.
- Encourage the local economic development organizations to work with the Bluestone Association to promote and grow the bluestone industry, particularly in the realm of *value added* products.

Environmental Protection

Development and environmental protection, as well as conserving open land and natural resources, need not be mutually exclusive. While a clean environment, abundant open land, and natural resources are key elements of the quality of life in Porter Township, one must recognize that growth is inevitable and can contribute positively to a healthy community. The goal is to strike a balance between development and preserving the essential character of the Planning Area. Development practices which recognize the importance of the local built and natural environment will ensure the continuation of the quality of life that residents enjoy and which is so attractive to new residents. Concurrently, land owners and developers will be able to provide the home sites and businesses that a growing population demands.

The intent is to ensure *environmentally friendly* development within the context of the existing zoning districts. State and federal regulations address many aspects of resource conservation and environmental protection, and these regulations should be the foundation - the base from which local municipal regulations should be built. Local standards must be consistent with and be coordinated with state and federal

requirements. In some cases, the zoning ordinance can simply reference the other applicable standards.

Local Authority for Regulation

The Pennsylvania Municipalities Planning Code (MPC) authorizes land use planning and management tools for the Commonwealth's municipalities. Compliance with the MPC, along with case law, dictates the legality of local regulations. For this reason, it is very important to remember that all land use management tools must be prepared and administered within the bounds of the MPC and current case law. In addition, the Second Class Township Code provides authorization for special purpose ordinances aimed at protecting public health, safety and welfare. Other state laws, such as the Floodplain Management Act and Stormwater Management Act, mandate local regulation of resources. In all cases, the municipal solicitor should be involved in reviewing any changes to municipal plans and ordinances.⁴

Integrated Approach

Given the range of authorizing state statutes, municipal open land, natural resource and environmental regulations are typically found throughout a number of ordinances. While this may appear problematic at first glance, the integration of such standards in various ordinances is important because a certain ordinance may govern one type of development while another governs a different type. For example, the subdivision and land development ordinance governs how land is divided and improved while the zoning ordinance governs the specific uses on the land. In some cases a special purpose ordinance may be more effective than including standards in the zoning ordinance. The important point is consistency of standards in all ordinances.⁵

Range of Standards

The Township Zoning Ordinance includes a range of environmental standards. The Township must continue to periodically review and update local environmental standards to ensure the most effective protection. The possible range includes:

- Environmental impact analysis requirements for large scale and environmentally problematic uses.
- Retention of existing vegetation on development sites.
- Soil stabilization and landscaping.
- Stream, lake and wetland buffers.
- Stormwater best management practices including quality treatment and infiltration.
- Floodplain management.
- Hydrogeological studies for proposed uses with large groundwater consumption.
- On-site sewage disposal system management.
- Limitations and special standards for development on steep slopes.

⁴A Review of Porter Township's Comprehensive Plan and Land Use Regulations with Recommendations to Enhance Natural Resource Conservation and Open Land Preservation, p. 5, Pike County Conservation District and Pike County Office of Community Planning, 2007.

⁵Ibid., p. 5.

Open Land Preservation

Why is the preservation of open land important for a community? The value of open lands extends beyond monetary worth. Residents know that these open lands, whether agriculture, forest land, hillside, ridge line or park, affect community livelihood, property values, and recreational opportunities. While the value may be difficult to quantify, we know open lands:

Note About Open Space:

Open space is land which has not been developed for a constructive or productive use and is intended for environmental protection, natural resource conservation, scenic, or recreational purposes. Open space may include, for example, woodland, wetlands, watercourses, reverting farmland, and floodplain. In the case of a development project, open space may include passive recreation areas such as ballfields, lawns and buffer areas. Agricultural land, although sometimes highly developed for crop and livestock production, is often important open land for retaining a community's rural character.

- *Provide agricultural (and forestry) jobs and sales.*
- *Boost property values for surrounding developed areas.*
- *Offer a scenic backdrop for a tourist economy.*
- *Form a link to a historic past.*
- *Offer recreation opportunities.*
- *Provide habitat for native plants and wild animals.*
- *Replenish groundwater and act as a filter to improve water quality.*
- *Enhance the quality of life of area residents.⁶*

Open land and natural areas are key ingredients of the area's rural-recreational landscape, and local and county officials must encourage the conservation of open land if this character is to be maintained. Conceivably, all areas of privately owned land which are not wetlands or are not extremely steep, or not already protected by easement, could be developed, using central sewage disposal if necessary. Fortunately, as evidenced by this *Comprehensive Plan* and the land use management ordinances, coupled with the County Scenic Rural Character Preservation Program, private conservation easements, and landowner commitment to conservation, there is a continuing effort aimed at open land conservation.

Conservation Subdivision Design

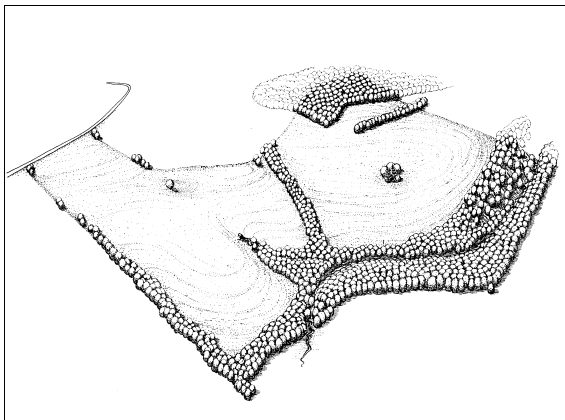
The Township has included conservation design development in both the Township Zoning and Subdivision Ordinances as a method for conserving open space under the provisions for the *land conservation overlay district*. The Township will consider making conservation design mandatory in certain situations such as:

- On parcels which exceed a minimum size.
- In areas identified as important for open space preservation.
- On parcels with important natural features.

Based on the density set in the ordinance, conservation design permits the same number of units on a parcel (plus a small bonus as an incentive) as a typical subdivision, but with a reduction in minimum lot size. The balance of land needed to maintain the density established by the ordinance is set aside as permanent open space. Open land and natural areas are protected by shifting development to more appropriate

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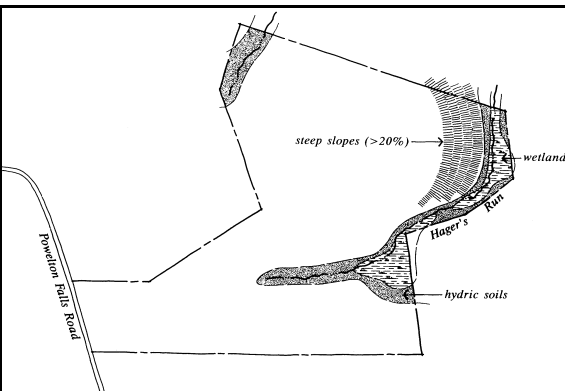
Santa Barabara County 2030: The Open lands,
p.2,http://www.countyofsb.org/plandev/pdf/comp/programs/Newsletters/open_lands_newltr/value_all.pdf



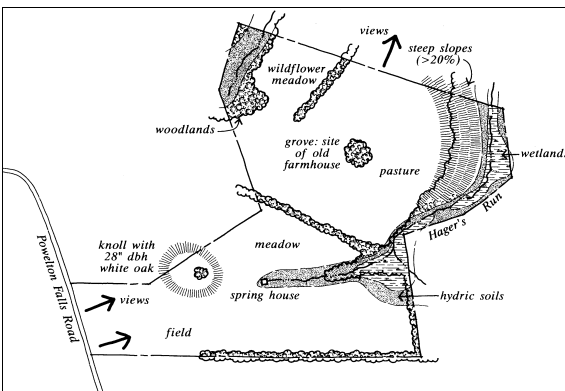
Before Development



Yield Plan



Identifying Primary Conservation Areas



Identifying Secondary Conservation Areas

areas of the site. In short, the development is designed around the natural features of the project parcel. In addition to maintaining open land, conservation design reduces development costs (and commitment of resources) given shortened road and water and sewer line length, minimizes long term maintenance costs of such improvements, and limits environmental affects such as soil disturbance and storm water.

The same design process can be applied to multi-family and commercial development.

The Natural Lands Trust, a nationally known land conservation organization located in Media, Pennsylvania (Delaware County), suggests that the conservation design concept be taken to a higher level by providing incentives (or disincentives) to encourage the conservation of open land and establishing specific techniques for the design of open space subdivisions.

The process is presented in detail in the handbook, *Designing Open Space Subdivisions, A Practical Step-by-Step Approach*, published by the Natural Lands Trust. (See the accompanying figures.) Incentives could include allowing higher density for open space design; a disincentive would be the reduction in density if a traditional lot layout is used in place of the open space design. In fact, some communities have mandated the use of this technique for all development or in certain zoning districts.

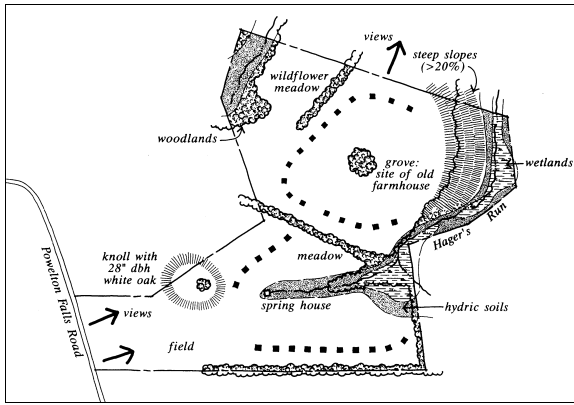
Conservation Design in Practice

Conservation design development is practiced most widely in areas where little open space remains, such as southeastern Pennsylvania where residents know what they have lost to rampant development. Consequently, conservation subdivision design has emerged in that region as an important method to preserve what little open space remains. The design process is also being embraced by many municipalities in Monroe County and Pike County where the influx of new residents from nearby metropolitan areas is driving the demand for new housing and subdivisions.

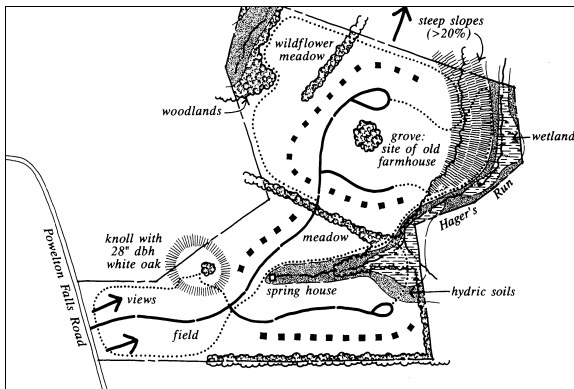
I want my piece of the pie, or I want room to spread out are common desires voiced among new residents. The problem is that as this pattern continues, the sprawl that the emigrating urbanites left behind, or escaped, is beginning in Pike County and will ultimately change the very character which is so attractive to new residents.

Conservation Design Process

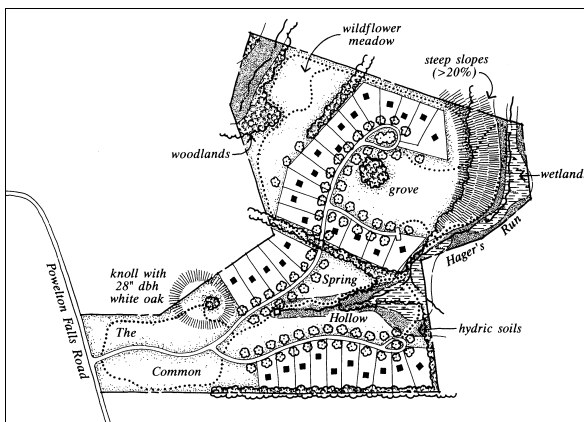
The design process involves the following steps: (See the Figures from *Designing Open Space Subdivisions, A Practical Step-by-Step Approach*.)



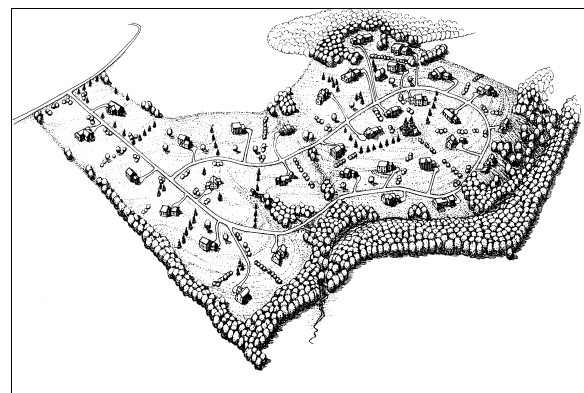
Locating Potential House Sites



Designing Roads and Trail Links



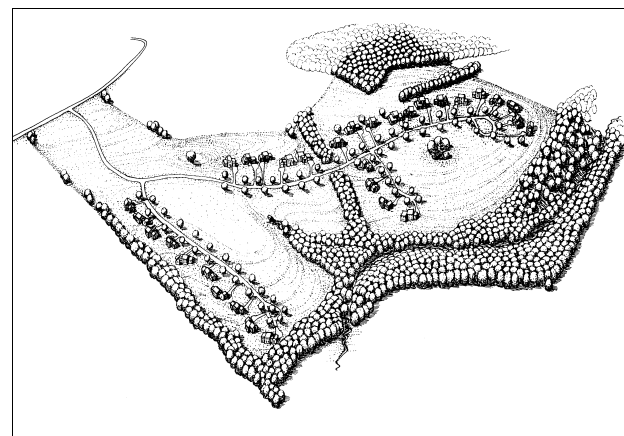
Drawing in the Lot Lines



With Conventional Development

1. Yield Plan - the number of units which could be developed on the site using the traditional subdivision approach.
2. Identification of all potential open space areas including primary conservation areas such as . . .
 - ➡ Soils suitable for on site sewage systems
 - ➡ Water bodies
 - ➡ Floodplain
 - ➡ Wetlands
 - ➡ Steep slopes
 and secondary conservation areas such as . . .
 - ➡ Mature woodlands
 - ➡ Prime farmland
 - ➡ Significant wildlife habitats
 - ➡ Historic, archeological, and cultural feature
 - ➡ Views into and out from the site
 - ➡ Aquifers and recharge areas
3. Identification of potential development areas -- Where should the houses be logically located on the site?
4. Location of potential house sites -- Where should individual units be located within the development area?
5. Design of road alignments and trails -- How is access best provided with the least impact on conservation areas?
6. Drawing in the lot lines at the reduced lot size results in the conservation of the designated open land.

The open land set aside in the conservation design subdivision would also be coordinated with the *Map of Conservation Opportunities* which is included as part of this *Plan*. This is intended to create an interconnected network of preserved open land.



With Open Space Design

Purposes for Conservation Design:

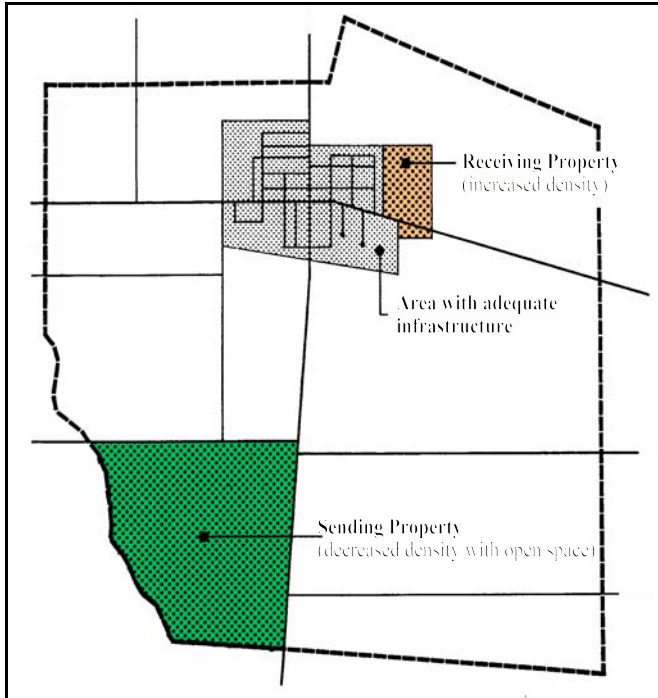
- To conserve open land, including those areas containing unique and sensitive natural features such as woodlands, steep slopes, streams, flood plains and wetlands, by setting them aside from development.
- To provide greater design flexibility and efficiency in the siting of services and infrastructure, including the opportunity to reduce length of roads, utility runs, and the amount of paving required for residential development.
- To reduce erosion and sedimentation by the retention of existing vegetation, and the minimization of development on steep slopes.
- To provide for a diversity of lot sizes, building densities, and housing choices to accommodate a variety of age and income groups, and residential preferences, so that the community's population diversity may be maintained.
- To implement adopted municipal policies to conserve a variety of irreplaceable and environmentally sensitive resource lands.
- To implement adopted land use, transportation, and community policies.
- To protect areas with productive agricultural soils for continued or future agricultural use, by conserving blocks of land large enough to allow for efficient farm operations.
- To create neighborhoods with direct visual access to open land, with amenities in the form of neighborhood open space, and with a strong neighborhood identity.
- To provide for the conservation and maintenance of open land to achieve the above-mentioned goals and for active or passive recreational use by residents.
- To provide an option for landowners in order to minimize impacts on environmental resources (sensitive lands such as wetlands, flood plain, and steep slopes) and disturbance of natural or cultural features (such as mature woodlands, hedgerows and tree lines, critical wildlife habitats, historic buildings, and fieldstone walls).
- To provide standards reflecting the varying circumstances and interests of individual landowners, and the individual characteristics of their properties.
- To conserve scenic views and elements of the rural working landscape, and to minimize perceived density, by minimizing views of new development from existing roads.

Regulate Density Instead of Lot Size

A key concept associated with conservation design is to focus on residential density instead of minimum lot size. In a standard subdivision the land is simply cut into as many lots as possible while meeting the minimum lot size requirement. Under conservation design, which is based on unit density instead of minimum lot size, the size of individual building lots is reduced, while the total number of lots does not exceed the density which is based on the underlying minimum lot size. In addition, constrained land areas (e.g., wetlands, floodplain and steep slopes) are deducted prior to calculating the number of units permitted. The important question is - *Do we really care about minimum lot size provided the number of units does not exceed the established density?* In conservation design, the maximum lot size is the critical element, as it really defines the minimum open space that must be conserved. Individual building lots can be quite small if community water and sewage disposal are provided.

Transferable Development Rights

Transferable development rights (TDR) is a free market tool authorized via zoning for preserving forest land, open space, and natural resources. The traditional approach to preservation has been twofold: 1) public purchase of threatened property, either in fee or by purchase of conservation easements, and 2) placing zoning restrictions on development. TDR programs offer yet a third option by allowing the owner of open land to sell the development rights to another property owner through the private real estate market.



TDR is not the same thing as conservation design development. Both TDR and conservation design involve the shifting of density, but conservation design involves the reorganization of development density on the same property, whereas TDR involves the transfer of development rights from one property to another. (See the following *TDR – Sending Property / Receiving Property Figure.*)

Under TDR, which must be included in a zoning ordinance, the development rights are voluntarily severed from a sending property and are sold on the open market to a developer who uses the rights to increase density on a receiving property. The zoning ordinance establishes the parameters for the TDR program. A density bonus can be provided as an incentive and the number of development rights is determined after deducting the area of constrained land akin to the conservation design process. Once the development rights are severed, the sending property is protected from development by a conservation easement. A receiving property must be located in an area with adequate sewage disposal, water supply and other infrastructure required to handle the increased density.

TDR – Sending Property / Receiving Property
Source: Chester County Planning Commission, 1997

The conservation design approach, combined with the optional transfer of development rights, gives a municipality a very progressive tool to conserve large areas of open land by shifting development to locations with adequate infrastructure and enable conservation-minded landowners to preserve their properties. In fact, an entire sending property could be preserved with the density transferred to the receiving property where individual lot sizes could be reduced and important conservation areas would also be conserved.

Traditional Neighborhood Development

In years before interstate highways and urban sprawl, small villages and towns served as the centers for community activities and commerce. Traditional neighborhood development (TND) is another tool authorized by the Pennsylvania Municipalities

TDR offers potential benefits of compelling importance:

- TDR redirects development from areas where development is not appropriate to where development makes most sense.
- TDR preserves open space at little or no public expense.
- TDR ensures that landowners suffer no serious property value reductions that may accompany other zoning approaches (such as down-zoning used to protect open space).
- TDR allows large groups of parcels (e.g., entire agricultural areas, sensitive watersheds, scenic vistas, historic districts) to be conserved in contrast to parcel-by-parcel clustering techniques.

Source: Transfer of Development Rights, Brandywine Conservancy, 2003, p. 5.

Planning Code for inclusion in a zoning ordinance. TND enables the development of compact communities with a variety of housing types, community facilities and services, and neighborhood commercial establishments.

A key element is pedestrian friendly design that allows residents to walk to centrally located community facilities, parks and stores. The residential density would be based on a maximum density set by the zoning ordinance, yet individual lots could be very small to allow a substantial proportion of the development to be preserved as open space. The open space, accessible to residents, adds to the appeal of the TND and conserves important natural resources. Similar to conservation design and transferable development rights, TND should be considered for inclusion in any zoning ordinance.

Considerations for Conservation Design, TDR and TND

Based on the *Map of Conservation Opportunities* included in this *Plan* and the overall community goals and objectives, Township officials will consider the following when evaluating the use and location of any conservation design, transferrable development rights or traditional neighborhood development projects.

- Availability of, or potential to provide, adequate infrastructure - roads, water supply, sewage disposal.
- Identification of areas of open space critical to preserving community character.
- Landowners interested in preserving open space.
- Need to preserve and/or the effect on environmentally sensitive areas.
- Effect on neighboring properties.
- The ability of ordinance standards to minimize on-site and spillover effects of more compact development.

Conservation Easements

A conservation easement is a voluntarily legal agreement between a landowner and a land trust or government agency. The easement may be sold or donated by the property owner and places permanent restrictions on the use or development of land in order to protect its conservation values. In addition to government agencies, community based non-profit organizations are also acting to preserve land and rural character by accepting donations or acquiring conservation easements. Such organizations range in size from the Nature Conservancy, a nationwide organization, to small organizations with Board members from the local community. One such local organization, the Delaware Highlands Conservancy, based in Hawley, PA, operates in Pike and Wayne Counties in Pennsylvania, and Delaware and Sullivan Counties in New York. The Conservancy holds conservation easements on more than 12,000 acres, and participated in the conservation of another 1,500 acres.

Agricultural Land Preservation

Agricultural security areas, authorized by the Agricultural Area Security Law, PA Act 1981-43 (Act 43), are another means of preserving agriculture and are initiated by landowners whose combined parcels total at least 250 acres. The parcels must be viable agricultural land or woodland and the agricultural security area (ASA) may be comprised of non-contiguous tracts at least ten acres in size. Two ASAs have been formed in Pike County, 808 acres in Dingman Township and 2,919 in Lackawaxen Township.

ASAs provide protection from local ordinances which restrict farming practices and nuisance ordinances unless the local municipality can clearly demonstrate a direct public purpose for the protection of the public health and safety. The ASA also restricts land condemnation procedures by state, county and local governments without approval by the State Agricultural Lands Condemnation Approval Board. The ASA program is voluntary and not permanent, with each ASA reviewed every seven years. Individual landowners are free to sell their property and it can be developed at any time.

A CONSERVATION EASEMENTS IN PORTER TOWNSHIP . . .

In 2003, C.W. Schrenk and David Schrenk donated a conservation easement to Delaware Highlands Conservancy for 500 acres of land, the Green Valley Associates Hunting Club. The donation ensures that the land will remain undeveloped in perpetuity.

DESCRIPTION:

500 contiguous acres of northern hardwood oak/hickory forest creating an unbroken forest canopy that provides invaluable wildlife habitat and nesting habitat for neo-tropical birds.

EASEMENT PURPOSE

To assure forever wild natural habitat; to ensure protection and sound management of natural resources, wildlife bio-diversity, habitat preservation, undeveloped open space; and to protect water quality.

PROHIBITED USES

- Subdivision or development.
- Industrial or commercial uses of any kind.
- Timber harvest without approved sustainable forest stewardship plan focusing on preservation of wildlife habitat, native flora and fauna. Without prior notice trees may be removed if endangering public, diseased, damaged or fallen or to construct permitted structures.
- Mineral exploration or extraction.
- Dumping any junk or waste.
- Introduction of non-indigenous species of plants or trees.
- Fences except within building areas or as part of forest management plan.
- Animal breeding or housing.
- Use of motorized recreation vehicles except for maintenance, security, hunting, fishing, access for disabled persons, or emergencies.
- Use of ATV's and other recreational vehicles will not destroy vegetative ground cover, may be used only on existing trails, will not damage trees or shrubs, or damage Conservation Values. If any such damage occurs, future use of recreational vehicles may be prohibited by Grantee.

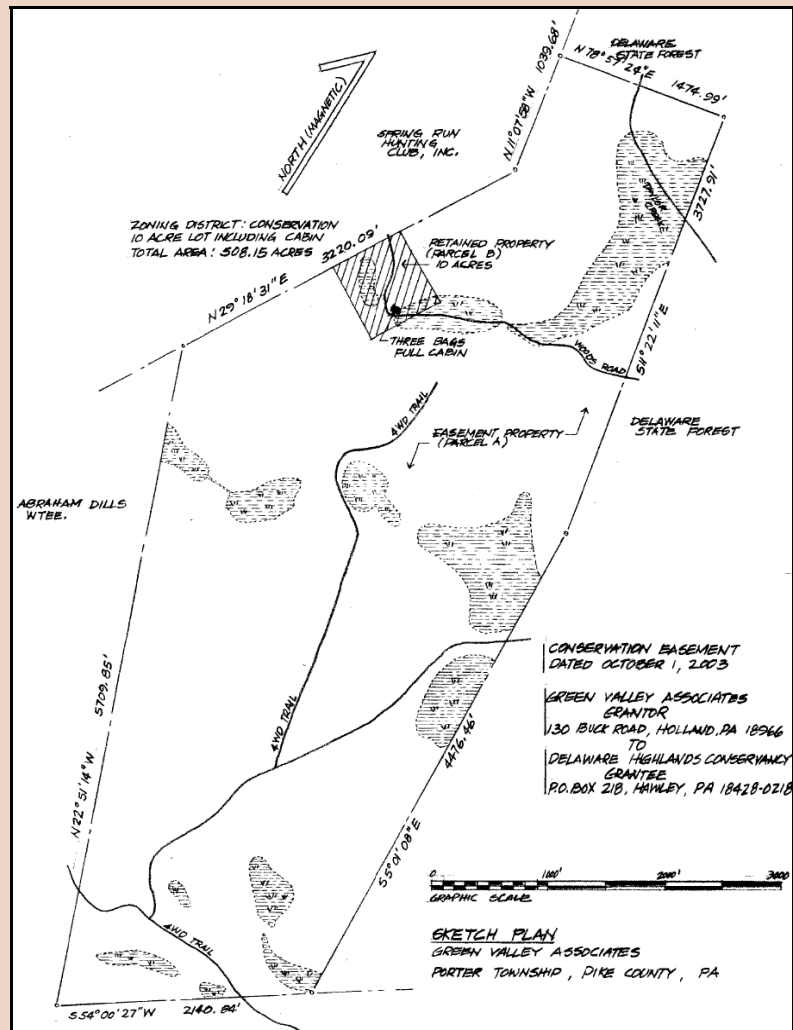
RESERVED RIGHTS

PARCEL B (10 acres)

- Construction of one single-family residence not subject to this Easement's terms.
- Existing cabin within Parcel B may be expanded up to 2,500 sq. ft. of ground coverage.

PARCEL A (490 acres)

- May construct new road for reasonable access from Parcel A to Parcel B and to the Dill Tract. New road plans to be approved by Grantee before construction.
- One new single-family residence is permitted within a 10-acre Building Area;
- Planting and maintaining of trees and plants indigenous to area based on sound forest conservation management practices approved by Grantee.
- Public access limited to those with permission of Grantor.
- Non-commercial recreation including but not limited to hiking, nature studies, fishing, hunting, cross country skiing.
- Hunting, trapping, target shooting and non-commercial timbering.
- Removing of peat moss.



Advantages Offered by Conservation Easements:

Private Ownership: The property remains in private ownership and continues to contribute to the local tax base. The landowner may choose to live on the land, sell it, or pass it on to heirs.

Owners Satisfaction: Gives the landowner the satisfaction that the land will remain unchanged.

Flexibility: Easements are flexible and can be written to meet a particular land-owner’s needs while protecting the property’s resources.

Permanency: Most easements are permanent, remaining in force when the land changes hands. The easement holder ensures that the restrictions are maintained.

Tax Reduction: There are significant tax advantages if easements are donated rather than sold.

Charitable Taxes: The donation of a conservation easement to a land trust is treated as a charitable gift of the development rights. The donation creates a charitable tax deduction, equal to the value of the conservation easement, on the landowner’s Federal and State income tax returns.

Estate Taxes: Estate taxes are significantly lower, sometimes making the difference between heirs holding onto the family land or selling it to pay inheritance taxes.

Property Taxes: Conservation easements will sometimes lower property taxes, a result of reduced valuation on property subject to the conservation easement.

Minimizes Effect of Development: Minimizes other impacts of residential development such as increased population, traffic, and demand for community facilities and services.

Agricultural Security Area Criteria

- Noncontiguous farm parcels must be at least 10 acres in size. The farm tracts needed to create a new 250 acre or larger agricultural security area do not have to be under the same ownership or even be located in the same municipality. The Agricultural Area Security Law (Act 43 of 1981) allows for the creation of joint municipality agricultural security areas.
- The property should be viable agricultural land. Crop land, pasture, and woodland can all be included in an agricultural security area.
- At least 50% of the land should be in Soil Capability Classes I-IV, as defined by the county soil survey.
- The property must be zoned to permit agricultural uses.

Source: www.agriculture.state.pa.us

In other words, the ASA Program affords protection to agriculture, but is no real guarantee that the land will be preserved. Nevertheless, landowner participation in the ASA Program demonstrates an interest in continuing agricultural use of the land, and the Township will promote ASAs. (See the *Agricultural Securities Areas Sidebar*.)

The Pike County Agricultural Land Preservation Program was initiated in March 2006 by the Board of Commissioners to form agricultural security areas. In addition, \$500,000 from the Scenic Rural Character Preservation Program was allocated to leverage state funds for the purchase of agricultural conservation easements. While woodland can be included in an ASA, a parcel of land qualifies for the purchase of an easement only if it supports an active agricultural operation.

Tax Incentives - - Clean and Green

Differential assessment laws enable counties to assess agricultural land and forest land at its agricultural and forest use value instead of its fair market value. The Act 319 *Clean and Green* Program (*The Farmland and Forest Land Assessment Act of 1974*) is the most widely used in the Commonwealth with hundreds of thousands of acres enrolled statewide. The legislative intent of the Act 319 was to protect open land from development and insulate the landowners from tax increases from rising property values. The amount of tax revenues lost from the land enrolled

in the program must be shifted to the other taxpayers in the municipality to place the tax burden on those developed properties which generate the greatest demand for services. Clean and Green is most effective and finds more participation in areas which have been recently reassessed. Generally, in counties which have not reassessed for many years, there will likely be little difference in the market value and the agricultural use value, diluting the interest in the program.

The Clean and Green Program has found widespread use in Pike County. In Porter Township, 11,465 acres, some 79 percent of the total private land area, are enrolled in the Program, as Forest Reserve. Once assumed to be cost prohibitive, the value of

Act 319 Clean and Green Program

- A ten-acre minimum parcel size or \$2,000 annual agricultural product sales is required.
- Development is precluded without penalty.
- If the landowner develops the property, the tax savings over the prior seven years must be paid in addition to a penalty of six percent.
- Three categories of land are eligible -
 - Agricultural Use - actively used for producing an agricultural commodity.
 - Agricultural Reserve - noncommercial open space land open to the public free of charge for recreational opportunities.
 - Forest Reserve - must contain trees capable of producing timber or wood products.
- Act 156 of 1998 amended Act 319 to allow a base acre, which may include a residence, farm building or other accessory building, to also qualify for the preferential assessment.

land in Pike County has risen to where the financial penalty is no longer a deterrent to removing land from the program. Large private holdings, including hunting-fishing clubs and summer camps, represent much of the large contiguous open spaces that maintain the rural quality of the County. These lands, many of which are in Act 319, are susceptible to development pressure.

Owning large amounts of land in the County is becoming an increasingly difficult proposition, particularly for hunting clubs. Decreasing club membership, waning interest in hunting, increasing costs of operating camps, and the overall increasing tax burden, hamper the owner's ability to maintain their land.

Identifying Conservation Lands

More and more municipalities throughout the Commonwealth are recognizing the importance of preserving open space as a means of protecting and enhancing the quality of life. Porter Township, as part of the comprehensive and open space planning process, will continue to evaluate the need for additional open space preservation in terms of the ownership and stability of existing open land, Township financial resources, support of Township residents, and the preservation efforts being undertaken by the County and private organizations.

Conservation Planning

Long term Township open land planning must include the identification of key parcels for conservation based on Township-specific criteria. The planning should be undertaken by a committee of Township officials, owners of large land parcels, and residents. Given the limited resources available for in-fee or conservation easement acquisition, the parcel should be prioritized, recognizing that any such ranking must be sufficiently flexible to enable the preservation of parcels which are threatened by imminent development.

The Township will, as part of continuing open space planning:

- Refine the criteria (included below) for identifying parcels important for preservation.
- Recognize that landowner commitment to preservation as the primary criteria.
- Prioritize identified parcels.
- Include as a basic tenet that both in-fee or conservation easement acquisition would be on a willing seller basis except in an extraordinary circumstance such as a direct development threat to a critical natural area on a parcel with a high priority.
- Continue to provide for flexibility in the design of residential developments with such techniques as conservation design and transferrable development rights.
- Consider the use of an *official map* to show identified lands.

Key Question

Is the land in a predominantly open and undeveloped condition and characterized by any of the following?

- owner interest in conservation of land and willingness to
- natural areas
- wildlife and native plant habitat
- important wetlands or watershed lands
- stream corridors
- contiguous to public lands or other preserved lands
- little or no land disturbance

Selection Criteria Considerations

- Cost: the terms of the acquisition will allow the Township to maximize its assets and leverage landowner donations, grants, funding partnerships, and donations.
- Community Benefit: the project will be beneficial to the Township and the County at large.
- Conservation: the project protects wildlife and their habitats, and protects the ecological health and function of other protected lands.
- Spray Irrigation: the property has potential for use for spray irrigation as part of the Township's central sewage disposal program.
- Human Renewal: the project has scenic and aesthetic values.
- Connectivity: the project will add to the existing or planned open space system and enhance ecological, hydrological, and recreational vitality.
- Stewardship: the project will be protected in perpetuity and its open space conservation values will be preserved through good management and enforcement.
- Development Potential: the property is not key to the future economic development of the Township or region.
- Feasibility: the project is for land that is largely or entirely in an undisturbed and natural state and will be maintained as such.

Potential Conservation Lands

Based on the criteria above, all of the large parcels in the Township have significant potential as conservation lands. It is important to reiterate that the intent is to work with willing landowners who are interested in conserving all or parts of their property and Township condemnation is not a consideration. For landowners who have an interest in developing their land, the use of conservation design could conserve key parts of the property. The real key is for the Township, County and conservation organizations to work with interested landowners to find the resources to help landowners conserve their land. Landowners in the Township who are known to have an interest in conserving all or parts of their land include:

- Beaver Run Hunting and Fishing Club
- Blooming Grove Hunting and Fishing Club
- Blue Heron Corporation
- Easton Anglers Association
- Nebo Hunting Club
- Porters Lake Hunting and Fishing Club

Other properties of particular environmental significance include:

- Hunters Range, LP - includes Twelvemile Pond, a natural area of statewide significance.

Pike County Open Space Bond

Clearly demonstrating community support, the voters of Pike County, on November 8, 2005, by a vote of 68% to 32%, approved a \$10 million bond issue for the preservation of open land. The funds will be used for county and local municipal land use planning and for the acquisition of conservation easements. The bond funds provided part of the funding for this Comprehensive Plan.

Preservation Assistance and Funding

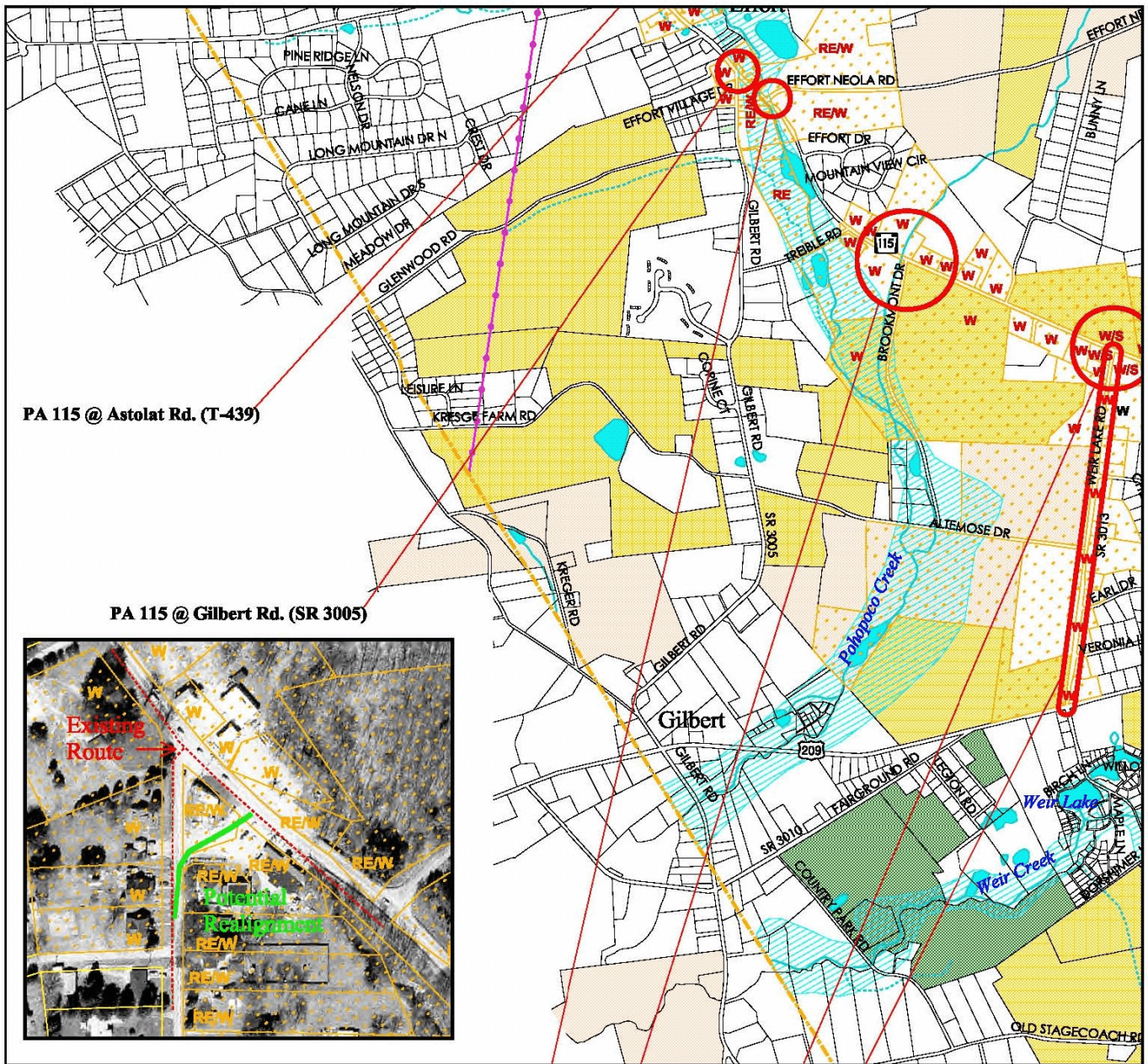
Financial resources for open land preservation are limited and the Township will pursue all available avenues of funding to preserve key open space lands and to assist property owners who are committed to preserving their land. Technical assistance for preservation is available from many private land trusts and the Delaware Highlands Conservancy, whose office is located in Porter Township, is a local organization active in land preservation and anxious to assist landowners and municipalities. Additional technical assistance and funding will also be available through the Pike County open space bond issue. Porter Township will:

- Support landowner efforts for private land preservation via conservation easements.
- Cooperate with the Delaware Highlands Conservancy and other land trusts on any private conservation efforts in the Township.
- Seek any available funding from the county and state for land preservation.
- Evaluate the possibility of using Township funds for conservation easement acquisition.
- Consider making conservation design the required option for residential development and set density disincentives as a means of encouraging conservation design.
- Cooperate with landowners and the County Agricultural Land Preservation Program in the creation of agricultural security areas and the acquisition of agricultural easements.
- Form a Township Open Space Committee to conduct education and outreach to encourage landowners to conserve land through conservation easements and other available means.

Additional Actions for Open Land Conservation

The Official Map for Open Space and Public Facilities

Article IV of the Pennsylvania Municipalities Planning Code grants the authority to municipalities to adopt an official map. The official map shows the location of areas which the municipality has identified as necessary for future public streets, recreation areas, and other public grounds, or for open space. By showing the area on the official map, the municipality puts the property owner on notice that the property has been identified for future acquisition for a public facility or purpose or for open space. The municipality may refuse to issue a permit for any building or development on the designated parcel; however, the municipality has up to one year to purchase the property, or an easement in the case of open space, upon notice by the owner of intended development.



Excerpt, Official Map, Chestnut Hill Township, Monroe County, PA

- | LANDS MAPPED FOR FUTURE EASEMENT OR ACQUISITION | | EXISTING PUBLIC & CONSERVED LANDS | |
|---|---|-----------------------------------|--|
| | Road & Intersection Improvements | | Existing Preserved Agricultural Land |
| | Parcels Affected by Road Improvements** | | Existing Township Bldgs., Parks, & Other Lands |
| | TRAFFIC SIGNAL | | Existing Schools |
| | ROAD WIDENING | | Existing State Recreation Lands |
| | REALIGNMENT (NEW ALIGNMENT) | | Existing Conservation Easements |
| | Private Recreational & Water Authority | | Tax Parcels |
| | Parkland/Open Space Considerations | | State Game Lands |
| | Agricultural Easement Considerations | Major Utility Lines | |
| | | | Electric |
| | | | Natural Gas |
| | | | Water |

This little used land use management tool can be invaluable for minimizing the cost of public facilities and open space acquisition. The Township should consider the adoption of an official map as part of its long term planning for community facilities and open space preservation. By setting aside funds for the eventual fee purchase or easement acquisition of priority open land areas, municipal resources can be used to the best long term advantage, ensuring that open land preservation is a coordinated effort rather than uncoordinated reactions to unanticipated needs.

What should be shown on the Official Map?

The official map should show existing public lands, public roads and other public facilities and anticipated municipal facility needs and parcels for potential open space acquisition in fee or by easement. For example, the municipality could designate a specific parcel for a municipal park or building, or intersections requiring improvement can be shown to ensure that additional building improvements do not add to the cost of right-of-way acquisition.

What are the benefits of the Official Map?

- *Provides for the coordination of public and private goals* - Property owners are informed, up front, of long range municipal goals for roads, parks, other public facilities and conservation easements. This allows development plans to be adjusted before detailed and costly plans are prepared.
- *Provides an effective method for implementing the Comprehensive Plan, the Open Space Plan and other planning goals* - Most municipalities rely primarily on their zoning and subdivision ordinances to advance their future land use goals. The official map provides an additional and highly effective tool to ensure that a municipality is developed in accord with its land use policies. It is particularly effective for achieving transportation and community facility goals and objectives.
- The implementation of an open space or park and recreation plan can benefit from the designation of existing and proposed parks, related facilities and conservation easements on the official map.
- *The municipality can plan ahead to provide community facilities, parks and open space important to the community* - By setting aside funds for the eventual purchase or easement of the identified areas the municipality can use limited resources to the best long term advantage. Priorities can be established instead of reacting to unanticipated needs undertaking uncoordinated acquisitions.
- *Provides support for grant applications* - When the municipality applies for grants or other funding, the official map can provide an advantage. Including specific features on the official map indicates a commitment to purchase the land or easement and/or make improvements. For example, mapping future parks or recreation facilities demonstrates that the municipality has planned ahead for these improvements, and could be considered when grant applications are reviewed.

Official Map Actions

- Consider an official map and required ordinance in accord with Planning Code Article IV.
- Include on the maps needed community facilities and road and intersection improvements, and critical open space areas identified in this *Comprehensive Plan*.

HOUSING PLAN

INTRODUCTION

The Housing Plan examines the characteristics of Porter Township’s existing housing stock and provides strategies to address future housing issues. It is intended to meet the housing needs of current residents and to accommodate anticipated growth while maintaining community character. In addition, the Housing Plan seeks to ensure that the Township provides for housing of various types and in various arrangements.

Families and individuals of all income levels reside in the Township and need continued access to decent and affordable housing with proper community facilities. The special needs of young families looking for their first home and senior citizens on fixed incomes must be addressed. Similar to commercial development, the Township can employ zoning to direct housing types and densities to the most appropriate locations.

The Pennsylvania Municipalities Planning Code requires a plan to meet the housing needs of present residents and of those individuals and families anticipated to reside in the municipality, which may include conservation of presently sound housing, rehabilitation of housing in declining neighborhoods and the accommodation of expected new housing in different dwelling types and at appropriate densities for households of all income levels.

Zoning must provide for housing of various dwelling types encompassing all basic forms of housing, including single-family and two-family dwellings, and a reasonable range of multifamily dwellings in various arrangements, mobile homes and mobile home parks.

HOUSING GOAL AND OBJECTIVES

Housing Goal: Provide for secure and sound housing in a variety of types and densities.

Objectives:

Current Residents

Meet the housing needs of current Township residents.

- Sound Housing - Encourage preservation of presently sound housing.
- Rehabilitation - Promote rehabilitation of houses in decline.



Brewster Road

- Housing Programs - Encourage participation in all county, state and federal housing rehabilitation and assistance programs to ensure residents receive full benefit from such programs.
- Condition - Consider the adoption of an ordinance to regulate nuisances and safety hazards associated with dilapidated and dangerous structures.

Housing Growth

Accommodate anticipated housing growth in appropriate locations, at appropriate densities, and with suitable amenities.

- Density - Provide for varying densities suited to the Township’s character and landscape.

- Multi-Family - Allow multi-family dwellings in conservation design in all zoning districts at the same density as single-family dwellings.
- Amenities - Provide for recreation and open space amenities within residential developments.
- Design Standards - Require all residential development to meet adequate design standards and provide proper community facilities via the Subdivision and Land Development Ordinance.
- Facility Maintenance - Require in the Subdivision and Land Development Ordinance the continued ownership and maintenance of all improvements and facilities associated with residential development.

Types and Affordability Provide a diversity of housing types and affordability levels.



Ness Road

- Senior Housing - Encourage the development of nursing homes, adult care centers, assisted living facilities and other housing types which provide amenities that are attractive to retirees.
- Type and Density - Allow residential development of various types in suitable areas at a density sufficiently high to moderate the land cost of the increasing cost of housing, while requiring adequate off street parking, water supply and sewage disposal.

- Fair Share - Ensure that the Township provides its required “fair share” of housing
- Innovative Design - Advocate conservation design, village style or traditional neighborhood development.
- Incentives - Consider density and design incentives to encourage the development of age-restricted and affordable housing

HOUSING CONSIDERATIONS

Municipalities Planning Code Requirements

The Pennsylvania Municipalities Planning Code (MPC) addresses housing from the perspective of ensuring affordable housing for families of all income levels. In terms of planning, MPC §301 requires comprehensive plans to include an element *to meet the housing needs of present residents and of those individuals and families anticipated to reside in the municipality, which may include conservation of presently sound housing, rehabilitation of housing in declining neighborhoods and the accommodation of expected new housing in different dwelling types and at appropriate densities for households of all income levels.*

In terms of land use management as effected by zoning, MPC §604 requires zoning ordinances to *provide for the use of land within the municipality for residential housing of various dwelling types encompassing all basic forms of housing, including single-family and two-family dwellings, and a reasonable range of multifamily*

dwelling in various arrangements, mobile homes and mobile home parks, provided, however, that no zoning ordinance shall be deemed invalid for the failure to provide for any other specific dwelling type.

Court decisions have upheld this zoning provision of the MPC establishing a *fair share* rule which considers the percentages of land available for a given type of housing, current population growth and pressures within the municipality and surrounding region, and the amount of undeveloped land in a community. The Pennsylvania Department of Economic Development publication titled, *Reducing Land Use Barriers to Affordable Housing, Fourth Edition, August 2001*, lists a number of barriers to affordable housing associated with land use regulations, including among others:

- *insufficient amount of land zoned for medium and high density residential development*
- *excessive lot frontage and setback requirements which dictate greater lot sizes*
- *excessive street widths and construction standards unrelated to expected traffic volumes*
- *lack of provisions for cluster design and planned residential development*
- *limitations on the use of mobile homes and manufactured homes*
- *plan review and administrative delays*

Housing Affordability

Municipalities throughout the country have been addressing housing issues for many years. *Pennsylvania Housing*, a 1988 study conducted by the Pennsylvania Housing Financing Agency, defined *affordable* as requiring less than thirty percent of gross monthly income for rent or less than twenty-eight percent for a mortgage and other related housing costs. U.S. Department of Housing and Urban Development (HUD) guidelines continue to define *affordable housing* as costing no more than thirty percent of a household's gross monthly income. (See also the *Affordable Housing Study Sidebar* on the following page.)

Affordability in a Growing Community

Real estate values in the Township, and all of Pike County, have increased rapidly given the appeal of the quality lifestyle so close to metropolitan areas. The Township's recreational appeal and natural setting are key factors. As the housing market recovers and the longer term demand for land and housing continues, the cost of real estate will obviously also continue to increase. Balancing this demand driven

housing cost increase with the need for affordable housing is difficult, particularly when coupled with the problem of providing adequate sewage disposal and water supply for higher density housing in an area such as Porter Township with many marginal soils, high quality streams, and the economic importance of good water quality of the lakes in the Township and region.



Contemporary Home, Spruce Run

Affordable Housing Study

The Summer 2000 *Affordable Housing Study* for Jacksonville, Florida provides a good description of how affordable housing is assessed. *The American Dream has long been associated with the possibility of owning one's home. National housing-market surveys report that the home ownership rate reached a peak in the late 1990s—almost sixty-seven percent in 1999—due mainly to a robust economy with record levels of low unemployment and low interest rates. However, while this unprecedented economic expansion enabled many Americans to purchase their own homes, it has pushed housing prices and rental rates higher, preventing many other households, with insufficient incomes, from either becoming homeowners or finding affordable, safe, and decent rental housing. Housing affordability is a relative concept—both rich and poor can experience difficulty in affording housing, depending on how much they spend toward housing costs. Housing in one community with a relatively high median income can be quite expensive but affordable compared to housing in another community with a relatively low median income.*

Federal governmental guidelines, primarily those established by the U.S. Department of Housing and Urban Development (HUD), define affordable housing as costing no more than thirty percent of a household's gross monthly income—referred to here as the 30 percent rule. The income counted is derived from all wages earned by people fifteen and older in the household. For homeowners, affordability is generally defined as owning a house with a value equal to slightly more than twice the household's annual income. The homeowner costs counted typically include a mortgage payment (principal, interest, taxes, and insurance) and utilities. For renters, the costs usually include contract rent and utilities. The 30 percent rule leaves seventy percent for food, clothing, health care, child care, transportation to work, and other basic expenses. Because of increasing housing costs, many lower income Americans are forced to make tradeoffs and go without necessities. Tenants experiencing unexpected emergencies typically fall behind in their rent and face eviction. If not assisted, they may become homeless.

EXISTING HOUSING CONDITIONS

Overview

Porter Township's history as a recreation and vacation destination has an interesting effect on its housing situation. Originally, the majority of housing was built for seasonal use and some 480 are cabins on leased state forest land. In recent years, many of these seasonal homes have been converted to permanent residences, enabling the Township to absorb a growing population without the need to consume large amounts of land for new housing. On the other hand, some seasonal homes were not designed and constructed for permanent occupancy, leading to problems with housing conditions and associated water quality problems from inadequate on-site sewage disposal systems.



Blue Heron Lake Private Community

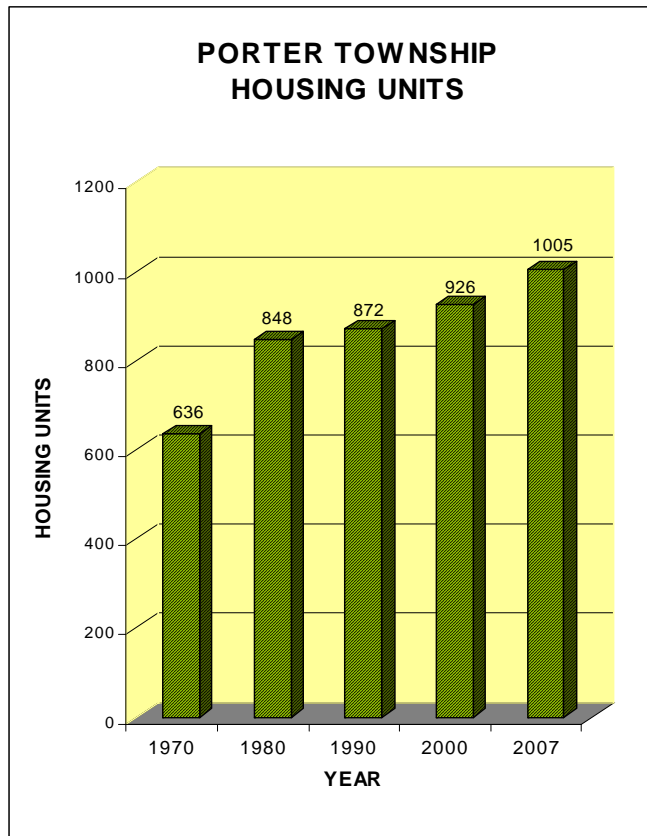
Housing Trends

The *Housing Units Table* shows the changes in the number of housing units throughout Pike County between 1970 and 2000 and the *Dwelling Unit Permits Table* shows the number of permits issued for new dwellings in the Township through 2007. Key considerations and changes in Porter Township include:

- Although much of the non-public open land in the Township appears to be stable in terms of long-term ownership, if tax, family or market conditions change, this land holds great potential for development. The many hunting and fishing clubs are good examples.
- In the Township, the greatest increase in number of housing units occurred between 1960 and 1970, much of this increase in Hemlock Farms.

HOUSING UNITS U.S. CENSUS										
	1970 Total Units	# 70-80	% 70-80	1980 Total Units	# 80-90	% 80-90	1990 Total Units	# 90-00	% 90-00	2000 Total Units
Blooming Grove	391	1,646	421.0%	2,037	1,067	52.4%	3,104	169	5.4%	3,273
Delaware	1,167	1,123	96.2%	2,290	705	30.8%	2,995	458	15.3%	3,453
Dingman	676	711	105.2%	1,387	2,794	201.4%	4,181	1,508	36.1%	5,689
Greene	1,251	313	25.0%	1,564	999	63.9%	2,563	217	8.5%	2,780
Lackawaxen	944	582	61.7%	1,526	1,722	112.8%	3,248	502	15.5%	3,750
Lehman	443	1,103	249.0%	1,546	2,429	157.1%	3,975	680	17.1%	4,655
Matamoras	807	48	5.9%	855	66	7.7%	921	56	6.1%	977
Milford Boro	507	14	2.8%	521	43	8.3%	564	(4)	-0.7%	560
Milford Twp	205	165	80.5%	370	193	52.2%	563	31	5.5%	594
Palmyra	1,859	1,287	69.2%	3,146	765	24.3%	3,911	(73)	-1.9%	3,838
Porter	636	212	33.3%	848	24	2.8%	872	54	6.2%	926
Shohola	627	240	38.3%	867	2,049	236.3%	2,916	173	5.9%	3,089
Westfall	576	257	44.6%	833	206	24.7%	1,039	58	5.6%	1,097
Pike County	10,139	7,588	74.8%	17,727	13,125	74.0%	30,852	3,829	12.4%	34,681
PA (1,000s)	3,925	671	17.1%	4,596	342	7.4%	4,938	312	6.3%	5,250

DWELLING UNIT PERMITS PIKE CO. BOARD OF ASSESSMENT		
Year	Porter Township	Pike Co
2000	8	481
2001	5	504
2002	12	735
2003	18	907
2004	23	1,121
2005	8	1,037
2006	3	1,004
2007	2	6,751
total	79	12,540



- An additional 79 permits were issued for homes between 2000 and 2007, taking the estimated total to 1,005 units.
- The pace of population growth has exceeded the growth of new housing units. This is likely due to the conversion of seasonal units to permanent housing and larger household sizes as more families move into the Township. According to the Census, the number of seasonal homes in the Township dropped from 796 to 724 between 1990 to 2000.
- Dingman, Lehman, Lackawaxen and Delaware Townships have experienced the greatest increases in housing unit numbers over the past 15 years, due in large part to in-fill in existing large subdivisions. With Dingman, Delaware and Lehman the closest to the New Jersey and New York metropolitan areas.

Age of Housing

The data in the *Rate of Housing Development Table* provides a good measure of the age and potential condition of housing in the Township.



Older Home, Route 402



New Home, Route 402

RATE OF HOUSING DEVELOPMENT U.S. CENSUS				
# Units	Porter Township		Pike County	
2007 estimate	1,005		41,145	
2000	926		34,681	
1990	872		30,852	
1980	848		17,727	
1970	636		10,139	
YEAR BUILT	#	%	#	%
2000-2007 est.	79	7.9%	6,464	15.7%
1999-03/2000	6	0.6%	656	1.6%
1990-1998	92	9.2%	7,968	19.4%
1980-1989	177	17.6%	9,618	23.4%
1970-1979	118	11.7%	7,341	17.8%
1960-1969	329	32.7%	3,454	8.4%
1940-1959	151	15.0%	2,997	7.3%
1939 or earlier	52	5.2%	2,647	6.4%

- The greatest proportion of units were constructed before 1970, which includes most of the cabins on state forest land.
- Discounting the state forest cabins, the 1960s saw the greatest number of new homes in the Township.
- Generally, the age of the housing stock does not appear to be a factor in housing condition and dilapidated housing in the Township is not a widespread issue.

- However, some dwellings, including a number of mobile homes and a number of single-family dwellings in older subdivisions are in less than optimum condition.

Housing Demand

The demand for housing in the Township, and all of Pike County, will certainly continue at a high level at least for the near term, and most likely for the long term. The Township will experience the results of new development in terms of increased community activity and associated traffic, and demand for retail and service establishments. Owing largely to the 9/11 terrorist attack and increased urbanite desire for a better quality of life, real estate values in the County have been reported by area real estate brokers to have increased some 25% since 2000. This increase, without a compensating increase in locally rooted incomes, will only exacerbate the housing affordability issue.

Home Ownership

The *Home Ownership Table*, shows the 1990 and 2000 Census home ownership rates for Porter Township, Pike County and the Commonwealth.

HOME OWNERSHIP U.S. CENSUS				
Occupied Units (does not include second homes)	Porter Township		Pike County	PA
Home Ownership Rate (Owner-Occupied), 1990	63	91.3%	83.3%	70.6%
Home Ownership Rate (Owner-Occupied), 2000	149	88.7%	84.8%	71.3%
Renters (Renter-Occupied Units), 1990	6	6.3%	16.7%	29.4%
Renters (Renter-Occupied Units), 2000	19	11.3%	15.2%	28.7%

- In 1990 and 2000, the home ownership rate in Porter Township was somewhat higher than the County, but substantially higher than the Commonwealth.
- There was a small decrease in the rate of home ownership in the Township between 1990 and 2000, with the County and Commonwealth also showing less decrease.

Housing Value

Housing values compared to household income provide a measure of housing affordability. While high values are positive in terms of housing condition and real estate tax revenue, it may indicate the need to evaluate the affordability of housing for younger couples and older residents. See the *Median Housing Value Table* and the *Owner Occupied Housing Table*. (Note: owner occupied housing as reported by the census does not include seasonal homes and cabins.)

- According to the 2000 Census, the Township had a higher proportion of homes of greater value than the County and Commonwealth and this is reflected in the median value data. Nevertheless, home values in the Township varied widely with the highest proportion of homes in the \$100,000 - \$149,000 range.
- Median value of owner-occupied homes in Porter Township, at \$130,600, ranked fifth highest of municipal median values in the County, but substantially higher than the State's. Generally newer housing on larger lots most likely accounting for the value being higher.

SPECIFIED OWNER OCCUPIED HOUSING VALUE U.S. CENSUS 2000					
	Porter Township		Pike County		PA
	#	%	#	%	%
total	130	100.0%	13,091	100.0%	100.0%
less than \$50,000	10	7.7%	232	1.8%	15.1%
\$50,000 to \$99,999	31	23.8%	4,414	33.7%	37.4%
\$100,000 to \$149,999	38	29.2%	4,812	36.8%	24.3%
\$150,000 to \$199,999	23	17.7%	2,133	16.3%	11.9%
\$200,000 to \$299,999	26	20.0%	1,157	8.8%	7.4%
\$300,000 to \$499,999	2	1.5%	278	2.1%	2.9%
\$500,000 to \$999,999	-	0.0%	51	0.4%	0.8%
\$1,000,000 or more	-	0.0%	14	0.1%	0.2%
median value	\$130,600	--	\$118,300	--	\$97,000

MEDIAN HOUSING VALUE U.S. CENSUS	
2000 Value	
Blooming Grove Township	\$137,300
Delaware Township	\$97,000
Dingman Township	\$133,500
Greene Township	\$106,500
Lackawaxen Township	\$108,300
Lehman Township	\$105,100
Matamoras Borough	\$104,800
Milford Borough	\$156,400
Milford Township	\$166,300
Palmyra Township	\$125,700
Porter Township	\$130,600
Shohola Township	\$117,700
Westfall Township	\$129,300
Pike County	\$118,300
Pennsylvania	\$97,000

- Equally important is the change in median value between 1990 and 2000 which provides a measure of demand for housing compared to the regional market. (See the *Housing Values Table*.)
- After adjustment for inflation, which between 1990 and 2000 was a factor of 1.318, median housing value in the Township and County actually decreased, more significantly in the County, over the ten years between the Census counts.
- This suggests that the housing values are not keeping pace with the cost of living, or that more recent housing construction has been of more modest values.
- The data is perplexing when considered in terms of the value of real estate in Pike County and the dramatic increases in real estate values since 2000 even with the more recent decline.



HOUSING VALUES U.S. CENSUS			
Housing Data	Porter	Pike Co.	PA
Median Value Owner-Occupied, 2000	\$130,600	\$118,300	\$97,000
Median Value Owner-Occupied, 1990	\$103,600	\$117,700	\$69,700
Median Value Owner-Occupied, 1990, inflation adjusted to 2000	\$136,545	\$155,129	\$91,865
% Change 1990 - 2000 inflation adjusted	-4.4%	-23.7%	5.6%

Housing Structural and Vacancy Characteristics

The *Housing Structural and Vacancy Characteristics Table* provides data for the Year 2000 on the types of housing units in the Township and the occupancy of the units.

- The Township’s housing stock is dominated by single-family detached dwellings.

HOUSING STRUCTURAL AND VACANCY CHARACTERISTICS U. S. CENSUS						
	Porter		Pike		PA (1,000s)	
1990 total housing units	872		30,852		4,938	
1990 occupied housing units	71 – 8.1%		10,536		4,496	
2000 total housing units	926		34,681		5,250	
2000 occupied housing units	168 – 18.1%		17,433		4,777	
2000 Housing units in structure	#	%	#	%	#	%
1 unit detached	895	96.8%	27,986	80.7%	2,935	55.9%
1 unit attached	5	0.5%	697	2.0%	940	17.9%
multi-family	9	0.9%	872	2.5%	1,111	21.2%
mobile homes, trailer, other	16	1.7%	5,126	14.8%	263	5.0%
Average household size (persons)						
1990	2.30		2.62		2.57	
2000	2.27		2.63		2.48	
Average family size (persons)						
1990	2.81		3.03		3.10	
2000	2.65		3.06		3.04	
2000 Housing Tenure	#	%	#	%	#	%
total housing units	926	100.0%	34,681	100.0%	5,250	100.0%
occupied housing units	168	18.1%	17,433	50.3%	4,777	91.0%
total vacant units	758	81.9%	17,278	49.7%	473	9.0%
seasonal/recreation use	725	78.3%	15,350	44.3%	148	2.8%
other vacant units	33	3.6%	1,928	5.6%	325	6.2%
2000 occupied housing units	#	%	#	%	#	%
total occupied units	168	100.0%	17,433	100.0%	4,777	100.0%
owner occupied units	149	88.7%	14,775	84.8%	3,406	71.3%
renter occupied units	19	11.3%	2,658	15.2%	1,371	28.7%

- Nine multi-family housing units accounted for only 0.9% of the total housing stock in the Township which was significantly lower than in the Commonwealth where urban units comprise much of the total. Multi-family dwellings often provide a more affordable type of housing.
- Additionally, 16, or 1.7% of the total units, were mobile homes (often more affordable), trailers or other dwelling types compared to about 15% in the County and 5% in the State.



Cabins at Lake Minisink

- Occupied housing units in the Township totaled 168 in 2000, only 18.1% of the total. The owners occupied 149 or 88.7% of the units and renters 19 or 11.3% of the units.
- The number of dwellings for seasonal or recreation use in the Township remained high at 78%, the highest in the County, although the number of such homes declined between 1990 and 2000 in all municipalities in the County except Dingman Township.
- The 480 cabins on state forest land are included in the *seasonal or recreation use* category.

SECOND HOMES U.S. CENSUS	1990		2000		% change (’90 - ’00)
	1990	% of Units	2000	% of Units	
Blooming Grove Twp.	2,227	72%	1,677	51%	-25%
Delaware Township	1,698	57%	993	29%	-42%
Dingman Township	2,368	57%	2,435	43%	3%
Greene Township	1,368	53%	1,349	49%	-1%
Lackawaxen Township	1,986	61%	1,862	50%	-6%
Lehman Township	2,647	67%	1,762	38%	-33%
Matamoras Borough	14	2%	6	1%	-57%
Milford Borough	21	4%	18	3%	-14%
Milford Township	79	14%	41	7%	-48%
Palmyra Township	2,841	73%	2,337	61%	-18%
Porter Township	796	92%	724	78%	-9%
Shohola Township	2,180	79%	2,054	67%	-6%
Westfall Township	144	24%	87	8%	-40%
Pike County	18,351	60%	15,350	44%	-16%
PA (1,000s)	144,700	3%	148,443	3%	3%

Housing Affordability in the Township

Housing affordability is a complex issue related to the unique mix of housing types, real estate demand, housing values, and household incomes in the community. In Porter Township and Pike County, the number of residents commuting to work in nearby metropolitan areas also adds to the housing affordability mix. These commuters, who have often recently moved to the County, are employed in more lucrative jobs than residents who are employed

HOUSING MARKET CONTRAST	Bergen County	Pike County
Median Household Income	\$65,241	\$44,608
Median Home Value	\$250,000	\$118,000
Median Property Taxes / % of Income	\$5,499 8%	\$1,915 4%

Bergen County Comparison (Year 2000)

locally. This higher income, coupled with the high value of homes sold in the metropolitan area, add to the cost of real estate in Pike County. These *equity exiles* can afford to pay more for housing and the demand they drive increases housing values beyond the level of affordability for many Township residents relying on the local job market. The *Bergen County Comparison Figure* puts the local versus metropolitan differences into perspective.

The *Housing Affordability Data Table* also includes 2000 Census information to provide an indication of the affordability of housing in the Township.

- In Township a significant proportion of home owning households and renting households had Year 2000 housing costs which exceed the *thirty percent rule* for household income and housing expense indicating a housing affordability problem.
- It is also important to remember that the data does not account for the dramatic increases in real estate values since 2000 which likely have added to the affordability problem.
- In addition, the recent enactment of the State Uniform Construction Code has, while aimed at ensuring the safety and durability of construction, added to the overall cost of home construction.

	% Single-family	% Duplex	% Multi-family	% Mobile Homes RVs	Median Housing Value	Median Gross Rent	Median Hsehold Income	% Owner Hsehlds home exp >30% of Income	% Hsehlds with rent >30% of Income
Porter	96.8%	0.5%	0.9%	1.7%	\$130,600	\$940	\$38,125	14.6%	45.0%
Pike	80.7%	2.0%	3.5%	14.8%	\$118,300	\$701	\$44,608	29.2%	39.6%
PA	55.9%	17.9%	21.1%	5.0%	\$97,000	\$531	\$40,106	22.8%	35.5%

PLANNING IMPLICATIONS

Affordability - A Regional Issue

The percentage of cost burdened homeowners and renters in the Township is high. However, the type and price of housing available in any municipality is largely market driven and beyond a municipality’s direct control. Local municipalities must recognize that housing needs cannot be addressed entirely at the local level. In fact, with the exception of ensuring that land use and building regulations are reasonable in terms of affecting costs, small municipalities can do little to manage housing affordability which is so dependent on regional economic real estate market factors. In addition, municipalities can take steps to encourage innovative forms of housing that meet the community’s needs and satisfy the market; age restricted housing is a good example.

Housing Stock The housing stock in the Township appears to be healthy in terms of condition, but is somewhat lacking in multi-family units. This may be due in large part to the high demand for single-family housing, high land values, and problem of providing adequate sewage disposal.

Housing Programs The Township must look to the Wayne County Housing Authority and their contacts with private affordable housing organizations to meet the specific housing needs of lower income residents. Housing Authority assistance is necessary to ensure resident access to publically funded housing development, rent assistance and housing rehabilitation programs. Pike County currently contracts with the Wayne County Housing Authority for federal housing services. The Pike County Comprehensive Plan suggests that the County *determine whether a separate Pike County housing agency, such as a Housing Authority or Community Housing Development Organization, should be created to identify housing needs and issues, identify and/or institute programs to meet the housing needs of Pike County residents, and facilitate resident use of those programs.*

FUTURE PLANNING POLICIES

Overview Future planning and policy recommendations pertaining to housing are intended to ensure that the Townships accommodate projected housing unit growth while maintaining adequate open land, provide for a diverse and affordable mix of housing types, and maintain a sound housing stock.

- Policies** Policies:
- Promote mixed-use development that would accommodate various dwelling types in proximity to commercial and civic services.
 - Provide for a variety of housing types, including single-family attached and multi-family dwellings, in order to accommodate individuals and families of various income levels.
 - Review land use controls in terms of standards not directly linked to public health and safety which increase housing costs.
 - Provide for age-restricted housing in proximity to services to accommodate seniors.
 - Investigate ways to bring relief to cost burdened households (owner and renters).
 - Permit a mix of lot sizes within residential developments to encourage diversity of housing structures and styles.
 - Encourage rehabilitation of substandard housing.
 - Cooperate with area municipalities and the County to plan for housing needs regionally and as housing needs are identified consider the development of joint housing plans with neighboring municipalities.

IMPLEMENTATION STRATEGIES

Overview	Implementation of the housing plan proposes actions aimed at supporting existing residents, accommodating future housing needs, and providing a variety of housing types and affordability levels. Housing goals can be accomplished through the following initiatives:
Zoning Ordinance SALDO	<p>Zoning Ordinance and Subdivision and Land Development Ordinance provisions intended to implement the policies and recommendations:</p> <ul style="list-style-type: none"> • Promote the use of conservation design and development incentives such as density bonuses as a means of providing more affordable housing. • Consider providing some incentives (density or design) for developers who provide age restricted and/or affordable housing. • Allow multi-family housing where compatible with surrounding land uses, with access to transportation corridors, where adequate community water supply and community sewage disposal are provided by the developer. • Consider the use of transferrable development rights to enable the shift of density from more remote parcels to zoning districts allowing higher residential density. • Make road width and other construction standards in the SALDO reasonable in terms of meeting safety and durability requirements without adding unnecessary costs to housing.
Housing Programs	<p>Additional measures intended to implement the policies and recommendations are as follows:</p> <ul style="list-style-type: none"> • Support the housing recommendations of the Wayne County Housing Authority (which currently serves Pike County) relative to subsidized housing programs for low and moderate income families and ensure area residents receive fair consideration for available programs. • Encourage Pike County to assess the need and benefit of a County authority or agency (as opposed to contracting with the Wayne County Housing Authority) to address housing needs.
Property Maintenance	Consider the adoption of a property maintenance code with reasonable public health, safety and welfare standards to ensure the structural integrity of dwellings, prevent dilapidation and preclude negative effects on the community.

COMMUNITY FACILITIES AND SERVICES PLAN

OVERVIEW

Community facilities and services, as provided by local, county and state government, and by quasi-public institutions such as volunteer fire departments, hospitals and libraries, are most often considered in terms of government or institutional response to meet the needs and demands of the community's residents. As the individual municipal and regional population continues to change, the demand for facilities and services will also change. For example, an increasing population may require more classroom space, increased or new police protection, expanded social services, and additional recreation facilities. On the other hand, a stable or declining population, while not requiring additional services, may present a difficulty of paying for existing facilities and services with shrinking tax revenues. This is particularly pertinent to roads which require maintenance regardless of the municipal population. In addition, a change in the composition of the population could require different facilities and services. For example, if the population is aging as a whole, less recreation facilities and more social services may be required.

Community facilities and utilities should be considered resources with limited capacities that are to be provided in appropriate places to support and implement a multi-municipal comprehensive plan. The location of certain key facilities, including water, sewer, schools, and roads, are often essential to providing the necessary services to accommodate more intensive residential and nonresidential development. Conversely, these services will facilitate unintended development in areas, such as important farming areas or areas with limiting natural resources, where growth may not be appropriate. The location of other services, facilities, and utilities should be considered in relation to their ability to support or conflict with the land use planning for the multi-municipal area. The land use planning should facilitate the efficient and economic provision of public, quasi-public, and privately provided community services wherever possible.

Source: *Planning Beyond Boundaries*, p. 3-18.

Residents rely on community and public facilities and services to meet their transportation, educational, water supply, sewage disposal, police protection, emergency response, recreation and other daily living need. Municipalities do not, and cannot, provide all the facilities and services demanded by residents, many such services being provided by other levels of government or volunteer organizations. Nevertheless, without diligent and ongoing attention to the operation and maintenance of existing facilities and services, and planning for new facilities and services, a municipality can fall short in adequately serving its residents.

COMMUNITY FACILITIES AND SERVICES GOAL AND OBJECTIVES

Community Facilities and Services Goal: Ensure that community facilities and services are provided to meet the needs of the Township.

Objectives:

- | | |
|--------------------------------|---|
| Facilities and Services | <p>Maintain existing public facilities and services and plan carefully for new public facilities and services.</p> <ul style="list-style-type: none"> • <u>Maintenance</u> - Provide necessary maintenance of existing municipal buildings, equipment and other community facilities to extend the useful life and forestall unnecessary capital expenditures. • <u>Efficiency</u> - Manage all municipal facilities and services efficiently and effectively. |
|--------------------------------|---|

- Capital Improvements Program - Systematically identify the need for local municipal community facilities and services, including useful life replacement of existing facilities, and develop a capital budget to meet the needs.
- Infrastructure Needs - Encourage the County to take the lead with area municipalities to coordinate planning for the infrastructure needs of Pike County.
- Cooperation - Encourage and participate in any area intergovernmental cooperation efforts for community facilities planning and economies of scale for joint purchasing, recreation and other facilities and services.
- Cable/Internet Access - Work with Blue Ridge Cable, Verizon and other providers to ensure universal access to cable television service high-speed (256 KBPS or higher) internet service.
- Cellular Telephone - As a matter of public safety, work with cellular communications providers to ensure the entire township is adequately served with 3G service, including the federally mandated locating abilities for mobile phone users within the bounds of the zoning ordinance relative to tower location and antenna collocation.
- Child Care / Elder Care - Monitor the need for additional child care and elder care facilities and work with community organizations to meet any identified needs.
- Urgent Care Service - Encourage the County and regional health care providers to develop urgent care facilities to bridge the gap between doctors and emergency rooms to better use health care resources.

Emergency Services

Protect the Township with effective emergency services.

- Expanded Service - Identify isolated and under served areas and assess the need for expanded or additional fire and ambulance stations.
- Volunteer Organizations - Acknowledging the critical importance of such groups to the community, encourage and continue to support volunteer fire, ambulance and other public service organizations.
- Police Protection - Continue to rely on the State Police, but monitor the need for local police protection.

Water Supply and Sewage Disposal

Ensure adequate water supplies and sewage disposal facilities.

- Well Ordinance - Apply well construction standards with a well ordinance in areas not served by community water supply.
- Community Water Supplies - Apply well head protection standards to maintain good drinking water quality.
- Sewage Disposal - Monitor the effectiveness of on-lot sewage disposal systems and evaluate central sewage disposal as a means of correcting any widespread problems.

- On-Site Sewage Systems - Ensure that on-site sewage systems are maintained, and that failing systems are repaired and new systems are installed in accord with DEP standards.

Storm Water

Improve Stormwater Management.

- Existing Problems - Evaluate storm water management facilities and develop a plan to address existing problems.
- Improvements - Include require stormwater management improvements in the capital improvements program.
- Innovate Controls - Incorporate innovative stormwater management techniques into new development.
- Education - Address existing problems with stormwater runoff through outreach and education of landowners

New Development

Ensure that an adequate and safe water supply system, a proper sewage disposal system, well designed and constructed roads, stormwater management and other facilities are provided by developers as part of any residential development.

- SALDO - Periodically update the Subdivision and Land Development Ordinance to include standards to ensure most current and sound development practices.

COMMUNITY FACILITIES AND SERVICES EXISTING CONDITIONS AND ACTIONS

Growth and Development

Community facilities and services can serve as a tool, or as an unexpected trigger, to guide or stimulate community growth and development. Provision of a public water supply or sewage disposal system can be used to foster business development, but unexpected (and perhaps undesired) associated commercial and residential development can result in the area where such facilities are provided. The construction or improvement of highways, often to solve traffic congestion, can have similar effect resulting in even more traffic and a change in community character.

Planning and Cooperation

The planning and provision of community facilities and services must be undertaken in the overall context of the *Comprehensive Plan* and the community's long-term growth and development goals and objectives. More importantly, Porter Township should not act as an island when considering facilities or services, but should cooperate with other local municipal jurisdictions, the school district, and the County to provide and improve facilities and services which are best provided regionally.

Plan Focus

This section of the *Comprehensive Plan* focuses on those facilities and services which are provided by the Township and the quasi-public institutions, such as fire and ambulance companies, serving the area. Given population increases, the demand for services and facilities provided directly by local municipalities has been continually increasing. For many years in the early history of townships, the main responsibility of the elected officials was maintaining roads, hence the title *Road Supervisor*. Boroughs often served as centers for commerce and community activities. In more recent years, state and federal mandates such as sewage disposal regulations,

floodplain development requirements, and stormwater management planning, along with the desire to manage development, local municipalities have undertaken land use planning and environmental protection programs.

Facility and Service Providers

Public community facilities and services to serve Township residents are provided on several levels, and the provision of these facilities and services is dependent on tax dollars, whether in the form of federal and state aid, county supported programs, or locally funded facilities and services. Both public and private funds support institutional facilities and services. Certainly, the facilities and services provided by the Commonwealth of Pennsylvania, Pike County and the East Stroudsburg School District are vital to Township residents, but are somewhat beyond the scope of this *Plan*. Should community residents find that state or county facilities or services are inadequate, local municipal officials can serve as a conduit for communication with responsible state and county officials to effect facility and service improvements. In order to provide an overview of the range of facilities and services available in a community, *Facilities and Services Providers Table*, includes a matrix of typical facilities and services which can be provided by various jurisdictions.

TYPICAL FACILITIES AND SERVICES PROVIDERS (not specific to Porter Township or Pike County)					
Service	Local	School	County	State	Quasi-Public
Aging Services			D	S, D	
Domestic Relations			D	S, D	
Children & Youth			D	S, D	
Welfare, etc.				D	
Education		D		S	
Parks & Recreation	S, D	D	S, D	S, D	D
Judicial			D	S, D	
Criminal Justice			D	S, D	
Police Protection	D		D	D	
Emergency Mngt	D		S, D	S, D	D
Roads/Highways	D		S, D	S, D	
Tax Assessment			D		
Elections	D		D	S, D	
Land records			D		
Libraries, museums	S, D	D	S, D	S	D
Fire & Rescue	S, D		S	S	D
Health Care			D	S, D	D
Utilities	D		D		D
Land Use Control	D		D	S, D	
Environ Protection	D		D	S, D	
Solid Waste Disposal	D		S, D		
S - provides financial support to other jurisdiction or quasi-public entity D - provides directly to public					

Schools

Although local municipalities have no direct control over school district facilities and activities, the Pennsylvania Municipalities Planning Code (MPC) recognizes the importance of school buildings and land to the community. Public schools account for the largest expenditure of local tax dollars. The public school system not only provides education for a community’s children, but also provides adult and community education, library facilities, cultural and social activities, and recreational and sport facilities for the surrounding communities. The MPC requires school districts to submit certain proposed actions related to land and buildings to the municipality for review if a comprehensive plan has been adopted. Most school districts are not aware of this provision and local municipalities must monitor school district activities and notify school administrators about the requirement.

School Districts and the Municipalities Planning Code Section 305. The Legal Status of Comprehensive Plans Within School Districts. Following the adoption of a comprehensive plan . . . , any proposed action of the governing body of any public school district located within the municipality or county relating to the location, demolition, removal, sale or lease of any school district structure or land shall be submitted to the municipal and county planning agencies for their recommendations at least 45 days prior to the execution of such proposed action by the governing body of the school district.



Bushkill Elementary School



Lehman Intermediate School



High School - North



Resica Elementary School

Porter Township is served by the East Stroudsburg Area School District, which also includes Lehman Township in Pike County and a number of municipalities in Monroe County. The Bushkill Elementary School, completed in 1998 with a capacity of 800 students, currently enrolls some 650 students and employs some 85 professionals and support personnel. With an enrollment of 910 students, the Lehman Intermediate School was completed in 2000 and employs about 120 staff. Completed in 1999 with a capacity of 1,300 students, the North High School currently enrolls some 1,350 students and employs about 170 staff. The three schools are located in one complex just south of Porter Township along the Bushkill Road in Lehman Township. Children from Spruce Run Creek and south attend the Resica Elementary School. Pennsylvania Department of Education projections suggest that the total enrollment will increase to 9,080 by the 2012-2013 school year and 10,355 by 2017-2018

A citizen’s group is currently working to change the school district of jurisdiction in the Township from the East Stroudsburg Area School District to the Wallenpaupack Area School District. While Township officials cannot participate in the effort, the change would certainly affect a significant proportion of the Township population in terms of community focus and travel time for students.

Township Government

Porter Township is incorporated under state law as a *Township of the Second Class* (a far better moniker than *second class township*). Based on a population density of 300 persons per square mile, township voters can opt for reclassification to a *Township of the First Class*. However, none of the Townships in Pike County have reached this population density. The Township is governed by a three-member board of supervisors. State statute provides the option of a five-member board under the home rule system following a ballot referendum supported by a majority of voters. However, relatively few townships have opted for this system, and Westfall Township is the only one in Pike County. The Supervisors appoint township residents to the township planning commission which serves an advisory role to the supervisors, and appoints the zoning hearing board. Other volunteer boards may include an environmental advisory council, a parks and recreation commission and a shade tree commission.

Facilities and Services



Local municipalities in Pennsylvania are responsible for a variety of public facilities and services. As noted earlier, one of the primary functions of township supervisors was the construction, improvement and maintenance of roads. However, local governments have evolved over the years to the point of managing a large variety of facilities, services and programs, which in some cases are mandated by state and federal regulations. These include, among others, zoning and other land use controls; environmental protection; stormwater and floodplain management; police protection; water and sewer facilities; parks and recreation, and solid waste disposal. The level of service is dictated by the density and demographic character of the municipal population, and its tax base.

Local Priorities

A community survey was conducted as part of the planning process and forms were distributed at the 2009 primary election and to other Township residents and landowners. A total of 45 completed survey forms were returned. Because the survey distribution was not controlled in number and distribution, it cannot be considered representative of resident and landowner opinions, but does provide perspective on community expectations. The detailed results are available from the Township and the results of key question related to facilities and services are reported below.

How important are the following services?

	Not Important	Somewhat Important	Important	Very Important
A. Building and zoning permit services	18.2% (8)	47.7% (21)	18.2% (8)	15.9% (7)
B. Child day care services	88.1% (37)	2.4% (1)	7.1% (3)	2.4% (1)
C. College opportunities	73.2% (30)	4.9% (2)	14.6% (6)	7.3% (3)
D. Elder care services	34.9% (15)	16.3% (7)	27.9% (12)	20.9% (9)
E. Emergency medical service	4.5% (2)	9.1% (4)	27.3% (12)	59.1% (26)
F. Fire protection	4.5% (2)	9.1% (4)	29.5% (13)	56.8% (25)
G. Health care services	11.6% (5)	11.6% (5)	32.6% (14)	44.2% (19)
H. Overall Township services	2.3% (1)	27.3% (12)	47.7% (21)	22.7% (10)
I. Police protection	4.8% (2)	11.9% (5)	45.2% (19)	38.1% (16)
J. Preschool services	82.9% (34)	4.9% (2)	7.3% (3)	4.9% (2)
K. Public schools	59.5% (25)	11.9% (5)	9.5% (4)	19.0% (8)
L. Recycling	19.0% (8)	19.0% (8)	40.5% (17)	21.4% (9)
M. State road maintenance	4.7% (2)	9.3% (4)	46.5% (20)	39.5% (17)
N. Township recreation facilities	28.6% (12)	26.2% (11)	33.3% (14)	11.9% (5)
O. Township road maintenance	13.6% (6)	9.1% (4)	45.5% (20)	31.8% (14)

Rate the following services in the Township and community.

	Excellent	Good	Fair	Poor
A. Building and zoning permit services	20.0% (8)	47.5% (19)	30.0% (12)	2.5% (1)
B. Child day care services	4.5% (1)	9.1% (2)	31.8% (7)	54.5% (12)
C. College opportunities	10.3% (3)	27.6% (8)	37.9% (11)	24.1% (7)
D. Elder care services	4.0% (1)	16.0% (4)	48.0% (12)	32.0% (8)
E. Emergency medical service	27.5% (11)	37.5% (15)	35.0% (14)	0.0% (0)
F. Fire protection	26.2% (11)	42.9% (18)	31.0% (13)	0.0% (0)
G. Health care services	7.9% (3)	28.9% (11)	50.0% (19)	13.2% (5)
H. Overall Township services	7.5% (3)	60.0% (24)	25.0% (10)	7.5% (3)
I. Police protection	10.0% (4)	42.5% (17)	32.5% (13)	15.0% (6)
J. Preschool services	4.8% (1)	14.3% (3)	38.1% (8)	42.9% (9)
K. Public schools	3.3% (1)	30.0% (9)	36.7% (11)	30.0% (9)
L. Recycling	2.9% (1)	20.0% (7)	34.3% (12)	42.9% (15)
M. State road maintenance	2.3% (1)	44.2% (19)	30.2% (13)	23.3% (10)
N. Township recreation facilities	9.4% (3)	46.9% (15)	18.8% (6)	25.0% (8)
O. Township road maintenance	2.7% (1)	67.6% (25)	21.6% (8)	8.1% (3)

Township Facilities

The *Porter Township Facilities and Staff Table* details the buildings, land, equipment and staff of the Township. The only facility owned and maintained by the Township, aside from roads, is the Township Building. Located on Delaware State Forest Land leased from the Commonwealth of Pennsylvania along Route 402 just south of Whittaker Road, the Township Building was constructed in the 1920's and originally served as the Hunter Range School for grades one through eight.

The Township employs a part-time secretary who works out of her business establishment and maintains all Township records and files on her premises. Other part-time service contractors include the Road Master, and sewage enforcement officer and zoning officer who respond to Township residents as-needed.

PORTER TOWNSHIP FACILITIES AND STAFF	
Township Building	- meeting room on leased parcel
Maintenance Buildings	- none
Other Property	- none
Meetings	- Township Building
Employees	- Secretary, part-time - Road Supervisor, part-time
Contracted Services (all part-time as needed)	- Township Solicitor - Zoning Hearing Board Solicitor - Zoning Officer - Building Inspector - Sewage Enforcement Officer
Volunteer Boards	- Planning Commission - Zoning Hearing Board
Vehicles & Major Equipment	- none
Recreation Facilities	- none
Anticipated Capital Expenditures	- purchase land and construct township building/fire substation



Porter Township Building

This simple administrative organization functions well for the Township and the building is more than adequate for Township meetings. As the Township population continues to increase over the long term and administrative functions become more complex, the need for regular office hours and consolidated storage of the Township's records should be considered.

**Future
Township Building**

The Township is now evaluating options for the location of a Township Building to increase capacity for office space, storage and meetings. The location could also serve as a substation for the Hemlock Farms Volunteer Fire Company to better serve the Township. Currently, the Fire Company is located in the Hemlock Farms Community and a substation in Porter Township would improve response time.

Local Road Maintenance

Road maintenance is directed by the Road Master, who is one of the elected Supervisors. The Township has no other regular road maintenance employees, and contracts for all winter and summer maintenance, and all road improvements. Given the low number of road miles maintained by the Township, this approach is certainly the most sensible and cost efficient, and should serve well for the long term. It is unlikely that the length of road maintained by the Township will increase significantly, if at all, because the new roads which have been constructed are located in residential developments where developers have chosen to maintain private roads and this practice is likely to continue for any new subdivisions. In addition, it is Township policy not to accept development roads for public dedication.

**Road Maintenance
Cooperation**

Road maintenance could also be coordinated with other nearby municipalities via the Pike County Council of Governments (COG). Taken as a whole, the individual participants in the COG employ a considerable labor force, and own and maintain a variety of vehicles and equipment. As a means of using local municipal funds and resources most efficiently, the COG could:

- Update and keep current the list of vehicles and equipment owned by all COG municipalities.
- Serve as a clearinghouse and notify all COG participants when a municipality is selling or purchasing equipment which may meet the needs of another municipality.
- Investigate the possibilities for increased sharing labor and equipment.
- Investigate the possibilities for increased contracting with or swapping with adjoining municipalities for winter road maintenance where travel savings may be realized.
- Coordinate joint purchasing of supplies and materials to reduce unit costs.

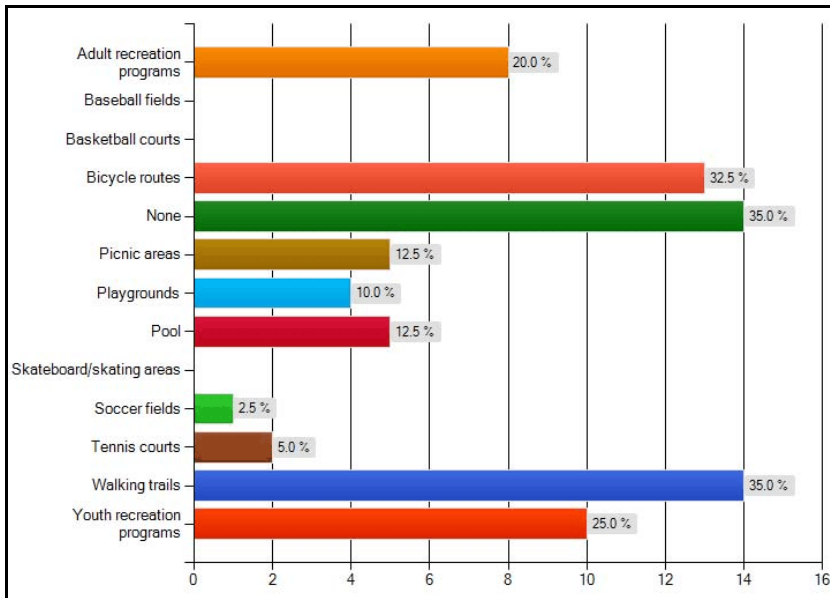
Other vehicle and equipment actions:

- Maintain an accurate inventory of all vehicles and equipment.
- Liquidate obsolete vehicles and equipment.
- Include planned purchases of vehicles and equipment on a capital budget to plan for large expenditures.

Recreation Facilities

Individuals, families, community groups, and organized leagues use recreation facilities and facility planning should address the needs of all of these groups. Current facility usage and community trends in recreation and leisure activities provide the

basis for developing new facilities. Local municipal recreation planning and facilities and programs should complement those already available from the county, private communities and the school district, and on state land. Fortunately, providing recreation facilities and programs is another opportunity for municipalities to work cooperatively. In addition, local sports and civic organizations have historically played a key role in recreation and this must be encouraged. Recreation planning and facility construction are eligible for funding under the Keystone Recreation Grant Program which should be considered for any future recreation improvements.



Survey Respondents: Needed recreation facilities and services.

Having historically relied on the facilities in neighboring municipalities and the School District to meet the demand, Porter Township does not currently provide any recreation facilities. Simply put, there is has been no justification for Township recreation facilities given the Township’s low population and very limited resources. In addition, the Hemlock Farms Community Association owns and maintains numerous recreation facilities within their community, which accounts for a substantial proportion of Township residents, and the facilities at the East Stroudsburg schools in adjoining Lehman Township are available.



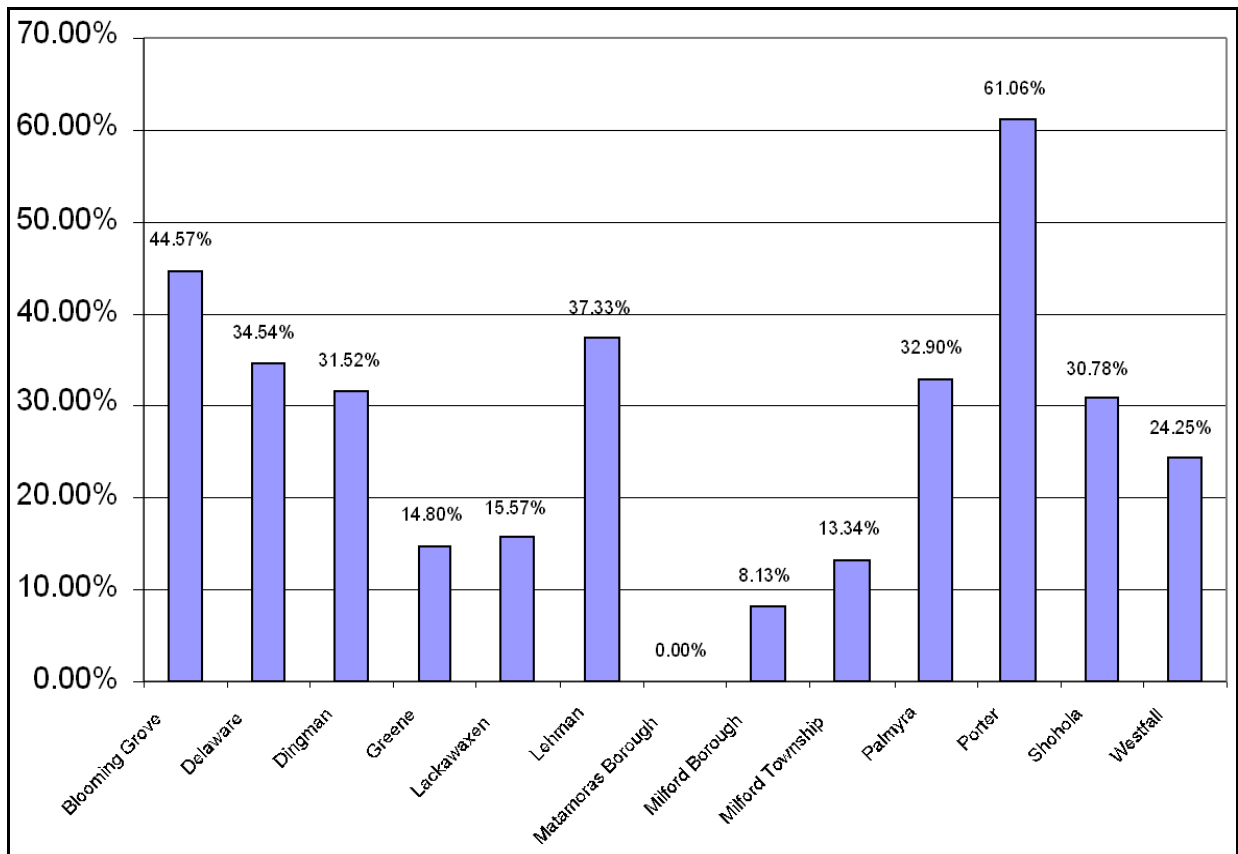
Public Lands

Thousands of acres of State Forest Lands, State Game Lands and National Park Service lands are all available to area residents and visitors for outdoor recreation. In Porter Township the Delaware State Forest covers some 22,900 acres or 61% of the land area of the Township. County-wide, a total of 112,968 acres of state and federal land, 32.6% of the total land area, are open for public recreation. (See the *Public Lands in Pike County Table and Figure* on the following page.)

Recreation and the Planning Code

Although the approach is probably premature for Porter Township, §503(1.1) of the Pennsylvania Municipalities Planning gives municipalities the authority to require developers to dedicate land for public use, and upon agreement of the developer, the construction of recreation facilities or the payment of fees in lieu thereof by developers for the construction and maintenance of recreation facilities accessible to the residents of the proposed residential development. Inclusion of this requirement in the subdivision and land development ordinance should be considered by each municipality. Fees can be assessed on a per lot basis for subdivisions, on a per unit basis for any mobile home park or multi-family dwelling, and for commercial land developments. Prior to adopting such requirements, the municipality must adopt a recreation plan to detail how the funds will be allocated.

PUBLIC LANDS IN PIKE COUNTY						
	Total Acres	Delaware State Forest (including Promised Land State Park)	State Game Lands	National Park Service	Total Federal and State Lands	% Federal and State Lands
Blooming Grove	48,192	13,553	7,924	0	21,477	44.57%
Delaware	28,288	2,169	0	7,601	9,770	34.54%
Dingman	37,248	5,489	2,453	3,800	11,741	31.52%
Greene	38,528	5,704	0	0	5,704	14.80%
Lackawaxen	50,304	2,759	5,072	0	7,831	15.57%
Lehman	31,296	3,865	0	7,819	11,684	37.33%
Matamoras Borough	448	0	0	0	0	0.00%
Milford Borough	320	0	0	26	26	8.13%
Milford Township	8,000	858	0	209	1,067	13.34%
Palmyra	22,016	5,073	2,170	0	7,243	32.90%
Porter	37,504	22,899	0	0	22,899	61.06%
Shohola	28,608	1,164	7,643	0	8,807	30.78%
Westfall	19,456	4,246	165	308	4,719	24.25%
Totals	350,208	67,778	25,427	19,763	112,968	32.26%



Public Lands in Pike County

Specific Actions Related to Recreation

In the near term, the Township will continue to rely on facilities and services provided by other entities to meet the recreation needs of residents. However, Township officials will monitor the need for Township recreation facilities. The Township will:

- Work cooperatively with adjoining municipalities and the County to . . .
 - plan for recreation and open space from an area wide perspective.
 - coordinate individual municipal efforts.
 - maximize use of resources.
 - improve standing for state grants.
- Explore ways of working with private communities to provide public recreation facilities.

Once a need for Township recreation facilities has been identified:

- Consider appointing a Township Park and Recreation Commission to spearhead planning, development and maintenance efforts.
- Ensure facilities are constructed in accord with an overall plan and all facilities are maintained.
- Identify potential sites (including the County-owned land along Route 739) for recreation facilities.
- Develop a funding plan to include:
 - use of fees assessed for residential development under the subdivision and land development ordinance.
 - solicitation of private contributions.
 - grants.
 - direct municipal contributions.
 - a special fund for land acquisition and capital improvements
- Obtain technical assistance from County and State agencies.
- Show planned recreation facilities on a Township Official Map to ensure that the land can be acquired. (See later *Official Map* section.)
- Cooperate with area wide community recreation organizations to improve recreation facilities and programs.

Police Protection

Township police protection is not planned at this time and a Township police force will be impractical for many years given the limited population. This conclusion echoes the 1999 Township Comprehensive Plan which noted: *The Supervisors have determined that continued reliance on the State Police is the most reasonable at present in terms of community needs and the financial resources available versus the cost of providing local police protection. Township officials must continue to monitor population growth and the incidence of crime, along with municipal financial conditions, in order to plan for any changes in the system.*



State Police Barracks, Route 402

Porter Township is served by the Pennsylvania State Police from their barracks located in Blooming Grove Township along Route 402 north of Interstate 84. A local police force can be one of the most costly services provided by local government, not only in terms of the number of employees and equipment requirements, but also continuing benefits and pensions, as well as liability insurance. The regionalization of police protection can be a means of providing service at reduced cost. Savings in manpower, administration, space and equipment costs can be realized. The Eastern Pike County and the two

regional police forces in Monroe County, Pocono Mountain and Stroud, are good examples.

Should the current situation change, the Township will explore the merits of a joint police force and cooperating with other area municipalities on the organization of a regional police force as a cost effective approach. Funding for assessing the feasibility of such a police force and technical assistance may be available from the Pennsylvania Department of Community and Economic Development. Another option would be to contract with an adjoining municipality for police services.

**Fire Protection and
Emergency Medical
Service**

Adequate emergency service will continue to be an important element of maintaining the existing quality of life in the Township. The issues must be addressed as a long term goal of the Township and area wide municipalities. As noted earlier, emergency response is typically one of the most important services to residents of small communities.



Hemlock Farms Volunteer Fire and Rescue Company

In the case of Porter Township, fire protection and rescue service and emergency medical service are provided by the Hemlock Farms Volunteer Fire and Rescue Company located in the Hemlock Farms Community. Initially formed in November 1969 as the Hemlock Farms Ambulance Corp to serve the private residential community, the Fire and Rescue Company now serves areas outside the Community of Blooming Grove, Lackawaxen, Palmyra and Porter Townships.

From the Hemlock Farms Volunteer Fire and Rescue Company web site:

The HFVF&R Co. houses 10 pieces of equipment, in two buildings. The main building contains 7 bays, which houses our primary response vehicles. The second building contains our support apparatus and repair facilities. The main building also contains a conference room, training facilities, and a kitchen/dining area.

These vehicles are equipped with some of the latest in firefighting technology, including a thermal imager, Hurst Spreader ("jaws-of-life") & O-Cutter, repelling equipment, confined space rescue equipment, HazMat equipment, and the latest in firefighting apparel. Emergency Medical Equipment that are carried on the ambulances includes defibrillators, oxygen tanks, heart and pulse monitors, and CPR bags. Weekly checks on all apparatus ensure that they are in proper working order when they are needed most.

This equipment is coordinated through our own 100-watt repeater system, keeping the Company in communication over a 127 square-mile range. We are dispatched through Pike County Communications Center in Milford, PA.. We are also equipped to request assistance from neighboring Companies, as well as MedEvac helicopter EMS service and State Police Air Support.

Emergency service areas in Pike County are defined by inter-company agreements and all companies are dispatched via the 9-1-1 System and the companies are organized in a regional mutual aid system. Mutual aid agreements are good examples of intermunicipal collaboration to improve both the efficiency and quality of service. The number of emergency responses made each year by provides an indication of the level of dedication required by local volunteers. Hemlock Farms responds to some 600 calls each year. The Hemlock Farms Company is supported by an adequate number of volunteers (65 active members), is committed to the required training, maintains its equipment and buildings, and plans ahead for new equipment acquisition.

Volunteers

Rural emergency service providers are finding it more and more difficult to find volunteers given the increased demands for training and qualifications. Although this has not affected the Hemlock Company as much as many other local volunteer companies, the situation must be monitored along with the need for paid staff. The situation is often more of a problem for life support services.

- The volunteer organizations are finding it more and more difficult to recruit and retain volunteers.
- Large time commitment required not only for answering calls but for training.
- Individual liability does not appear to be an issue; the *Good Samaritan Law* applies.
- Husband and wife both work in most families which limits volunteer time.
- More and more residents work at jobs out of the area which limits availability for day time response.
- Many young recruits go away to college and do not return.
- Fewer and fewer residents have a direct feeling of connection to the community.
- Generally changing attitudes about volunteering -- more people expect to be paid.
- What to do about volunteers and staffing?
 - Work with the State Office of Fire Prevention and Control to set standards for volunteer firefighter and ambulance personnel which are reasonable for rural areas and which do not discourage volunteer participation.
- Consider paid staff for emergency services.
- Regionalize services with a number of paid staff supplemented by volunteers.
- An adequate pay scale would be critical.
- Volunteer marketing plan linked to service organizations, schools, Boy Scouts, Girl Scouts, 4-H, etc.
- Offering EMT and paramedic training in high school.



Municipal Assistance for Emergency Service Providers

A recent *Pennsylvania Township News* article suggested the following ways in which EMS (and other emergency service providers) can be assisted by municipalities:

- **Find out what they need** - Meet with your EMS provider on a regular basis to find out what the group needs and how the township can help.
- **Put out the call for volunteers** - Advertise for EMS volunteers in your newsletter and on your Web site. Find out if the EMS provider needs administrative volunteers, in addition to medical ones, and try to connect the group with local business people, a CPA, or a bank manager.
- **Offer volunteer incentives** - If the township sponsors recreation programs, special events, or even has a township pool, offer free tickets or a free membership to anyone who volunteers for EMS duty.
- **Help EMS providers with grant searches and grant writing** - Use your own experience securing grants for the township to show EMS providers where to look, such as the state Department of Community and Economic Development and other state and federal agencies. If they're new at grant writing, offer some pointers.
- **Check out purchasing options using state contracts** - Emergency medical equipment is available for purchase through statewide contract. Tell the EMS provider how the system works and also alert them to the availability of state and federal government surplus programs.
- **Consider funding options** - Townships can use the new emergency and municipal services tax to help fund emergency medical services. They can also dedicate up to half a mill of township taxes to such services. Some townships make annual donations to their EMS provider a regular part of the budget, and others participate in special fund raising campaigns.

Source: Pike County Comprehensive Plan, Ch. 18, p. 18.

9-1-1 Numbering

In anticipation of the 9-1-1 street naming and addressing system and in an effort to improve emergency response, the Township Board of Supervisors has adopted a *Street Name, Address and Sign Ordinance* to enhance public safety and security by improving the ability of emergency response personnel to navigate and locate dwellings and other structures in the Township. The Ordinance:

- Provides the authority to the Township Board of Supervisors to assign road names to all public and private roads in the Township to eliminate duplicates and minimize confusion.
- Requires conformance to the street addressing system established by Pike County for the 9-1-1 Emergency Call System.
- Establishes a uniform system for street name signs and street number signs.
- Includes provisions for fines for failure to comply with ordinance provisions.

Emergency Response Actions

Township officials and emergency service organizations have historically maintained good working relationships and the Township has annually provided funding to support emergency services. In addition, the Township receives funding from the state Foreign Fire Insurance Program which is passed through to emergency services providers. Given the increasing demand for services, the high expense of acquiring and maintaining equipment, and the exacting training required for volunteers, the Township Supervisors recognize that providing effective emergency services is an important issue. Ongoing actions include:

- Continue to provide financial support to the Hemlock Farms Volunteer Fire and Rescue Company and work with the Company to maintain adequate services and building and other support equipment and facilities.
- Work with Pike County to improve the 9-1-1 dispatching system in the Township.

- Support efforts to petition the State Office of Fire Prevention and Control to set reasonable standards for volunteer firefighter and ambulance personnel in rural areas.
- Include a fire substation in any Township land acquisition and building plans.
- Enforce the provisions of a *Street Name, Address and Sign Ordinance*.

Pike County Hazard Mitigation Plan - *The Pike County Hazard Mitigation Plan has been prepared in response to the Federal Emergency Management Agency (FEMA) requirement and was developed to be consistent with the Pennsylvania Hazard Mitigation Plan. Hazard Mitigation is defined as “any cost-effective action taken to eliminate or reduce the long term risk to life and property from natural, man- made and/or technological hazards.” The phrase “cost effective” added to the definition stresses the importance of finding effective mitigation alternatives which over the long-term can also reduce the economic impacts to our communities’ tax base. The Pike County Hazard Mitigation Plan assembles important inventory and data on potential hazards to our communities and prioritizes these hazards in frequency and severity. It analyzes and reviews alternative mitigation options based on the resource capabilities of our County and communities. The plan then selects the most appropriate course for future mitigation of the hazards facing our County residents. The plan will enable the County and its municipalities to effectively respond to hazards as they occur and reduce the potential risks of these hazards to the health, safety and welfare of our residents. Additionally, the Plan will allow for Pike County communities’ eligibility for a full range of assistance following hazard events. Source: Pike County Hazard Mitigation Plan, p. 1*

Emergency Management

Emergency management planning at the local level is coordinated by the Pike County Emergency Management Agency (EMA). County emergency management agencies throughout the Commonwealth receive direction from the Pennsylvania Emergency Management Agency and the Federal Emergency Management Agency. The Township works with the County EMA, and has appointed an Emergency Management Coordinator. The *Porter Township Emergency Management Plan* and the *Pike County Hazard Mitigation Plan* are incorporated into this Comprehensive Plan by reference.

Solid Waste Disposal and Recycling

No specific actions are identified for solid waste disposal and recycling.

Planning for solid waste disposal is a county responsibility as mandated by the State Solid Waste Management Act, and local municipalities are authorized to regulate solid waste disposal by ordinance. In Porter Township, homeowners and business owners contract with private haulers for the collection and disposal of solid waste. This has been adequate to meet current needs and Township regulation is not proposed or anticipated.

Recycling in Porter Township is an individual choice because it is not mandated by the Commonwealth for municipalities with populations under 5,000. Pike County operates a voluntary recycling program with drop-off sites at the Delaware Township Building, the Dingman Township Building, Dutch’s Market in Greene Township, the Lackawaxen Township Building, the Lehman Township Building, the Midtown Convenience Store in Shohola, the Milford Township Building, the Palmyra Township Building and the Pocono Environmental Education Center.

Water Supply

The water supply information reported by the 1999 Township Comprehensive Plan remains valid: *Groundwater is the source for all potable water in Porter Township with supplies provided by individual wells, and in the case of Hemlock Farms, a private water company, with no municipally owned water systems in the Township. Groundwater quality in Porter Township is generally good with no reports of any widespread contamination. With few commercial activities and no industry in the*

Township, any contamination which would occur would likely be the result of malfunctioning sewage systems as indicated by high fecal coliform and nitrate counts. Nevertheless, the need for careful planning for groundwater quality protection is key to the long term environmental condition of the Township.

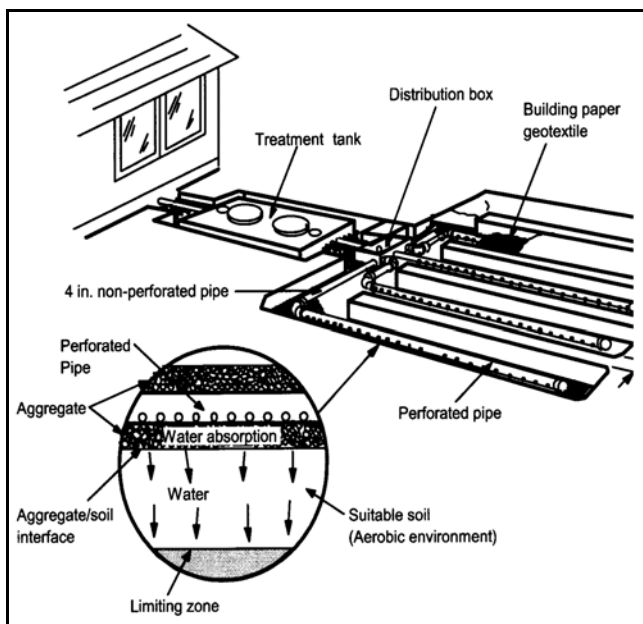
No specific Township actions are identified for water supply; however, the *Natural Features, Land Suitability for Development and Development Concerns* section of this Plan includes actions for ground water protection.

Sewage Disposal

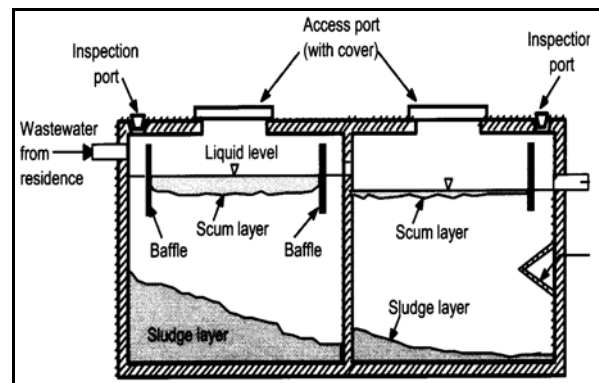
The disposal of wastewater must be addressed by all communities, but especially by a community that is experiencing growth and development in areas with . The volume of wastewater generated is directly related to a community's population and the extent and nature of commercial and residential development. In Porter Township, wastewater is comprised of sewage, that is, human wastes associated with residential, institutional and retail/service types of commercial development. Given the lack of industrial development in the Township, industrial wastewater disposal is not an issue.

Sewage disposal is one of the most critical factors affecting the future growth and development and quality of life of the Township. Department of Environmental Protection regulations allow for two basic types of sewage treatment and effluent disposal - soil based disposal of effluent including individual, subsurface disposal and spray irrigation; and the discharge of treated effluent to surface waters (i.e. lakes and streams). Solids, following treatment, are either applied to agricultural lands or are disposed of in an approved solid waste landfill.

Many soils in the Township have severe limitations for extensive use for land based sewage effluent disposal, both in terms of physical characteristics and the high cost of land if proposed for spray irrigation or large disposal beds. At the same time, surface water quality in the Township is excellent, and its protection is paramount to maintaining the area's rural character and quality of life. Finding a sensible solution within the bounds of current Department of Environmental Protection regulations and the reluctance to rely on a proliferation of treatment plants with stream discharges is a perplexing problem. It is clear that cost-effective and environmentally sound alternatives for sewage disposal must be identified by the scientific community and then must be legitimized by the Department of Environmental Protection via their regulatory process.



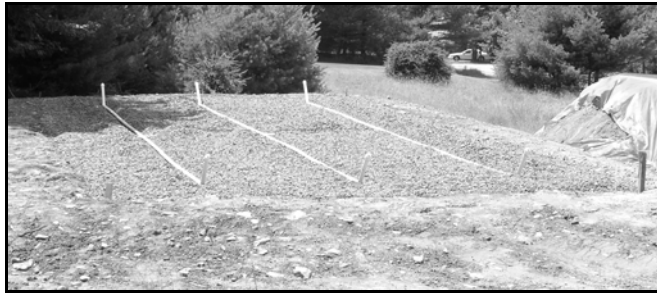
On-Lot Sewage System



Typical 2-Compartment Septic Tank



Sand Mound Under Construction



In addition to the need to identify land-based alternatives for sewage disposal to ensure protection of ground and surface water, is the need to improve existing or develop new institutional arrangements for the monitoring and possible operation of sewage disposal systems. Some communities have initiated municipally-operated on-site sewage disposal management programs, sewage treatment plant inspection and monitoring, and in some cases, municipal acquisition and operation of private sewage treatment plants. County and local municipal efforts should include imploring the Department of Environmental Protection to actively investigate the use of alternative sewage disposal methods to meet the needs of rural municipalities and other unique areas of the state.

The sewage disposal information reported by the 1999 Township Comprehensive Plan also remains valid: *Sewage disposal in Porter Township is provided exclusively by individual on-site, sub-surface systems, there being no sewage treatment plants serving the Township. All 482 cabins on state-leased land are served by holding tanks which are periodically pumped with the septage disposed of at approved treatment facilities. Given the soil conditions in the Township, most newly constructed on-site disposal systems are elevated sand mounds, which are constructed with state approved sand/soil placed on top of the natural soil surface. State environmental regulations governing sewage disposal systems were initiated in 1968 with the passage of the Sewage Facilities Act. All of the systems installed since that time should be in compliance with state requirements. The 1990 Census reported that less than 275 of the 870 housing units in the Township were constructed prior to 1970, and assuming the state-leased cabins are included in this figure, there are relatively few dwellings with pre-state standards sewage disposal systems. Nevertheless, careful sewage planning and system construction and maintenance are critical to protecting surface and groundwater quality.*

Sewage Disposal Actions

The Township will:

- Continue to monitor the functioning of existing on-lot sewage disposal systems and order corrections when malfunctions occur.
- Continue to ensure that all new on-lot systems meet DEP regulations.
- Consider an on-lot sewage system management program, particularly in areas where malfunctions are occurring or are likely to occur (e.g., poor soils, concentrated numbers of small residential lots).
- Encourage DEP to actively investigate the use of alternative sewage disposal methods to meet the needs of municipalities in high quality and exceptional value watersheds.

Public Libraries

Libraries play an important role in the community by making information available to all residents. Libraries supplement school libraries for students, provide life-long learning opportunities for adults, and offer special services such as interlibrary loan,

books by mail and children's reading programs, and in more recent years, Internet access. Local municipalities can contribute to public libraries, however this *Plan* makes no specific recommendations.

The Pike County Library, with its main branch and administrative offices located in Milford, serves as the state designated library for the County. The Library also operates branches in Dingman Township and Lackawaxen Township, and has long range plans for a branch in Lehman Township and a branch in Palmyra Township to broaden service throughout the County. Township residents are also served by the Hawley Library, and residents of Hemlock Farms can use the Hemlock Farms Community Association Library.

Community Facilities in Private Communities



Hemlock Farms Community Clubhouse

Many residents of Porter Township have chosen to live in private communities where the facilities and services within the community are available only to residents, and in many cases, access by the general public is restricted. Unlike many other areas of the Commonwealth, such private communities are the norm in Pike County and all of the Poconos. The type and level of facilities and services vary depending on the size of the community, but range from roads, to clubhouses, to swimming pools.

Hemlock Farms is a good example where its home and lot owners support a wide range of facilities and services including, among others, a full-service paid management staff, administrative offices, a clubhouse, recreation facilities and programs, a mail room linked to the United States Postal Service, a library, and two churches.

Community Facilities for New Development

A critical concern for any community is the provision of adequate facilities for new development. The Pennsylvania Municipalities Planning Code establishes the authority for local governments to require developers to provide adequate community facilities for their particular project. Via the subdivision and land development ordinance, roads, central water supply, central sewage disposal, storm water control and other facilities, must either be installed or be financially guaranteed prior to the sale of any lots in the development. It is critical that the Township carefully enforce the subdivision and land development ordinance, and continue to update it to ensure that roads, drainage and other community facilities are installed to standards which will result in quality, durable facilities.

Community Facility and Service Priorities

A common theme in this *Comprehensive Plan* is the need for local municipalities to set priorities for the use of resources in meeting community needs and resident expectations. Concurrently, immediate community needs and resident expectations must be balanced with local officials' long term view of the future of the community and the costs of action or non-action in providing or postponing facilities and services. Based on this tenet, the Township will focus local municipal resources on those facilities and services traditionally provided by small municipalities and those important to residents.

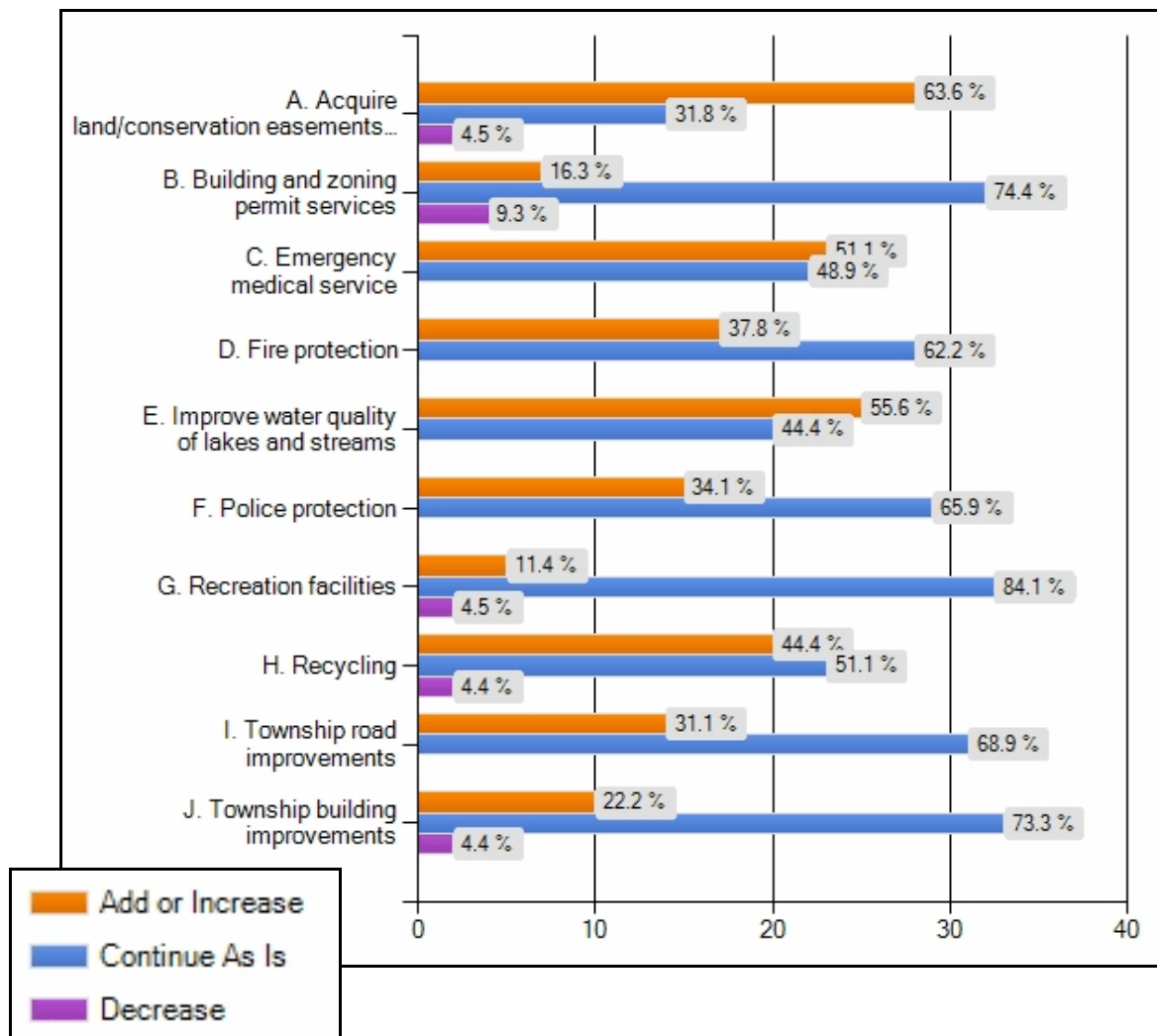
Road maintenance now accounts for much of the municipal budget and this will continue to be a primary role of the Township. The Township will also work with the volunteer organizations to maintain and improve emergency services, and will explore regional solutions for police service when the need dictates and financial resources

	Add or Increase	Continue As Is	Decrease
A. Acquire land/conservation easements for open space	63.6% (28)	31.8% (14)	4.5% (2)
B. Building and zoning permit services	16.3% (7)	74.4% (32)	9.3% (4)
C. Emergency medical service	51.1% (23)	48.9% (22)	0.0% (0)
D. Fire protection	37.8% (17)	62.2% (28)	0.0% (0)
E. Improve water quality of lakes and streams	55.6% (25)	44.4% (20)	0.0% (0)
F. Police protection	34.1% (15)	65.9% (29)	0.0% (0)
G. Recreation facilities	11.4% (5)	84.1% (37)	4.5% (2)
H. Recycling	44.4% (20)	51.1% (23)	4.4% (2)
I. Township road improvements	31.1% (14)	68.9% (31)	0.0% (0)
J. Township building improvements	22.2% (10)	73.3% (33)	4.4% (2)

permit. The Township will also explore ways to cooperate with the County, other municipalities and government agencies to:

- manage growth and development in the area as the best means for minimizing community impacts
- conserve open space
- maintain stream, lake and groundwater quality
- plan for the use of municipal resources
- maintain a quality lifestyle.

Survey Respondents: Spending Township tax money.



Capital Improvements Program

Along with land use control ordinances, a formal capital improvements program (CIP) is a primary tool for the implementation of a comprehensive plan. Although not legally binding, the CIP includes and establishes a time frame for the long-term capital expenditures planned by a municipality. A capital expenditure may be defined as an outlay of municipal funds to purchase, improve or construct a piece of equipment or a facility that is expected to provide service over a long period of time. Typically, a capital expenditure is relatively large when compared to normal operating expenditures included in the budget. Examples include the construction of, or major improvements, to buildings, land acquisition, recreation facilities, highway improvements, and vehicle purchases. In short, the CIP is a budgeting device to guide the allocation of non-operating funds, and to avoid the unexpected mid-year expenditure of large sums.

Informal v. Formal

Many local officials think in terms of a capital improvements program in the more informal terms of simply setting aside funds for anticipated large expenditures. Township Supervisors know what they need, how much it costs, and if the municipality can afford it. While this is certainly one technique in planning for community facilities and services, a more formal approach with an adopted, written CIP has certain advantages. *The Practice of Local Government Planning*, published by the International City Management Association, identifies the following benefits of an effective CIP:

- Ensures that plans for community facilities are accomplished.
- Provides an adopted plan that continues even if local officials change.
- Allows improvement proposals to be evaluated against established policies and the comprehensive plan.
- Enables the scheduling of improvements requiring more than one year to construct.
- Provides the opportunity for the purchase of needed land before costs increase.
- Encourages long range financial planning and management.
- Provides for sensible scheduling of improvements.
- Offers the opportunity for public participation in decision making.
- Leads to improved overall municipal management.

Prioritization of Municipal Needs

In developing a CIP a municipality must prioritize its capital needs based on planning findings, and the CIP establishes commitment for public investment in accord with the specific goals and objectives included in the comprehensive plan. *The Practice of Local Government Planning* suggests one method is for a community to divide its needs into three categories: essential, desirable and deferrable. In prioritizing needs, municipal officials must also consider the revenue side of the equation. Needed capital expenditure can only be made by identifying anticipated revenues in terms of other operating expenditures. In other words, the costs of scheduled capital expenditures must be evaluated in terms of acquiring the necessary revenue to fund the improvements. In any case, the CIP is, by necessity, an on-going process which must be reevaluated annually, with a planning period of six years being typical.

<u>SAMPLE FUND PROJECTION AND CAPITAL BUDGET</u>						
GENERAL FUND PROJECTION	YEAR					
	2009	2010	2011	2012	2013	2014
Projected general fund revenue	\$200,000	\$210,000	\$225,000	\$250,000	\$260,000	\$275,000
Projected general fund expenditures	\$160,000	\$168,000	\$175,000	\$205,000	\$215,000	\$250,000
Projected Net Funds Available	\$40,000	\$42,000	\$50,000	\$45,000	\$45,000	\$25,000
CAPITAL BUDGET						
Township Park - land acquisition, engineering, construction, and debt service. \$300,000 over 20 years beginning in 2006	\$0	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000
Road Improvement - right-of-way acquisition, engineering, construction, and debt service. \$200,000 over 10 years beginning in 2008.	\$0	\$0	\$0	\$20,000	\$20,000	\$20,000
Total New Capital Expenditures	\$0	\$15,000	\$15,000	\$35,000	\$35,000	\$35,000
Net New Financing Required* Equals Total New Capital Expenditures Minus Projected Net Funds Available	(\$40,000)	(\$27,000)	(\$35,000)	(\$10,000)	(\$10,000)	\$10,000
* Parentheses indicate available funds exceed new capital expenditures.						

A variety of CIP techniques are available and the process can be very complex in larger municipalities. A more simplified approach is certainly more appropriate for Porter Township where capital needs are more manageable. A sample is provided in the *Sample Fund Projection and Capital Budget* on the previous page. In any case, the costs of operation and maintenance of new facilities and equipment must also be considered for inclusion in annual budgets. The principal anticipated direct capital expenditures for the Township identified by this *Plan* are outlined below in terms of essential, desirable, and deferrable to provide the foundation for formal capital improvements programming.

PORTER TOWNSHIP NEEDS
EQUIPMENT, BUILDINGS AND OTHER FACILITIES
<p>Essential</p> <ul style="list-style-type: none"> • road paving as needed <p>Desirable</p> <ul style="list-style-type: none"> • none <p>Deferrable</p> <ul style="list-style-type: none"> • Township land and building • Fire company substation

NATURAL RESOURCES PROTECTION PLAN

INTRODUCTION

Overview

Porter Township’s natural landscape is comprised of thousands of acres of private and public forest interspersed with lakes, ponds and streams flowing in narrow valleys on to the Delaware River. This landscape gives the Township its distinctive character and has been an integral part of its unique history attracting residents and recreation visitors. The Township, and all of Pike County, have long been blessed with an abundance of natural resources—clean water, forests, and wildlife—providing a high quality of life and recreation for many years. The large expanses of private forest land and open space, combined with thousands of acres of State Forest Land, access to lakes and streams. and the clean environment, are critical to the quality lifestyle.

Although the open space and forest land is extensive, the natural resources and environmental quality of the Township are very fragile. Clean plentiful water, pure air, open space, vegetation and wildlife can be irreparably damaged by development undertaken without concern for the natural environment and careful planning and land use control. As the area continues to grow, it is incumbent upon the Township to work to preserve the health, safety, and welfare of its residents, as well as the identity and heritage of the community. Natural resource protection is a necessary step in accomplishing this task.

The Plan

Protection of natural resources is an important issues as expressed by Township residents. The *Natural Resource Protection Plan* addresses concerns related to land and water resources. It is intended to introduce contemporary conservation and management practices to derive the maximum benefit for the health and safety of Township residents and visitors.

NATURAL RESOURCES GOAL AND OBJECTIVES

Natural Resources Goal: Conserve streams, lakes and other natural resources and open space and use the resources in a way to sustain the area’s economy.

Without careful planning and management, the use of the natural resources and sensitive environmental areas in the Township can lead to the decline of community character and the quality lifestyle it affords, with eventual direct threats to the environment and public health and safety. Of special concern are lakes, streams, ground water, forest and soil resources. If the quality of the area’s natural resources are diminished, the quality of life and the local economy will suffer.

Pecks Pond, Porters Lake, Pickerel Lake, Blue Heron Lake, Lake Minisink, Little Mud Pond, Saw Creek Pond, Twelvemile Pond, Bushkill Creek and Saw Creek, along with other water bodies, have long been key ingredients of

The purpose of conservation: The greatest good to the greatest number of people for the longest time.
- Gifford Pinchot

I recognize the right and duty of this generation to develop and use our natural resources, but I do not recognize the right to waste them, or to rob by wasteful use, the generations that come after us.
- Theodore Roosevelt

If we learn, finally, that what we need to “manage” is not the land so much as ourselves in the land, we will have turned the history of American land-use on its head.
- Gaylord Nelson, Founder of Earth Day

the Township's character and economy. These water bodies have long been associated with recreation in Porter Township and good surface water quality must be maintained to sustain their value to the Township and region. Watercourses also carry flood waters, and this capacity must also be considered.

OBJECTIVES:

Conservation and Sensitive Natural Areas

Conserve open land, including those areas containing unique and sensitive natural features such as woodlands, steep slopes, streams, flood plains and wetlands, by setting them aside from development.

- Identification Identify sensitive natural areas such as wetlands, groundwater recharge areas, woodlands, steep slopes, poor soils and flood plains, and adopt regulations to protect such areas by requiring resource sensitive development.
- Critical Resource Areas - Promote the conservation of open space within the Township and the County and actively promote the long-term preservation and maintenance of valuable natural resource areas through public negotiated acquisition, private dedication of easements, and other cooperative efforts.
- Land Use Ordinances - Evaluate and develop land use ordinances in terms of effects on natural resources with the goal of maintaining open space to the greatest extent possible while allowing a reasonable density of development.
- Development Standards - Maintain up-to-date standards in Township ordinances for storm water control, soil erosion and sedimentation control, sewage disposal, solid waste disposal and other environmental concerns.
- Development Incentives - Implement adopted municipal policies to conserve a variety of irreplaceable and environmentally sensitive resource lands, including provisions for reasonable incentives to create a greenway and trail system for the benefit of present and future residents.
- Conservation Design - Use of *conservation subdivision design* to cluster residential development away from important natural, historic, scenic and cultural features, and preserve the resulting open space.
- Transferrable Development Rights - Use transferrable development rights to direct development to locations with adequate infrastructure and enable conservation-minded landowners to preserve their properties.
- Area Wide Cooperation - Coordinate environmental preservation efforts with neighboring jurisdictions, and establish an action plan targeting environmental concerns that require a regional approach.
- Small Business - Encourage home occupations and small businesses as a means of allowing the owners of large parcels to realize economic gain thereby forestalling the development of open land.
- Economic Development - Encourage local economic development groups to make natural resource protection an integral part of all promotion efforts.

Water Supply and Surface Water**Protect the supply and quality of drinking water and protect surface water quality.**

- E & S Control - Reduce erosion and sedimentation by requiring compliance with DEP regulations
- Stormwater - Adopt an up to date stormwater ordinance to control runoff through the use of best management practices.
- Water Quality - Consider the impacts of residential and nonresidential development on water quantity and quality and encourage the use of best management practices.
- Waterfronts - Consider adopting use regulations applicable to waterfront land recognizing that Article VI of the Pennsylvania Municipalities Planning Code enables local municipalities to adopt zoning ordinances which *may permit, prohibit, regulate, restrict and determine uses of land, watercourses and other bodies of water.*
- Sewage Disposal - Monitor the effectiveness of on-lot sewage disposal systems and evaluate central sewage disposal as a means of correcting any widespread problems.
- Well Ordinance - Apply well construction standards with a well ordinance in areas not served by community water supply.
- Community Water Supplies - Apply well head protection standards to maintain good drinking water quality.
- Floodplain - Use land use controls to direct new residential and commercial development away from floodplain to areas where land is adequate to provide facilities necessary to support development and flood damage is minimized.
- State Agencies - Work with the Pennsylvania Fish Commission, the Pennsylvania Department of Environmental Protection and other agencies to identify and address water quality and public safety issues.

Wildlife Habitat**Protect critical wildlife habitat areas.**

- Pike County Natural Areas Inventory - Protect sites of rare, threatened, and endangered species as identified in the Pike County Natural Heritage Inventory (formerly Natural Areas Inventory).
- Forest - Conserve large forested areas that provide habitat.
- Corridors - Protect wildlife corridors, consisting of networked open space areas and stream corridors.

Ridge Lines and Scenic View Sheds**Conserve ridge lines and scenic view sheds.**

- Development Standards - Consider measures that will preserve the characteristics of important ridge lines and scenic view sheds by limiting the amount and type of clearing associated with development.

EXISTING CONDITIONS

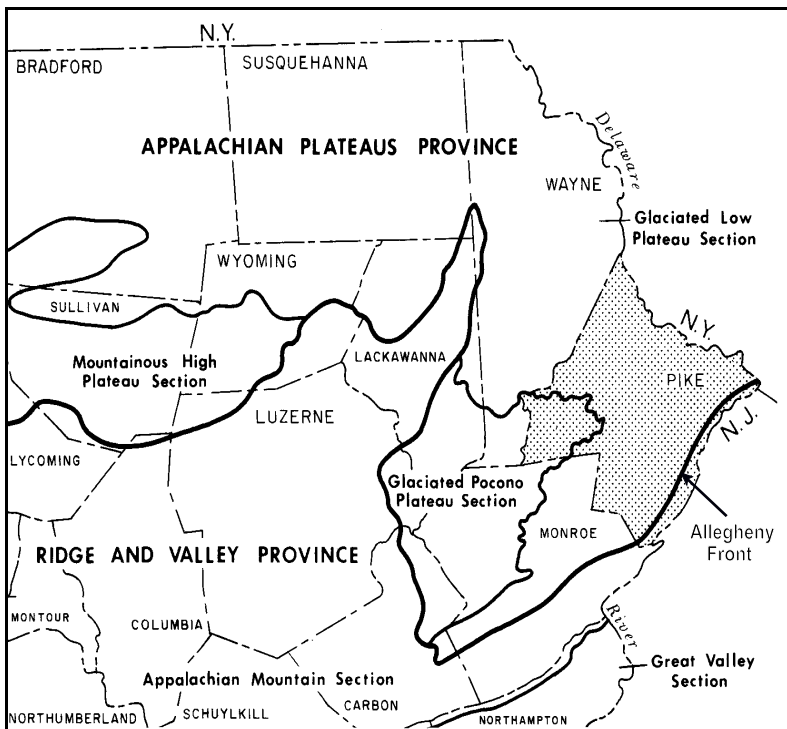
Overview

The discussion of existing conditions provides an inventory of the Township’s natural features, issues related to their current state, and protections afforded by the Township and other regulatory agencies. The inventory includes physiography, topography, and geology; soils; forest and vegetative cover; watersheds, streams and lakes; wetlands; floodplain; and critical habitat. The assessment of existing conditions forms the basis of future planning policy recommendations and implementation strategies. The various elements of the natural environment must be conserved because the environment has a finite, limited capacity for development. And, given the interrelationship of all elements of the environment, a change in one element will result in an often unexpected effect on another element.

Physiography and Topography

Porter Township, as well as most of Pike County, lies in the Glaciated Low Plateau Section of the Appalachian Plateaus Province, a land classification based on geologic formations and landscape characteristics. The Glaciated Low Plateau Section of Pennsylvania occupies the northeast corner of the state stretching from Pike and Monroe counties west to Tioga County in north-central Pennsylvania. It is characterized by rounded hills and valleys formed by fluvial and glacial erosion and glacial deposition. Local relief is low to moderate. The Glaciated Pocono Plateau Section, just to the west of Porter Township, is the area of the true Pocono Mountains taking in parts of Carbon, Lackawanna, Luzerne, Monroe, Pike and Wayne Counties. Porter Township's topography can be characterized as rolling with significant elevation changes from the tops of ridges to the stream valleys. Elevations in the Township range from 900 feet along the Bushkill Creek where it flows out of the Township into Monroe County to almost 1,570 on the ridge tops overlooking Pecks Pond.

Porter Township's topography can be characterized as rolling with significant elevation changes from the tops of ridges to the stream valleys. Elevations in the Township range from 900 feet along the Bushkill Creek where it flows out of the Township into Monroe County to almost 1,570 on the ridge tops overlooking Pecks Pond.



Physiographic Divisions of Northeastern Pennsylvania

Planning Implications: Steep Slopes

Most of the Township falls below the steep slope threshold, so steep slopes are not significant in terms of limiting overall development. Nevertheless, disturbance of steep slopes and vegetation alters topography and drainage, contributes to slope instability and erosion, and the increased stormwater runoff diminishes groundwater recharge and exacerbates flooding.

Although development on steep slopes is technically feasible, development costs increase dramatically as the slope increases, and the environmental concerns also escalate. For example, soil erosion control and stormwater management are more difficult on steep slopes because rainfall run-off volume and velocity increase. Measures are needed to maintain slope stability, prevent erosion, and ensure a safe and adequate groundwater supply.

In terms of the use of on-site sewage disposal systems, many areas are relatively flat and present no slope limitations. Nevertheless, steep slopes throughout the Township present a problem for the installation of conventional on-site sewage disposal systems, and in the case of steeper slopes, preclude even the use of elevated sand mounds. On-site, subsurface sewage disposal systems require special engineering design on slopes over eight percent and are entirely prohibited if the slope exceeds twelve percent. The undulating topography, along with the often shallow bedrock, will also be a cost consideration in any areas proposed for the use of sewage collection and treatment systems, requiring the use of pump stations in lieu of gravity for collection and conveyance of sewage.

Geology and Hydrology

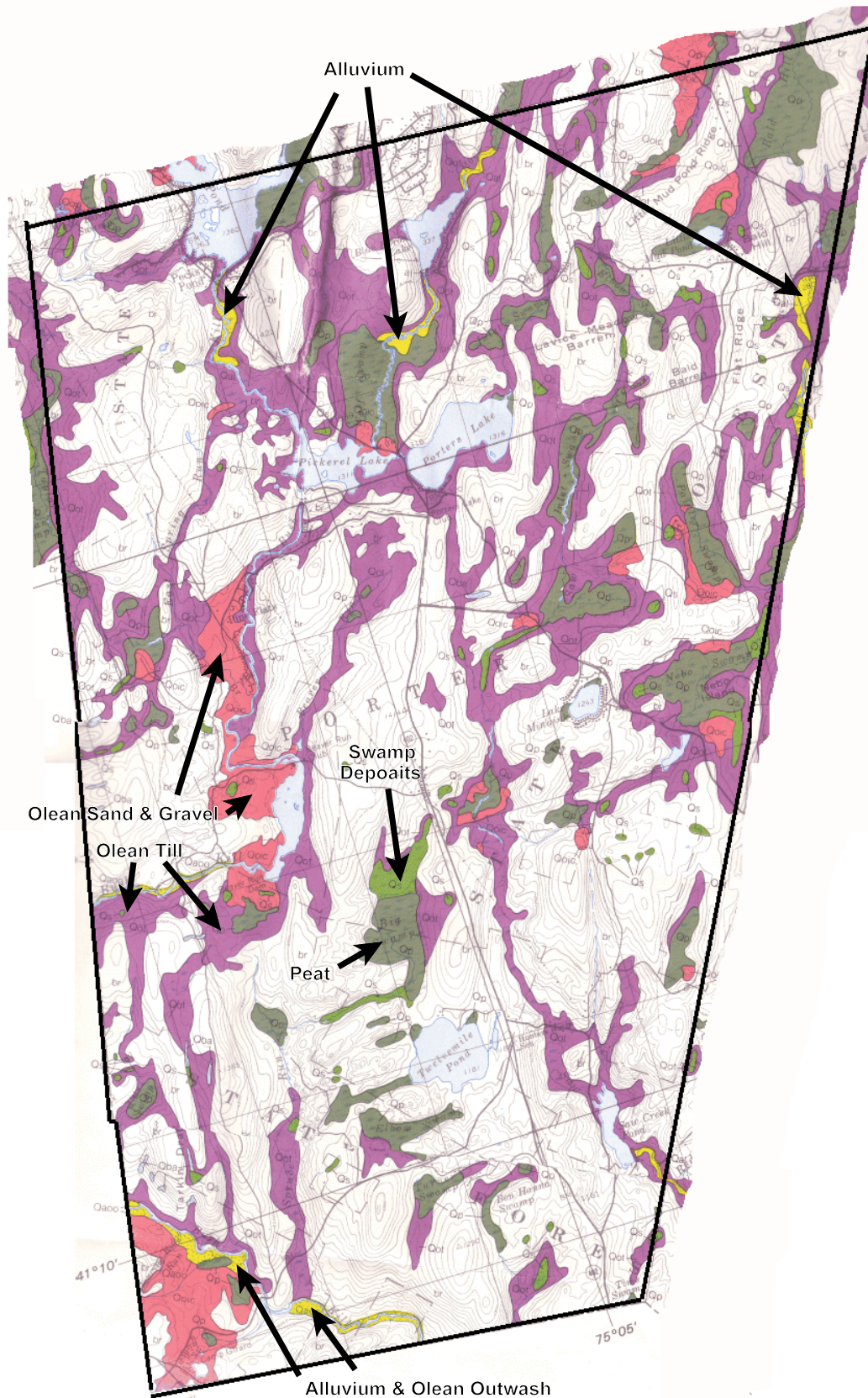
Geology is a fundamental natural feature because it shapes all other features including topography, soils, vegetation, and hydrology. The physical characteristics and geographic patterns exhibited by these features are in large part a result of underlying geologic formations and processes along with the more recent glaciation. The specific characteristics of the underlying bedrock and other geologic strata determine the quality and quantity of the ground water.

The geology of the Township and the region is characterized as follows:

- The region’s geologic structure is folded. Underlying rock types are primarily sandstone, siltstone and shale. Pike County as a whole is underlain by rocks of the Devonian Age which are some 365 to 405 million years old.
- Porter Township is underlain by bedrock of the Delaware River Member of the Catskill formation.
- The Pennsylvania Geological Survey *Water Resources Report 65, Groundwater Resources of Pike County, Pennsylvania* describes the bedrock:
 - Cyclic sequences of gray, planar-bedded and cross-bedded, fine- to medium-grained sandstone.
 - Some red siltstone and claystone.
 - Thin conglomeratic beds occur locally near the top of the bedrock.
 - Maximum thickness about 2,800 feet.
- Water is in adequate supply, with wells tested by the Geological Survey ranging in depth from 32 to 1,435 feet (194' median) and yield ranging from 1 to 100 gallons per minute (16 gal/min median).
- Surface deposits from the glaciers cover substantial areas of the Township and depending on thickness, can yield adequate supplies of water.

NOTE: Much of the information on geology and groundwater contained in this Plan was taken from the Pennsylvania Geological Survey *Water Resources Report 65, Groundwater Resources of Pike County, Pennsylvania*, published in 1989 which should be consulted for more details.

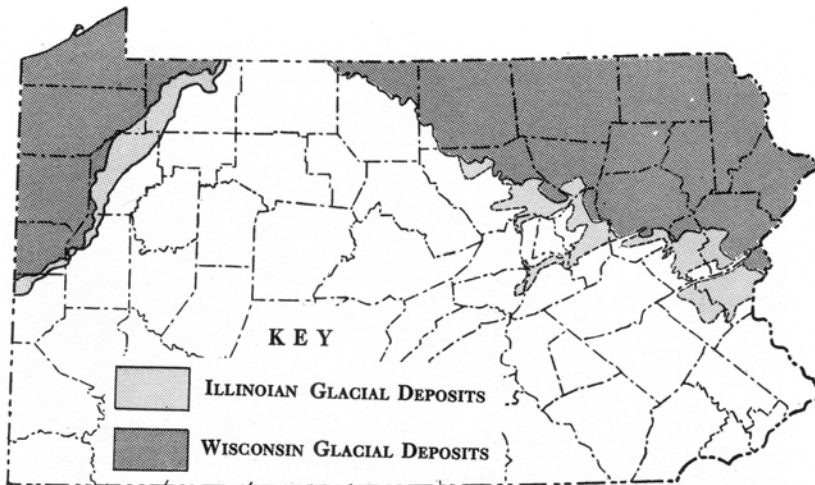
GEOLOGY AND GROUNDWATER (Source : Report 65, Groundwater Resources of Pike County, Pennsylvania)					
Geologic Unit	Description	Water-bearing Properties	Well Depth (feet)	Median Yield (gal/min)	Median Nitrate (mg/l)
BEDROCK OF CATSKILL FORMATION					
Delaware River Member	Cyclic sequences of gray, planar-bedded and cross-bedded, fine- to medium-grained sandstone. Some red siltstone and claystone. Maximum thickness about 2,800 feet.	Adequate supplies for domestic wells.	median 194	median 16	<0.10
			range 32-1,435	range 1-100	
UNCONSOLIDATED SURFACE DEPOSITS					
Olean Till	Unsorted and non-stratified, moderately cohesive mixture of clay, silt, and, pebbles, cobbles, and boulders. Reddish brown; composition reflects underlying bedrock; shallow soil profiles. Six to over 200 feet thick.	Apparently a good aquifer	median 79	median 28	as a group 0.76
			range 17-306	range 10-30	
Olean Ice-Contact Stratified Sand and Gravel	Unconsolidated, stratified sand and gravel, commonly with large boulders. Abrupt textural changes between beds and lenses; composition reflects underlying bedrock. Thickness variable and generally unknown; ranges from 6 to over 200 feet.	An excellent aquifer. Yields up to 350 gal/min.	median 130	median 20	
			range 35-230	range 7-50	
Swamp Deposits	Unconsolidated clay, silt and sand mixed with partly decomposed material; may contain cobbles and boulders. Occurs in shallow, undrained areas that commonly have standing water. Most less than 6 feet thick.	Not an aquifer	NA	NA	
Alluvium	Unconsolidated, poorly stratified mixture of clay, silt, sand, gravel, cobbles and some boulders. Found in valley bottoms. Commonly vegetated and not more than several feet thick.	Of limited areal extent. Locally may yield large quantities of water to wells.	not reported	not reported	
Alluvium and Olean Outwash	Outwash - consolidated, stratified sand and gravel, some boulders. Alluvium - clay, silt and very fine sand on floodplain materials and coarser material in stream channels. Several to 500 feet thick in Matamoras	Best aquifer in County, up to 350 gal/min.	median 21	median 22	



Unconsolidated Surface Deposits

Glaciers in Pike County

The glaciation in Pike County has had considerable effect on the soils and groundwater water supply by depositing varying depths of overburden on the underlying rock formations.



The 1969 *Soil Survey of Pike County* notes: *Pike County was covered by at least two great continental ice sheets. The most recent one, called the, Wisconsin glacier, retreated about 12,000 to 14,000 years ago (after having formed some 70,000 years ago). Features typical of a glaciated landscape, such as drumlins, eskers, and terminal moraines, are not conspicuous. There are, however, some small gravelly kames adjoining on the plateau. Many of the small valleys are filled with glacial drift. The river valleys are filled with stratified sand and gravel in which the content of silt and clay is low. These materials were laid down in rapidly running water that carried away the finer materials.*

Glacial Deposits in Pennsylvania (Source: *Pennsylvania and the Ice Age*, Commonwealth of Pennsylvania, 1962.)

Generally, throughout the uplands the glacial material was derived from the preglacial soils and from rocky materials that were broken off and ground up by the glaciers. The loose material was overridden by the glaciers and some of it was carried in the glacier when the ice melted, leaving the surface covered by unconsolidated deposits that had been derived mainly from the local bedrock. These deposits range in thickness from a few inches to hundreds of feet.

Muck and peat occur in the many kettles and closed depressions that were formed when the ice melted or the stream valley became blocked. These depressions were filled with water; plants grew and died in them; and organic remains accumulated in some places to a thickness of tens of feet.

The time since the Wisconsin glacier retreated and exposed these materials to weathering and soil formation has been so short that only indistinct soil horizons have formed. There is very little evidence of the formation and movement of clay in the soils formed in glacial till. Iron compounds have been oxidized, however, and enough weathering has taken place to form weakly expressed soil colors that differ from those of the glacial till.

Glacial Deposits

Much of Porter Township is covered by material deposited by the Wisconsin Glacier.¹ While these deposits typically yield groundwater of good quality and more than adequate supply, the rapid percolation rates can result in groundwater contamination. Olean Till, the most common surface deposit, is found primarily on lower slopes and stream valleys with depths of 6 to 200 feet. This unsorted and non-stratified mixture of clay, silt, sand, pebbles, cobbles and boulders is reported as a good aquifer with a median yield of 28/gal/min for domestic wells.

¹Water Resources Report 65, *Groundwater Resources of Pike County, Pennsylvania*, Pennsylvania Topographic and Geologic Survey, D. K. Davis, 1989, Plate 2.

Groundwater

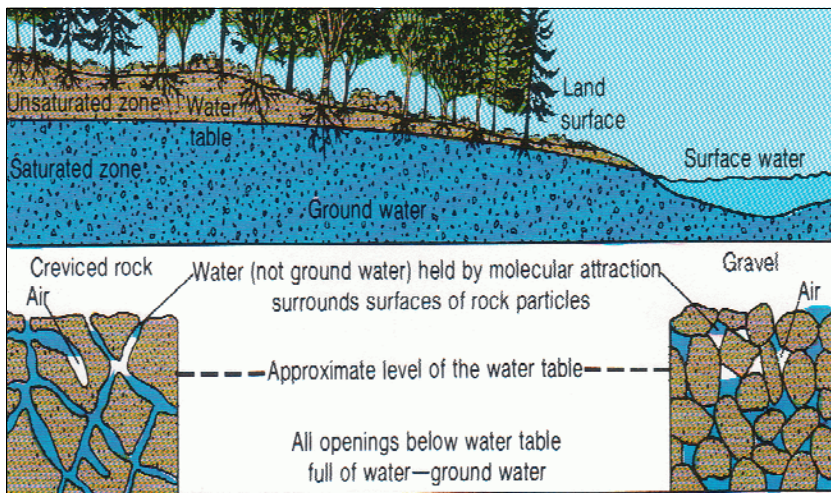
Groundwater is that subsurface water in the saturated zone - the zone in which all the spaces or interstices in the rocks, ideally, are filled with water under pressure equal to or greater than atmospheric pressure. Rocks that are capable of yielding usable supplies of water to wells or springs are called aquifers. Ground water occurs in joints, bedding planes, fault and other fractures in the rock. The extent to which the rock is fractured, its density and size will all contribute to its ability to store and move water. In unconsolidated rock, water is stored and moves through the openings in these deposits. In consolidated rock aquifers, water moves primarily through fractures, joints and along bedding planes.²

Recharge in the Township

Porter Township residents rely entirely on groundwater for domestic water supply, with most of the supply pumped from deep wells. The Township is served by wells sited on individual lots or by community or private water companies. Based on available studies and with long term consumption primarily residential and commercial, and large areas of undeveloped land for recharge, it appears that the overall supply of groundwater in the Township and all of Pike County should be adequate to sustain development and meet the needs of the foreseeable future.

Groundwater Recharge

Groundwater Resources of Pike County concludes that the average groundwater recharge rate in Pike County is 915,000 gallons per day per square mile.³ Most groundwater in Pike County and Porter Township moves from upland and hillside recharge areas down gradient with discharge to streams. Alluvial and glacial deposits are also good recharge areas. Comparison of this recharge rate to the volumes of groundwater extracted for residential and commercial use, the only significant water uses in the Township (and County), indicates that *no long term decline in (ground) water levels has occurred...* although *cones of depression can extend a few thousand feet from heavily pumped wells during the summer.*



Water Bearing Geology

Given the land area of 58.6 square miles, average groundwater recharge in the Township, using a conservative factor of 90% undeveloped land, is estimated at 49,000,000 gallons per day. (See the following *groundwater recharge rates sidebar.*) Engineers typically use an estimate of 250 gallons per day per dwelling unit when designing water systems and, applying this factor to the number of dwelling units in the Township, about 1,010, yields an estimated 253,000 gallons per day in residential water use. Commercial water use would add additional amounts, but the total is only a fraction of the estimated recharge rate.

²Ibid., p. 11.

³*Water Resources Report 65, Groundwater Resources of Pike County, Pennsylvania*, Pennsylvania Topographic and Geologic Survey, D. K. Davis, 1989., p. 10.

Groundwater Recharge Rates

In 1989, the Pennsylvania Topographic and Geologic Survey estimates in *Water Resources Report 65, Groundwater Resources of Pike County, Pennsylvania*, that in Pike County the average groundwater discharge is estimated to be about 635 (gal/min)/mi², twice the amount estimated for most areas of Pennsylvania. Based on this, groundwater recharge in Pike County is about 900,000 gallons per day per square mile of land area.

In 1964, the U.S. Geological Survey reported that a conservative estimate for recharge in the Highlands of the Delaware River Basin was 750,000 gpd/sq mi. (*Water Resources of the Delaware River Basin*, Geological Survey Professional Paper 381, U.S. Department of the Interior, Parker, Garald G, et. al., 1964, p. 91.)

In 1982, a Delaware River Basin study of the Upper Delaware Basin reported:

- a recharge rate of about 1,000,000 gpd/sq mi for the Upper Pocono Plateau. (*Special Groundwater Study of the Upper Delaware River Basin Study Area III, Volume I*, Delaware River Basin Commission, Wright Associates, R.E., 1982, p. 3-10.)
- normal year recharge rates in the Upper and Lower Pocono Plateaus range from 900,000 to 1,000,000 gpd/sq mi and during a normal year, recharge to the Catskill formation, which underlies Pike County, is about 930,000 gpd/sq mi. (*Special Groundwater Study of the Upper Delaware River Basin Study Area III, Volume II*, Delaware River Basin Commission, Wright Associates, R.E., 1982, p. 8-3.)

Withdrawal Regulation

Municipalities in Pennsylvania cannot regulate the quantity of water use, but can require developers to assess effects on groundwater supplies and require developers to address the effects. The PA Safe Drinking Water Act enables state review of withdrawal impacts and the PA Water Resources Planning Act requires the registration of withdrawals of 10,000 gallons per day. Withdrawals of 100,000 gallons per day must be approved by the Delaware River Basin Commission.

**Planning Implications:
Need for
Conservation**

However, this is not to suggest that residents and local officials should ignore the important issues of localized groundwater supplies and groundwater conservation. This is particularly important as development occurs. Wells near large water uses can be drawn down resulting in inadequate supply. Increases in impervious areas such as buildings, driveways and roads inevitably leads to more stormwater runoff and less groundwater recharge. In addition, given the characteristics of aquifers, development in the region can also effect local groundwater availability. Simply stated, groundwater availability is a regional issue and adequate supply is not a valid reason for postponing or avoiding action to ensure continued adequate supply.

**Planning Implications:
Groundwater Quality**

No less important is the issue of water quality. Although no significant groundwater contamination problems have been reported in the Township, the potential for groundwater contamination is always present. Bacterial contamination can occur from malfunctioning on-lot sewage systems or poor livestock husbandry, hydrocarbons can eventually reach groundwater from oil spills or leaking storage tanks, and nitrates and chloride can infiltrate as run-off from roads and parking lots, sewage systems, and farm fields. Similar to supply conservation, quality protection is important.

Given the reliance on groundwater for domestic purposes, in combination with the extensive use of on-site disposal systems, it is vital that groundwater quality be carefully monitored throughout the Township. Proper siting, design, installation and maintenance of on-site disposal systems and water supply wells, and groundwater quality, should continue to be a municipal concern and proper land use controls should be applied to protect groundwater recharge areas.

Land Use and Water Quality and Quantity

Surface water and groundwater quality and quantity can be affected by land use in the following ways:

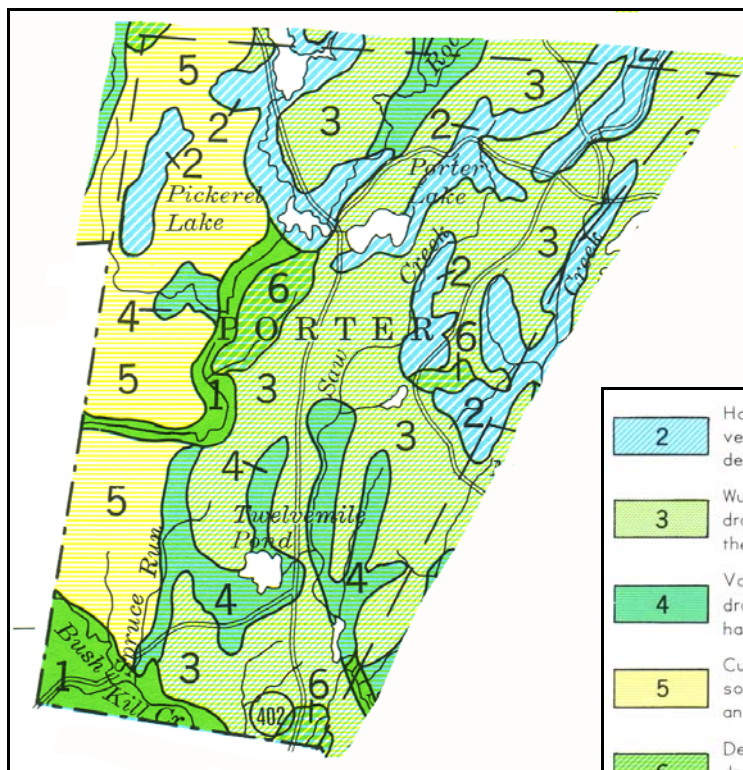
- Large amounts of sediment can enter streams from farms and construction sites, and pollutants can wash off lawns, parking lots, and industrial properties.
- Removing vegetation adjacent to streams (riparian buffers) can increase stream bank erosion, raise water temperature, and allow non-point source pollutants to enter the stream.
- Channelizing streams during development can result in stream bank erosion and increase flooding and siltation problems downstream.
- Solvents and other liquids associated with non-residential development can leak or be spilled onto the ground, and eventually reach the groundwater.
- Homeowners who dispose of toxic household cleaners, pesticides, oil and other similar products can cause surface water and groundwater contamination as well.
- Failing on-lot sewage disposal systems can allow partially treated sewage to reach surface or ground water.
- Groundwater recharge can be hindered as impervious surfaces increase with development.
- Stormwater systems that remove stormwater quickly from a site and direct it into nearby streams reduce the amount of precipitation that infiltrates the ground (and eventually the underlying aquifers) and increases stream bank erosion and downstream flooding.

Source: *Upper Hanover Township Comprehensive Plan*, 1994, Montgomery County Planning Commission.

Soils

The land's suitability for development largely determines the character of a community's land use, and the most basic component of the land is its soil. Beyond the basic function of the production of food and fiber, soils may either limit or foster community growth depending upon specific soil characteristics. Soils influence local vegetative cover, hydrology, and land use patterns and activities. The *Conservation Opportunities Map* accompanying this *Plan* shows steep slopes, wetlands, hydric soils and floodplain, all of which affect soil suitability for development.

Variables in the formation of soils include climate (precipitation and temperature affecting weathering), biological activity in the forming soil, the parent material (e.g., bedrock vs. glacial material), topography (e.g., steep slopes vs. flood plain), and time. Given this complexity, it is understandable that a number of soil series (i.e., groups of soils formed from a particular parent material and exhibiting similar soil horizons) and many different soil types are found in the Township.



Soil Associations

2	Holly-Papakating-Peat and Muck association: Deep, poorly drained and very poorly drained, nearly level soils on flood plains and in upland depressions
3	Wurtsboro-Mardin-Swartswood association: Deep, moderately well drained and well drained, gently sloping to sloping, loamy soils on the uplands
4	Volusia-Tughill-Morris-Norwich association: Deep, somewhat poorly drained to very poorly drained, nearly level to sloping, loamy soils having concave slopes; in valleys and closed depressions on uplands
5	Culvers-Cattaraugus-Morris association: Deep, well-drained to somewhat poorly drained, gently sloping to moderately steep, stony and channery soils on uplands
6	Dekalb-Manlius-Oquaga association: Moderately deep and deep, well-drained, gently sloping to steep, very stony and shaly soils on uplands

SOIL ASSOCIATIONS
<p><u>Association 1 - Chenango-Tunkhannock-Tioga</u></p> <ul style="list-style-type: none"> - most consist of nearly level to gently sloping terraces and flood plain deposits which are stratified silt, sand and gravel - most has been cleared and farmed - contains much of the best farmland in the county
<p><u>Association 2 - Holly-Papakating-Peat and Muck</u></p> <ul style="list-style-type: none"> - nearly level soils on floodplain and in closed depressions of uplands - receive large amounts of surface runoff and have slow or very slow surface drainage, frequently flooded or ponded - most are finer textured than better drained soils in surrounding associations - severely limited by high water table and flooding hazard - most consist of forest, natural meadows and swamps
<p><u>Association 3 - Wurtsboro-Mardin-Swatswood</u></p> <ul style="list-style-type: none"> - gently sloping to sloping soils of the uplands - formed in gray glacial till and very stony - only small areas were cultivated - fragipans exist in many areas
<p><u>Association 4 - Volusia-Tughill-Morris-Norwich</u></p> <ul style="list-style-type: none"> - upland areas where surface drainage is slow to very slow - developed in red and gray glacial till derived from siltstone and sandstone - fairly large areas are stony - fragipans in many areas or are poorly drained - severely for development limited due to high water table
<p><u>Association 5 - Culvers-Cattaraugus-Morris</u></p> <ul style="list-style-type: none"> - gently sloping to moderately steep - formed in reddish or brownish glacial till derived from red sandstone and shale - fragipans in many areas or are poorly drained
<p><u>Association 6 - Dekalb-Manilus-Oquaga</u></p> <ul style="list-style-type: none"> - very limited in Blooming Grove Township - gently sloping to steep along streams or on high ridges where glaciers left only a thin layer of till or residium - some are moderately deep to deep and well drained but often stony
<p>Source: <i>Pike County Soil Survey</i>, U.S. Department of Agriculture, 1969</p>

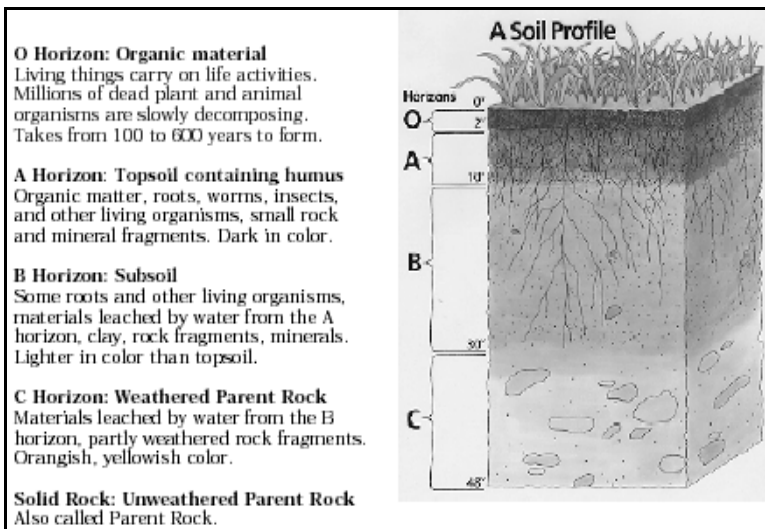
The soils have been evaluated for planning purposes by the U.S. Department of Agriculture, Natural Resources and Conservation Service (NRCS) for suitability for such uses as agriculture, community development, recreation, and sewage disposal. This detailed information is reported in the digital *Soil Survey of Pike County, Pennsylvania*, which should be consulted for site specific information. Five of the seven major soil associations identified in Pike County are found in the Township and are shown on the *Soil Associations Figure*, and are described in the *Soil Associations Table*.

The origin of formation of soils in the Township resulted in the soil characteristics effecting sewage disposal alternatives -- permeability, depth to bedrock, high water table due to fragipan and stoniness. Most of the parent material of the soils in the Township was glacial till and outwash sand and gravel, resulting in stoniness in many areas and the occurrence of fragipan that inhibits the downward movement of water.

It is important to remember that each of the broad associations is comprised of a variety of soil types of varying characteristics. The soil series is the most specific and consists of soils with similar horizons in terms of color, texture, structure, reaction, consistence, mineral and chemical composition, and arrangement in profile. Some soils are more suitable for development than others and site specific investigations are required. Many soils in the Township are severely constrained for development.

Soils: Findings

- Soil conditions, along with slope and underlying geology, pose severe limitations to septic absorption throughout the Township. Poorly renovated effluent from existing sewage systems on poor soils poses a threat to the quality of surface waters and groundwater supplies. This is of particular concern for sewage systems installed prior to DEP sewage regulations adopted in the early 1970's.
- Soils with limiting zones at depths of twenty inches or more may be suitable for a sand mound, as determined by field investigations. This is evidenced by the number of dwellings constructed since 1970. As more research is conducted on-lot sewage disposal and new types of systems are permitted by DEP, more areas may become suitable for on-lot sewage which relies on soils.
- Poor soil conditions in much of the Township uplands present a major challenge to the traditional development type consisting of single-family dwellings with on-lot septic. Site-specific investigations are required to identify suitable areas.
- Hydric and seasonal high water table soils are found throughout the Township in low-lying areas, along watercourses, and where a *perched* water table lies above bedrock or a fragipan. Hydric soils are formed under persistent conditions of saturation, flooding or ponding during the growing season to develop anaerobic conditions in the upper part. These soils are often indicative of a wetland.
- Hydric and seasonal high water table soils are unsuitable for development due to the risk of damage to structures caused by seepage of water and generally wet conditions. The poor stability of these soils results in inadequate support for structures. These soils also serve as important groundwater recharge areas and should be left undisturbed.



- Few areas of the Township are suitable for in-ground systems.
- The soil limitations in areas with older on-lot systems indicate the potential for malfunctions.
- Porter Township has a relatively high proportion of soils with severe limitations due to slope.
- A number of areas with slopes in excess of twenty-five percent are scattered throughout the Township, often associated with lakeside and stream side land, and which have extreme limitations for subsurface sewage disposal.

Source: <http://home.earthlink.net/~pdf2krech/SoilProfile.pdf>

Fragipan: A loamy, brittle subsurface horizon low in porosity and content of organic matter and low or moderate in clay but high in silt or very fine sand. A fragipan appears cemented and restricts roots. When dry, it is hard or very hard and has a higher bulk density than the horizon or horizons above. When moist, it tends to rupture suddenly under pressure rather than to deform slowly.

Hardpan: A hardened or cemented soil horizon, or layer. The soil material is sandy, loamy, or clayey and is cemented by iron oxide, silica, calcium carbonate, or other substance.

- In areas where slope is not a limitation shallow bedrock and low permeability limit subsurface sewage disposal.
- Shallow bedrock and low permeability may contribute to shallow groundwater which carries nutrients from on-lot systems to lakes and streams.
- The proportion of flood plain soils in the Township with potential for development is relatively low.
- The soil formation process in Pike County (and Porter Township) resulted in stoniness in many areas and the presence of a fragipan or hardpan that inhibits the downward movement of water. These cemented soil layers can impede the downward movement of water and create a seasonal high water table below the soil surface. This creates the shallow groundwater which carries nutrients from on-lot disposal systems to surface waters.

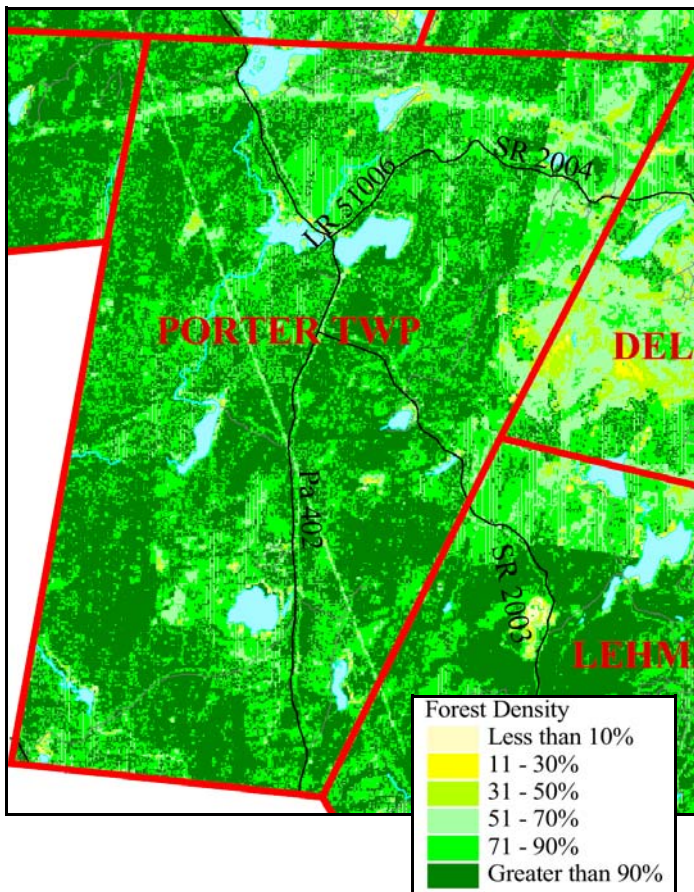
Planning Implications: Soils

- Problems associated with soil erosion and sedimentation are exacerbated by development of steep slopes and removal of vegetative cover.
- Limitations for septic absorption, aging and unmaintained on-lot sewage systems on poor soils, and the lack of sufficient ground for on-lot septic replacement threaten to contaminate soil and groundwater and lakes and streams.
- Local subdivision and land development ordinances and zoning ordinances can include standards to conserve hydric and seasonal high water table soils.
- Local standards for erosion and sedimentation control must be linked to County Conservation District and Pennsylvania Department of Environmental Resources requirements.
- Long-term maintenance of on-lot sewage systems is critical.

Forest and Vegetative Cover

Forest and other natural vegetative cover are important for many reasons and large contiguous, undisturbed tracts are desirable to provide habitat for interior forest species and establish migration corridors for wildlife.

- *Large contiguous forested tracts in Pike County play an extremely important role in the protection of the current high quality and exceptional value watersheds and water resources.*
- *Forest canopy along stream and river corridors provides shade to minimize the warming of stream temperatures and reduce impacts to fish and other aquatic species.*
- *Forested riparian corridors help sustain stream and lake water quality by acting as nutrient filters and stabilizing soil against erosion.*
- *Forested lands are part of the rural character and scenic relief that defines Pike County.*



- Large forested tracts with proper forest management and good timber operations support the local forest products industry.
- Undeveloped, forested landscapes allow for relatively high rates of infiltration or groundwater recharge and decrease stormwater runoff.⁶

Porter Township remains largely forested owing to the large land holdings of the PA Department of Conservation and Natural Resources (DCNR) and a number of private landowners. The analysis of forest and vegetative cover indicates that:

- Forest density throughout Porter Township is generally greater than 70% with many areas of 90% to 100% in some of the large private and state tracts.
- The predominate forest type in the Township is mixed oak, with areas of the hemlock-white pine and beech-birch-maple forest types.
- With the loss of the once magnificent chestnut the common element of this Pocono forest is the blend of three oak species: black, red, and white. Frequently, white pine trees mingle among these three dominant oaks, as do scarlet and chestnut oaks.

- The (other) common trees of the mixed oak forest include red maple, tulip-tree, American beech, white ash, basswood and shagbark hickory. Other large trees that occur with some regularity include sugar maple, black cherry, black gum, pitch pine, and hemlock. In places where the forest has been clear-cut or farmed recently, some of the sunloving trees, such as gray birch, the aspens, and red cedar, persist.
- There are relatively few sub-canopy tree species. Growing among the replacement saplings, one might find hornbeam, hop hornbeam, sassafras, dogwood, and shadbush (juneberry).⁷
- A variety of shrubs are found in the Township including among many others, blueberry, huckleberry, mountain laurel, sheep laurel, rhododendron, sweet fern and witch hazel.
- Herbaceous plants include a variety wildflowers and ferns.
- In many areas, the over-population of white-tailed deer has resulted in poor forest regeneration and the loss of many understory herbaceous species and the expansion of invasive species.

⁶Pike County Comprehensive Plan, p. 6-5.

⁷The Poconos, An Illustrated Natural History Guide, Oplinger, C. S. And Halma, R., Rutgers, 1988, p. 53 - 54.

Forest Pests



Gypsy Moth Caterpillar

Long-term forest pest management is a concern in the eastern United States, including Pike County and the Township. Two pest of particular concern in the Township are the gypsy moth and the wooly adelgid. Severe infestations of the gypsy moth caterpillar have occurred in the region in recent years, damaging thousands of acres of forest. According to the Pennsylvania DCNR, 333,335 acres were damaged throughout the state in 2005, mostly in the northeast. DCNR has instituted an aerial suppression program. Local officials will continue to partner with Pike County and the DCNR and consider a joint suppression program with neighboring municipalities.

Infestations of the hemlock wooly adelgid are also problematic, especially in the Township’s hemlock forested stream corridors. Destruction to hemlock stands over the long term could negatively impact stream systems and water quality. The DCNR has increased efforts to control the hemlock wooly adelgid by improving surveying techniques (the General Hemlock Survey provides data at the township level), expanding its biological control program, and instituting a chemical suppression program to protect select, high-value trees in state and federal lands.



Wooly Adelgid on Hemlock

In addition, the National Park Service (NPS) is conducting extensive research in the Delaware Water Gap National Recreation Ares. The Township can look to the NPS, the PA DCNR Division of Forest Pest Management, the Pennsylvania Cooperative Suppression Program, Pike County, and the USDA Forest Service for information and assistance on forest pest management.

Invasive Species



Purple Loosestrife
(Linda Wilson, Univ. of Idaho, www.forestryimages.org.)

"Invasive plant" is a name for a species that has become a weed pest, a plant which grows aggressively, spreads, and displaces other plants. Invasive plants tend to appear on disturbed ground, and the most aggressive can actually invade existing ecosystems. Invasive plants are generally undesirable because they are difficult to control, can escape from cultivation, and can dominate whole areas. In short, invasive plant infestations can be extremely expensive to control, as well as environmentally destructive. A small number of invasives are "native," meaning they occurred in Pennsylvania before settlement by Europeans but became aggressive after the landscape was altered. However, most invasive plants arrived from other continents and are often referred to as "exotic," "alien," introduced," or "nonnative" invasives. An aggressive plant freed from its environmental, pest, and disease limits, can become an invader of other ecosystems. Invasive plants are noted for their ability to grow and spread aggressively. Invasive plants can be trees, shrubs, vines, grasses, or flowers, and they can reproduce rapidly by roots, seeds, shoots, or all three. Invasive plants tend to:

- *not be native to North America;*
- *spread, reproducing by roots or shoots;*
- *mature quickly;*
- *if spread by seed, produce numerous seeds that disperse and sprout easily;*
- *be generalists that can grow in many different conditions;*
- *and be exploiters and colonizers of disturbed ground.*



Japanese Knotweed



Leslie J. Mehrhoff, Univ. of Connecticut,
<http://invasives.eeb.uconn.edu/ipane>

The best insurance against future problems is to avoid the use of known invasive plants and educate others about the problems of invasives.

- *Avoid using known invasive plants.*
- *Minimize landscape disturbance.*
- *Protect healthy native plant communities.*
- *Use fertilizers wisely.*
- *Have a land management plan for maintenance over time.*
- *Scout regularly.*
- *Remove invasive plants when they are present in low numbers or when they are confined to a small area before they become a problem.*
- *Dispose of removed invasive plants wisely.*
- *Replace invasive plants with native or noninvasive species.*
- *Clean equipment that has been used in an area having invasive plants.*⁸

The most commonly known invasive species in Porter Township include Japanese knotweed, purple loosestrife and Japanese barberry. Many other flowers, grasses, shrubs, trees and vines are also classified as invasive by the Pennsylvania Department of Conservation and Natural Resources.

**Planning Implications:
 Forest Land**

Despite infestations of the gypsy moth, hemlock woolly adelgid and other forest pests and past development, the Township has a healthy, diverse and expansive forest ecosystem. Although state forest land is relatively secure, there is no guarantee that land in private ownership will remain forested. Nevertheless, the opportunity to preserve large tracts of forest and vegetative cover remains and Township and County officials should continue to take action to preserve its large forest expanses while opportunities still exist.

- *Development of forested lands can fragment habitat for plant and animal species unique to Pike County and Pennsylvania.*
- *Removal of forested riparian corridors has implications on water quality and clarity.*
- *Loss of these resources could have implications on quality of life and tourism.*
- *Poor forest management and timber harvest operations can have lasting impacts on the long range sustainability of . . . forests.*
- *Improper development and management of forest resources can allow invasive species to proliferate.*⁹

Wetlands

Wetlands have in past times been considered wastelands, and, as a result, it is estimated that over half of all wetlands in the nation have been lost to development. Wetlands are an integral part of the environment and provide such benefits as

⁸www.dcnr.state.pa.us/forestry/wildplant/invasive.aspx

⁹*Pike County Comprehensive Plan*, p. 6-5.



Nebo Swamp

groundwater recharge, stormwater control, surface water quality improvement and habitat for unique plant and animal species. The environmental value of wetlands in the Township is significant and the development which does occur must provide for the conservation of wetlands.

A wetland, as defined by the *Federal Manual For Identifying and Delineating Jurisdictional Wetlands* is any area which supports hydrophytic plants (adapted to growth in saturated soil), contains hydric soils (wet soils) or where water is present at or near the surface of the soil at some time during the growing season. Site specific investigations must be conducted by trained individuals to accurately delineate wetlands. Given the national interest in wetland conservation, and the overlapping jurisdiction of federal and state agencies (U.S. Army Corps of Engineers, Environmental Protection Agency, U.S. Fish and Wildlife Service, and the PA Department of Environmental Protection) wetland delineation and protection has evolved into a complex regulatory process.



Typical Pike County Emergent Wetland

In recent years the identification and protection of wetlands have surfaced as key elements of environmental protection. Three types of wetlands have been identified in Pennsylvania according to vegetation type and standing water, or even saturated soil, need not be present to qualify an area as a wetland.

- Emergent - vegetation includes freestanding, non-woody plants such as cattails, reed canary grass, and rushes.
- Scrub-shrub - characterized by woody plants less than twenty feet in height.
- Forested - presence of trees such as red maple, hemlock, yellow and river birch, pin oak and ash over twenty feet tall.



Typical Pike County Forested Wetland

The National Wetlands Inventory (NWI) Maps, published by the U.S. Fish and Wildlife Service, are the best tools for the preliminary identification of wetlands. Wetlands are superimposed over USGS 1:24,000 scale topographic maps and are identified and classified based on vegetation, visible hydrology, and geography. The accuracy of the maps is described as being at the ninety-five percent confidence level, but local experience indicates that the maps are not accurate for detailed site planning and site specific investigations are necessary for a final wetlands determination. (A composite of the NWI maps is included on the *Conservation Opportunities Map* included with this *Plan*.) In addition to the NWI maps, hydric soils descriptions found in the Pike County Soil Survey provide a good indication of wetland locations.

The Township, contains extensive wetlands, which is not surprising given the geology and effect of glaciation. The wetlands are scattered throughout the Township with the largest being the well defined swamps such as Wolf Swamp lying between Blue Heron Lake and Pickerel Lake, Bald Hill Swamp in the northeast corner of the Township,

Nebo Swamp just east of Lake Minisink, and Big Swamp north of Twelvemile Pond. Wetlands in the Township have been identified with three ecological systems:

- Palustrine - Located in upland areas and the predominate type in the Township. All three typical Pennsylvania upland wetland types, emergent, scrub-shrub and forested, have been identified in Porter Township, along with a small number of limited *open water, unknown bottom* wetlands.
- Lucastrine - Associated with ponds and lakes. (e.g., Pecks Pond, Porters Lake, Twelvemile Pond)
- Riverine - Associated with rivers or streams. (e.g., Bush Kill Creek, Saw Creek)

Wetland Regulation

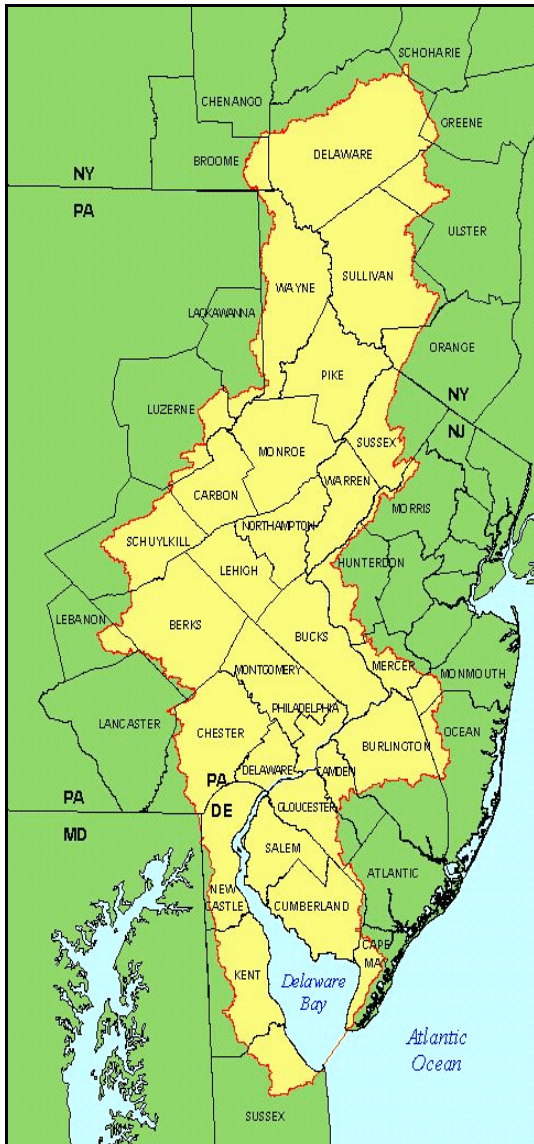
Wetlands are protected by the federal Clean Water Act, which regulates the discharge of dredged and fill material into *waters of the United States*, including wetlands. Activities that are regulated include fill for development, water resource projects (such as dams and levees), infrastructure development (such as highways and airports), and conversion of wetlands to uplands for farming and forestry. Any proposed activity within a wetland must receive a permit from the U.S. Army Corp of Engineers.

The basic premise of the federal wetlands protection program is that no discharge or dredged or fill material can be permitted if a practicable alternative exists that is less damaging to the aquatic environment, or if the waters would be significantly degraded. A permit applicant must demonstrate that steps have been taken to avoid wetland impacts where practicable. Impacts must be minimized and compensation may be required for any remaining unavoidable impacts via the restoration or creation of wetlands.

**Planning Implications:
Wetlands**

- The presence of wetlands will temper, but not significantly limit, the overall development of Porter Township.
- State and federal regulations protect wetlands but do not require a buffer around wetlands. Local municipalities can include wetland protection in zoning and subdivision and land development ordinances to augment federal wetland regulations.
- *Potential encroachment into, filling in or draining of wetlands during development inhibits the continued important values and functions of wetlands.*
- *Disturbance of wetlands and surrounding areas by development increases the potential for introduction of non-native Invasive plant species that crowd out beneficial native wetland plants.*
- *Development adjacent to wetlands can release pollutants that impact the water quality and the groundwater recharge capacity of wetlands.*
- *Groundwater withdrawals can impact water levels that would otherwise sustain wetlands, particularly during dry periods.*⁹

⁹*Pike County Comprehensive Plan, p. 6-14.*



Delaware River Watershed

Watersheds and Surface Waters

A watershed (or drainage basin) is an area of land that contributes overland flow and groundwater to a common stream or water body. It includes surface of the land, the streams that drain the land, and the underlying soils, geology and groundwater. Groundwater stored in an aquifer eventually reaches the surface again through a seep or spring or direct discharge to a stream. Each is critical to ensuring the proper function of the watershed and the hydrologic cycle. Watersheds are defined by drainage divides (ridge lines), which direct surface and groundwater down the valley and into the stream channel or water body. Ridge lines separate adjacent watersheds.

Porter Township, along with all of Pike County, lies within the Delaware River watershed. All of the Township drains south with most surface water flowing to the Bush Kill Creek, including Pecks Pond, Porter Lake and Blue Heron Lake. Part of the southeast section of the Township and extending north beyond Lake Minisink lies in the Saw Creek watershed, Saw Creek flowing through Lehman Township and into Bush Kill Creek about one and one-half miles upstream of the Delaware River. From Nebo Swamp north along the Porter Township/Delaware Township border, surface water flows to the Little Bush Kill Creek which eventually bisects Lehman Township and empties into the Bush Kill Creek at the Village of Bushkill just upstream of the Delaware River.

Sub-watersheds in the Township include: (See *Watersheds Map* included with this *Plan*.)

- | | |
|-----------------------|------------------------------|
| Beaver Run | Middle Branch Bushkill Creek |
| Brights Creek | Red Rock Run |
| Bushkill Creek | Saw Creek |
| Dancing Ridge Run | Spruce Run |
| Dwarfskill Creek | Tarkill Creek |
| East Spring Run | Taylor Creek |
| Little Bushkill Creek | Utt Run |

Two lakes in the Township are open for public use, Pecks Pond and Lake Minisink. Private Lakes include Porter Lake, Pickerel Lake, Blue Heron Lake, Twelvemile Pond, and Saw Creek Pond.





Saw Creek

Stream size, flow and water quality are directly related to the watershed’s natural features (soils, vegetation, etc.) and land use and quality of development. These factors influence the flow and accumulation of stormwater runoff, as well as infiltration, groundwater storage and seepage, and filtration of pollutants. The protection of headwater and smaller streams is important to the health of the entire watershed.

Stream Classification

All of the streams in Pike County are classified as *high quality* or *exceptional value*. Water quality in Pike County ranks as one of the highest in the entire Commonwealth. In the case of Porter Township, all but a short stretch of the Little Bushkill Creek is classified as *exceptional value* with the balance and all other streams classified as *high quality*.



Bushkill Creek

Surface Water Quality

Surface water quality in Porter Township remains generally excellent, owing largely to the minimal amount of development, lack of sewage treatment plants and enforcement of on-lot sewage disposal regulations. Lake and stream water quality can be affected by point and non-point pollution. Non-point sources include soil erosion resulting in stream sedimentation and on-lot sewage disposal systems, and point sources include direct stream discharges of sewage effluent and stormwater. In any case, continued effective sewage disposal and erosion and sedimentation control, practices are vital to protecting water quality. It is important to closely monitor water quality as more development occurs and seasonal dwellings are converted to permanent residences.

The Pike County Conservation District has been monitoring surface water quality throughout the County since 1987 and currently 18 watersheds are monitored. The data is reported each year in an annual report published by the Conservation District, and these annual reports should be consulted for details. Although no sites are tested in Porter Township, Saw Creek, Bushkill Creek and Little Bushkill Creek are monitored in Lehman Township. The headwaters of these three streams are found in Porter Township and clean headwaters are vital to downstream quality. As tested by the Conservation District, Little Bushkill Creek exceeds the PA DEP *Index of Biotic Integrity* benchmark for *high quality* and *exceptional value* status while Bushkill Creek and Saw Creek tested just under the benchmark. All three streams exceed the benchmark for *cold water fishery* status.

Conservation District Watershed Monitoring Locations

Saw Creek - 10' below Winona Falls Bridge.

Bushkill Creek - 100' upstream of Little Bushkill.

Little Bushkill Creek - 50' upstream of Bushkill.

Lake Minisink, Little Mud Pond and Pecks Pond

Public concerns have been raised about the increasing aquatic vegetation growth in Pecks Pond, Little Mud Pond and Lake Minisink, and recreation use and associated economic benefit has declined. Pecks Pond has lost three boat rental operations. All three water bodies are relatively shallow with warm water temperatures that stimulate the growth of vegetation. Various methods of control have been proposed including chemical treatment and mechanical removal, both of which are short term actions that must be repeated periodically. In addition, any dredging operations or a change in lake elevation aimed at a more permanent solution would present other potential problems such as affecting plant and animal populations. (See discussion about natural areas which follows.)

Water Quality Regulation The Pennsylvania Department of Environmental Protection has developed antidegradation water quality standards for all surface waters in the Commonwealth. These standards, which are designed to safeguard the streams, rivers, and lakes throughout Pennsylvania, include water quality designations and associated water quality regulations necessary to protect the existing quality and ecology of the streams and water bodies and their use for water supplies and recreation.

Special protection beyond basic standards is provided for streams designated as *exceptional value waters* or *high quality waters*. *Exceptional value* streams are those that constitute an outstanding national, state, regional or local resource. These streams are granted special protection from potentially harmful activities. *High quality* streams are those that have excellent quality waters and environmental or other features that require special protection.

Wastewater treatment plant effluent and any other discharges to streams classified as *high quality* are only permitted by DEP if the discharge is the result of necessary social and economic development, water quality standards are maintained, and all existing uses of the stream are protected. This has the effect of requiring all wastewater treatment plants to provide tertiary treatment to meet discharge criteria. In addition, DEP allows stream discharge only if soil based disposal alternatives are not feasible. Any stream classified by DEP as *exceptional value waters* must be maintained at existing quality and may not be degraded, thereby precluding any wastewater discharge to the stream.

**Planning Implications:
Watersheds and
Surface Waters**

- Maintaining good water quality is critical to the quality of life in the Township and region. In addition to supporting the local tourism and recreation economy, good quality streams and well-conserved watersheds are a good measure of overall environmental quality.
- In order to protect the good water quality development should be carefully managed. The balance between good water quality and future growth and development will require meticulous consideration to weigh the impact on water quality against the need for economic growth, and the added expense for water quality protection technology against the need to protect water quality.
- State and federal regulations go a long way to protect water quality, but local municipalities often adopt additional standards such as buffers and conservation subdivision design to afford additional protection.
- The clearing of vegetation along streams during the development process increases the potential for surface run-off, erosion and siltation, and downstream flooding.
- Excessive stormwater runoff introduces pollutants into the stream system, increases peak flows, damages stream banks and increases downstream flooding.
- Continued updating and enforcement of on-lot sewage disposal, stormwater and soil erosion control and other water quality regulations is critical.

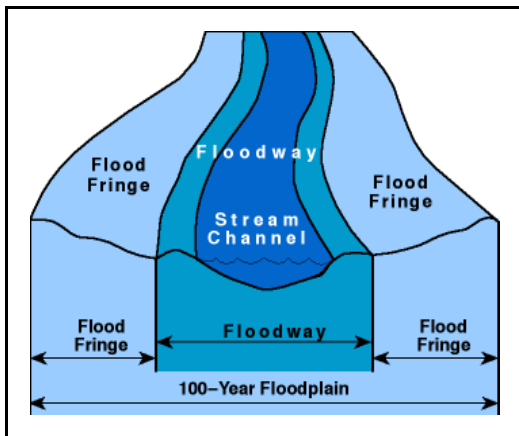
Floodplain

During the period of early settlement and later development of most regions, waterways played a key role as transportation routes and later as a source of power for operating grain mills, sawmills, and other industries. In addition, the land located along streams and rivers was conducive to development - soils are generally fertile for agriculture and the terrain relatively level, facilitating the construction of roads and buildings. Those stream-side areas often developed into settlements and then expanded as the population grew.

However, an often unanticipated problem with river/stream valley settlement is flooding. As development continued and natural drainage patterns were altered, increases in stormwater run-off heightened the potential for flooding and property damage.

Floodplain Regulations

Both the state and federal government now administer programs for flood control and flood plain development and provide certain regulatory standards which local municipalities must adopt in order for property owners to be eligible for flood insurance. The Pennsylvania Flood Plain Management Act (Act 166 of 1978) requires local municipal participation in the flood plain management program, or state funding allocations such as Liquid Fuel Funds can be withheld.



Floodplain Cross Section

The Township flood plain regulations prohibit new construction, new development, and substantial improvement to existing structures in any identified floodplain area. This exceeds state and federal requirements which allows dwellings if the lowest floor is elevated at least 1.5 feet above the 100-year flood elevation and nonresidential structures if flood-proofed or elevated.

Floodplain Maps

The National Flood Insurance Program is administered by the Federal Emergency Management Agency (FEMA) which also has prepared and issued the maps which identify flood prone areas throughout the Country. (See the *Conservation Opportunities Map*.) Flood hazard areas are identified for the *100-year flood* which is a flood event of a magnitude which is expected to be equaled or exceeded once on the average during any 100-year period. This is a long term average period between such floods and such floods can occur at shorter intervals or conceivably in the same year. Areas of 500-year floods and 100-year floods of less than 1-foot depth are also shown.

Township Flood Zones

Blessed with many miles of streams, Porter Township has, when compared with other municipalities, relatively few areas where flooding is a significant threat to large numbers of improved properties. (As compared to, for example, Matamoras Borough and Westfall Township, and the urban communities along the Susquehanna River in Lackawanna and Luzerne Counties.) State forest and other large land tract ownership patterns, undeveloped tracts and steep terrain along stream corridors have limited the amount of development in flood plain in Porter Township.

Natural Areas

The Township's large expanses of forest cover, prevalence of wetlands, and surface water features provide diverse habitat for an abundance of plant and animal species. The *Pike County Natural Areas Inventory*, compiled by the Pennsylvania Science Office of The Nature Conservancy in 1990 and updated in 1995, documents the significant natural areas in the county and the locations of all known animal and plant

species of special concern (endangered, threatened, or rare). The inventory also identifies areas that represent good examples of habitat types that are relatively rare in the county or that provide exceptional wildlife habitat. The purpose of the inventory is to guide planning and conservation efforts and to assist in prioritizing areas to be protected. Specific species names are suppressed in the report to prevent collection by the public. According to the *Natural Areas Inventory*, numerous threatened, rare and endangered plant and animal communities exist in the Township.

Natural Areas of Statewide Significance

Areas of significance in the Township for protection of biological diversity include: (See the *Conservation Opportunities Map* accompanying this *Plan* for locations.)

- TWELVEMILE POND is listed with seven areas in the County of critical importance for protection. *It is a large, relatively undisturbed Glacial Lake NC520 that contains excellent populations of a state-endangered plant (SP502) and a state-rare plant (SP503), and a fair population of a state-threatened plant (SP510). A strong effort should be made to work with the landowner to protect the lake and adjacent swamps. Twelvemile Pond is private but surrounded by state forest. The lake and surrounding uplands are privately owned and appear to be under no threat at the present time. The county should work with the landowners to ensure that it is always protected and continues harbor the plants of special concern. Conservation easements are recommended now and purchase as a nature preserve if the owners ever wish to sell.*
- PECKS POND and the adjacent swamps make up a large portion of the significant natural areas on this map. *On the southeast side of Pecks Pond exists one of the largest Glacial Bog communities (NC533) in the state and contains excellent populations of several species of special concern. Excellent populations of two state threatened plant species (SP512, SP526) and one state-rare plant (SP525) are found here. This community also supports an excellent population of an animal of special concern (SA523). The large size of this community and the excellent populations of 4 special concern species makes Pecks Pond a very important natural area. Since Pecks Pond is contained within the Delaware State Forest it is protected from most direct threats. However, indirect threats such as changes in water quality from development run-off and sewage to the east of the site may have an adverse impact on the bog community. Pecks Pond is a recurring candidate lake for dredging or further impoundment because it is a very shallow. However, either dredging or a raised lake level would threaten the existence of this 40-acre bog.*

PECKS POND BOG was revisited in July of 1991 and 1992. The pond size has been enlarged by a dam. Private cottages are present along the western and southern edges. The east side is a 40-plus acre leatherleaf/sphagnum bog which grades into a swamp forest. The north end is shallow and contains frequent stumps and submerged logs. Pecks Pond Bog contains a number of Pennsylvania rare, threatened and endangered plants that need high quality water. Continued protection from contaminants is needed.

- LITTLE MUD POND is also a good lakeside Glacial Bog community (NC529) that supports good populations of three state-rare plants (SP509, SP517, 8 2 5 2 4). *The lake and the adjacent bog community are on Delaware State Forest land. There are about a dozen cabins on the south side of the lake and the lake is presently used for light recreational boating and fishing. If possible, gasoline outboard motors should be excluded from the pond. Little Mud Pond may need*

more protection from overuse by recreational boaters, especially over-visitation to the bog mat. Also, further development on the south side and logging should be restricted within the lake's watershed. There is a swamp dominated by spruce and larch along the northern margin of the pond where further investigation may produce new locations for other species of special concern.

LITTLE MUD POND contains populations of three special plants observed in July of 1992. The pond continues to be used for recreation and the southeast section is disturbed by roads and houses. A bog mat dominated by leatherleaf surrounds 2/3 of the perimeter. The mat has few openings but there is a large one on the west edge of the pond. Because wetland protection and maintenance of the present water level continues to be vital, timber management should be monitored and hiking limited.

- *LAKE MINISINK is nearly surrounded by development. However, the lake provides sufficient habitat for an animal of special concern (SA507) that had been extirpated in much of Pennsylvania. Water quality should be monitored by residents to ensure that it does not become degraded by faulty on-site septic systems*
- The *Inventory* listed many other natural communities, plants and animals in the Township associated with such areas as Elbow Swamp, Low Knob, White Birch Swamp, Wolf Swamp, Bald Hill Swamp, Stillwater Natural Area, Painter Swamp, and Big Swamp.

**Planning Implications:
Natural Areas**

Porter Township’s woodland habitat is healthy, as large and diverse forested areas remain. While the thousands of acres of State Forest will continue to provide woodland habitat, steps should be taken to ensure that conservation-minded owners of large private tracts can maintain these tracts to ensure that the expansive contiguous forest communities remain in tact.

Wetland and aquatic habitats, and in particular habitats identified by the Natural Areas Inventory, are most at risk from direct development or watershed disturbance. This includes degradation due to encroaching development, logging and forestry operations, and contamination from wastewater and stormwater runoff.

Protection of habitat and *Natural Areas Inventory* sites requires a combination of local municipal environmental regulations and state and federal resource management and use regulations. For its part, the Township will continue to apply ordinance standards related to environmental resource protection and promote open space protection among landowners.

FUTURE PLANNING POLICIES AND ACTIONS

NOTE: Much of the discussion in the following sections were taken from the reports prepared by the Pike County Conservation District and the Pike County Office of Community Planning titled *A Review of Porter Township’s Comprehensive Plan and Land Use Regulations with Recommendations to Enhance Natural Resource Conservation and Open Lands Preservation.*

Overview The following future planning policies and recommendations are measures intended to achieve the Township’s natural resource protection goals. These policy recommendations will guide future decisions and actions related to natural resource protection.

Environmental Protection Development and environmental protection, as well as conserving open land and natural resources, need not be mutually exclusive. While a clean environment, abundant open land, and natural resources are key elements of the quality of life in the Township, one must recognize that growth is inevitable and can contribute positively to a healthy community.

The goal is to strike a balance between development and preserving the essential character of the Township. Development practices which recognize the importance of the local environment will ensure the continuation of the quality of life that residents enjoy and which is so attractive to new residents. Concurrently, land owners and developers will be able to provide the home sites and businesses that a growing population demands.

The intent is to ensure *environmentally friendly* development within the context of the existing zoning districts. State and federal regulations address many aspects of resource conservation and environmental protection, and these regulations should be the foundation - the base from which local municipal regulations should be built. Local standards must be consistent with and be coordinated with state and federal requirements. In some cases, the zoning ordinance can simply reference the other applicable standards.

Local Authority for Regulation The Pennsylvania Municipalities Planning Code (MPC) authorizes land use planning and management tools for the Commonwealth’s municipalities. Compliance with the MPC, along with case law, dictates the legality of local regulations. For this reason, it is very important to remember that all land use management tools must be prepared and administered within the bounds of the MPC and current case law. In addition, the Second Class Township Code provides authorization for special purpose ordinances aimed at protecting public health, safety and welfare. Other state laws, such as the Floodplain Management Act and Stormwater Management Act, mandate local regulation of resources. In all cases, the municipal solicitor should be involved in reviewing any changes to municipal plans and ordinances.

Integrated Approach Given the range of authorizing state statutes, municipal open land, natural resource and environmental regulations are typically found throughout a number of ordinances. While this may appear problematic at first glance, the integration of such standards in various ordinances is important because a certain ordinance may govern one type of development while another governs a different type. For example, the subdivision and land development ordinance governs how land is divided and improved while the

Preservation/Conservation Techniques

Comprehensive Planning - enables counties, boroughs, and townships to create a vision for the future which can focus on open land preservation.

Maximum Lot Size Standards - limits the amount of land devoted to a use as a means to preserve agriculture.

Lot Averaging Standards - overall density is maintained while the individual lot size varies.

Flexible Lot Size - sets lot size based on the availability of public water supply and/or sewage disposal.

Transferable Development Rights - the right to develop is sold from areas to be preserved to areas where development is encouraged; the overall area density development remains the same. Units which would be constructed on the *sending* property are developed on the *receiving* property, and the *sending* property is preserved.

Overlay Zoning - applies special standards in addition to the underlying zoning district for areas of special concern (e.g., floodplain, prime farmland, steep slopes).

Open Space and Natural Area Acquisition - conservation easements or fee simple title acquired by public bodies or conservation organizations. Permanently limits uses of the land in order to protect its conservation value.

Greenways - corridors of public and private lands preserved as open space, often along streams.

Riparian Buffers - areas of vegetation left undisturbed along streams and lakes.

Wellhead and Aquifer Protection - special standards wells and groundwater sources to protect water quality.

Sewage Facilities Planning - conducted in accord with DEP regulations and aimed at assuring adequate sewage disposal and water quality protection.

Floodplain Management - local regulations based on National Flood Insurance Program standards to minimize flood related damages to structures.

Stormwater Management - local regulations based on area wide plans to minimize stormwater runoff.

Erosion and Sedimentation Control - coordination with County Conservation District to minimize soil loss and protect water quality.

Differential Assessment - agricultural and forest land is assessed at its value for agriculture/forestry instead of the fair market value; e.g., Act 319 Clean and Green.

zoning ordinance governs the specific uses on the land. In some cases a special purpose ordinance may be more effective than including standards in the zoning ordinance. The important point is consistency of standards in all ordinances.

Township ordinances include a broad range of environmental standards. The Township will periodically review and update its environmental standards to ensure the most effective protection. The possible range includes:

- Environmental impact analysis requirements for large scale and environmentally problematic uses.
- Retention of existing vegetation on development sites and soil stabilization and landscaping.
- Stream, lake and wetland buffers.
- Stormwater best management practices including quality treatment and infiltration.
- Floodplain management.
- Hydrogeologic studies for proposed uses with large groundwater consumption.

- On-site sewage disposal system management.
- Limitations and special standards for development on steep slopes.

Topography and Geology

Preservation of topographic and geologic features is important for maintaining natural drainage patterns, slope stability, erosion control, and surface and groundwater quality. The following policy recommendations are intended to promote the protection of these features:

- The preferred approach is conservation design which sets steep slopes aside as conservation areas.
- Strictly limit site disturbance of steep and very steep slopes – tree and vegetation removal, soil removal, grading.
- Exclude 100% of very steep slope (slopes 25%+) areas from lot area determination.
- Exclude 50% of steep slope (slopes 15%-25%) areas from lot area determination.
- Limit the use of very steep slopes to open space and passive recreation.
- Prohibit buildings or structures on very steep slopes.
- Establish design and performance criteria for buildings or structures on steep slopes including submission of detailed site, grading and drainage plans.
- Set a maximum building envelope size.
- Limit final slopes of cuts and fills to fifty percent.
- Preserve rock outcrops and unique geologic features.

Improving Stormwater Management

All of the streams in the Township are classified by the Pennsylvania Department of Environmental Protection as *Special Protection Waters*. Therefore, land development projects in the Township are subject to a number of state and federal standards that relate to stormwater management. Significant changes have recently be instituted in state requirements and Pike County is currently developing a county-wide stormwater management plan.

In addition, the entire Township is within the Delaware River Basin Commission's (DRBC) Special Protection Waters drainage area. Projects located in this drainage area subject to DRBC review are required to submit a Non-point Source Pollution Control Plan for approval, the focus of which is controlling increases in stormwater runoff rate and volume, protecting water quality and maintaining groundwater recharge. DRBC encourages the adoption of area wide plans (such as municipal stormwater ordinances) to meet the non-point source pollution control requirements.

Any inconsistency between local and state requirements and county planning may result in project delays as applicants face conflicting design standards. In order to ensure that local stormwater management standards are consistent with State water quality antidegradation requirements, Act 167 (Stormwater Management Act), Federal National Pollutant Discharge Elimination System (NPDES) requirements for

stormwater discharges associated with construction activities, and DRBC's Special Protection Waters regulations, stand-alone stormwater ordinances should be adopted.

Preserve Existing Hydrologic Conditions

The key is to promote development practices to minimize post-development runoff rates and volumes and the need for artificial conveyance and storage facilities.

- Preserve natural drainage features such as vegetated drainage swales, channels, valleys, or depressions where water normally ponds.
- Minimize earth disturbance and preserve natural vegetation to the greatest extent possible by conforming plans to existing topography.
- Minimize impervious surfaces to the maximum extent possible.
- Disconnect impervious areas by directing runoff to areas where it may either infiltrate into the soil or be filtered through vegetation.

Maintain Groundwater Recharge

Simple provisions are critically important in areas where groundwater use is increasing dramatically and stormwater is too often simply considered a problem.

- Require the use of infiltration to provide groundwater recharge whenever possible in recognition that stormwater as an important resource to maintain groundwater supplies.
- Ensure that any infiltration does not pose a threat to groundwater quality.

Maintain Water Quality

Measures to prevent degradation of surface water quality from pollutants carried in stormwater discharges, such as vegetative filter strips, infiltration basins, bioretention areas and wet detention ponds, are important.

Reduce Erosion and Stream Scouring

As storm flows increase, the velocities in streams increase. Both the volume and rate of stormwater discharges should be managed to prevent physical degradation of receiving waters, such as stream bank erosion and channel scour.

Control Flooding

Flooding and stormwater problems are caused by excess stormwater quantity. While some over-bank (typically 2-year to 10-year storm events) and extreme (25, 50, and 100-year) flooding events are inevitable the goal of stormwater management standards is to control the frequency of occurrences so that damages to existing infrastructure are not exacerbated by upstream development.

Inspection and Maintenance

Without regular inspections during construction and proper and long term maintenance, stormwater infiltration devices, detention basins, pollution control and other facilities will not function properly, often with problematic or even disastrous downstream effects. Even the addition of homes within a residential subdivision can have serious effects on neighbors if facilities are inadequately constructed and maintained.

- Include standards to address inspection during construction, long term ownership, maintenance agreements for privately owned stormwater facilities and specific maintenance schedules.
- Make the failure to maintain any facility an ordinance violation and to provide the authority for enforcement and correction.

Groundwater Conservation and Protection

Methods available for local municipalities to conserve the groundwater supply and protect quality are well documented, and have been successful in many areas of the Commonwealth. Details of available methods, the authority for action, and sources of assistance are detailed in *Groundwater Protection and Management in Pennsylvania*.¹ The Report recommends the following five-step process to develop and put into place an effective groundwater protection program:

- Involve the community by organizing a committee of interested individuals from the community, and neighboring communities, if appropriate.
- Determine sources and uses of the community's water supply and define the proposed groundwater protection areas.
- Identify possible contamination sources-past, present, and future-in the groundwater protection areas.
- Establish goals and priorities based on an evaluation of the groundwater threats.
- Implement appropriate management measures, including plans for future needs.²
- Sponsor an annual well water testing program and compile and map the results.

In addition to evaluating the applicability of the five-step formal planning process, other local municipal actions may include:

Zoning

- Link dwelling unit densities to the quality of the land by identifying environmentally sensitive areas as part of the development process.
- Include standards for identification and protection of environmentally sensitive areas – recharge areas, floodplain, steep slopes, wetlands, riparian buffers, etc. – and update as necessary.
- Provide incentives for conservation subdivision design where full development density is permitted, individual lot sizes are reduced, a certain percentage of open space is set aside, and sensitive natural areas are preserved.
- Allow conservation design development and transfer of development rights as a

¹*Groundwater Protection and Management in Pennsylvania, An Introductory Guide for Citizens and Local Officials*, League of Women Voters of Pennsylvania Citizen Education Fund and Water Resources Education Network Project, R. Merideth, J. R. Drohan, C. W. Abdalla, J. R. Jessen, E. D. Stevens, 2001, Third Edition.

²*Ibid.*, p. 13.

way to shift development away from sensitive environmental areas.

- Require a hydrogeologic study for any proposed use which will withdraw large quantities of groundwater.
- Require detailed water quality protection plans for any commercial or manufacturing use which have the potential for groundwater contamination.
- Adopt well head protection standards that limit potential contaminating activities in zones around community wells.

Sewage Enforcement

- Continue the strict enforcement of the on-lot sewage disposal program.
- Evaluate the benefit of an on-lot sewage system management program.

Stormwater Management

- Require stormwater infiltration as the option of choice to maximize groundwater recharge.
- Address stormwater quality (nutrient and pollutant removal) along with quantity.

Well Construction and Protection

The Township has adopted a well ordinance because there is no state regulation for the construction of private wells. The ordinance requires permits for drilling and making major repairs to water wells. One of the most critical provisions is to establish a 100-foot isolation distance from sewage disposal fields and a 50-foot setback from septic tanks because state law, while requiring sewage fields to maintain the 100-foot isolation distance from wells, sets no converse minimum. The well ordinance should also:

- Require isolation distances from other potential contamination sources such as buildings, driveways, sewer lines and underground petroleum storage tanks.
- Specify casing size, material, length and height above grade.
- Require a well cap and casing grouting.
- Set minimum water quantity and quality standards and require testing.
- Require bacterial testing for all new wells with a report submitted to the municipality and disinfection prior to use.
- Require all water users located within the service area of a central water supply system to connect to such system except where the applicant provides documentation that the central system cannot provide an adequate and safe supply.
- As a means of building a data base, requiring well drillers to submit copies of the state Water Well Completion Report which includes details about new wells – depth, depth to water bearing zones, static level, yield, and type of aquifer.

Soils

Soils play an important role in the hydrological cycle, allowing infiltration of stormwater and recharge of groundwater sources, and are important determinants of vegetation type and cover. Soils can also inhibit development due to wet conditions (hydric and seasonal high water table soils are not suitable for development) or due to unsuitability for on-lot sewage disposal. Policy recommendations aimed at preserving soils and promoting sound development are as follows:

- Strictly limit soil removal, especially on steep and very steep slopes.
- Limit building on hydric soils and seasonal high water table soils.
- Continue enforcement of on-lot sewage regulations to ensure proper location and installation of on-lot sewage systems.

Soil Erosion and Sedimentation Control

Pennsylvania DEP Chapter 102 and other regulations administered through the Pike County Conservation District govern soil erosion and sedimentation control. A plan is required for any earth disturbance in Special Protection Watersheds regardless of size.

- There is no need to include detailed design standards for specific soil erosion controls in either the SALDO or the zoning ordinance.
- The key is to require an approved soil erosion and sediment control plan in the SALDO as a condition of preliminary plan approval for all major subdivisions and all land developments, and in a zoning ordinance for any use involving earth disturbance.

Forest and Vegetation

Maintaining natural vegetation not only preserves rural character, but also has numerous environmental benefits, not the least of which are reducing stormwater, preserving surface water quality, and maintaining groundwater recharge. The best approach is to set specific standards for maintaining natural vegetation and require the developer to show why the existing vegetation within prescribed setback or buffer areas, and the entire parcel for that matter, cannot be maintained to the greatest extent possible.

- Include specific standards in the SALDO to govern preservation of vegetation during the development process.
- Also include standards in the zoning ordinance to manage development activities which are not governed by the SALDO, clearing for a parking lot for example.
- Prohibit clearing of vegetation until a land development plan is approved. In the Porter Township Zoning ordinance the section is written to limit timber harvesting in the buffer to selective cut only in accord with a forestry management plan so as not to preclude reasonable forestry enterprise on the balance of the tract.
- Protect dense and mature forested areas especially on steep and very steep slopes, along stream courses, and in headwater (first order) drainage areas.
- Protect the diversity of vegetative cover and native plant communities.

- Promote the preservation of large contiguous areas of permanently protected forests.
- Encourage the use of native species and prohibit the use of invasive plants.
- Participate in County and State forest pest suppression programs.

Wetlands and Vernal Pools

Wetlands and vernal pools provide unique habitat and serve as important groundwater recharge areas, filtering water before it enters an aquifer. Wetland and vernal pool buffer areas are necessary to ensure proper filtration of runoff prior to its entry into the wetland or vernal pool system. Buffers also diminish the opportunity for degradation of the wetland or vernal pool, and provide edge habitat for transitional species.

VERNAL POOLS

by definition are small, isolated wetlands that retain water on a seasonal basis. Sometimes referred to as “spring pools,” vernal pools fill up with melting snow and early rains during spring, then usually dry up by mid to late summer depending on the pool depth, permeability of the soil, and amount of rainfall. Some relatively deep pools may remain flooded for a few years but become completely dry in seasons with very low rainfall. Found on every continent except Antarctica, vernal pools come in sizes ranging from several square feet to several acres. The sites where they occur also vary greatly and include isolated depressions in the woods, kettle holes, and gravel pits. Nearly 50 percent of the amphibians in the U.S. breed primarily in vernal pools because the pools are temporary and cannot support fish, the major predator to amphibian larvae. Some species like the wood frog and the spotted salamander are obligate species meaning they will not breed in any body of water other than a vernal pool.
<http://www.fairfaxcounty.gov/nvswcd/newsletter/vernalpools.htm>

- Prohibit disturbance of wetlands and within an established wetland/vernal pool buffer area.
- As part of all development applications, obtain detailed data that identifies wetlands that are not captured by the National Wetlands Inventory and vernal pools.



Vernal Pool along Whittaker Road

Watersheds and Surface Waters

Protection of watersheds is imperative for ensuring a safe and sufficient water supply and maintaining water quality. Healthy stream ecology relies upon certain water quality levels and stream flows and streams should be protected from pollutants, high sediment loads, stormwater runoff, and excessively low base flows.

Local policies that protect individual natural features, including steep slopes, soils, forests and vegetation, wetlands, and floodplain, also advance the health of watersheds and streams, and more specifically, support the State’s anti-degradation policies. In addition to policy recommendations related to the protection of these individual features, the following apply:

- Prohibit disturbance within an established riparian buffer surrounding streams and other surface water bodies.
- Limit the extent of impervious cover and promote the use of pervious materials.

- Require comprehensive stormwater management that incorporates alternative systems and methods, including Best Management Practices (BMPs), stormwater recharge techniques, and control of non-point source pollution.
- Integrate utilities and development planning: Water supply and wastewater systems are an important part of watershed planning, affecting water balances and overall watershed health. A coordinated growth pattern, where development is directed to areas that have existing sewer and water infrastructure, or are programmed to have such infrastructure, will help to safeguard water supply and quality.

Floodplain

Floodplain is important for its natural functions of flood flow conveyance, stream channel formation and water filtration. Building within floodplain areas upsets flood conveyance and increases risks to human life and property.

The Township will:

- Continue to regulate new development in identified floodplain areas.
- Ensure that improvements to existing buildings and structures will not increase the 100-year flood elevation and require flood proofing of permitted improvements.

Habitat and Natural Areas

Protection of habitat is accomplished by maintaining and promoting the health and diversity of natural areas as follows:

- Protect critical habitat areas through protection of topography and geology, soils, forest and vegetative cover, wetlands, floodplain, watersheds and streams.
- Protect as open space those properties that contain sites identified in the Pike County Natural Areas Inventory.
- Establish a networked system of large contiguous areas of open space.

Dark Skies

The International Dark-Sky Association (IDA, Inc.) notes: *Today, people who live in or near cities have lost much of their view of the universe. This view is often substantially diminished even for people who live in smaller towns and rural areas. The spectacular view of the sky that our ancestors had on clear dark nights no longer exists. The great increase in the number of people living in urban areas has resulted in a rapid increase in urban sky glow due to outdoor lighting, brightening the heavens to such an extent that the only view most people have of the Milky Way or most stars is when they are well away from cities. This excess light in the sky has an adverse impact on the environment and seriously threatens to remove forever one of humanity's natural wonders - our view of the universe.*

This sky glow that adversely affects the environment and compromises astronomical research is called light pollution, for it is wasted light that does nothing to increase nighttime safety, utility, or security. Such wasted light only serves to produce glare, clutter, light trespass and light pollution and wastes energy, money, and natural resources in the process.

Some solutions that minimize light pollution without compromising in any way nighttime safety, security, or utility:



Artist's rendering of city glow effect and a dark sky site. (IDA, Inc.)



- *Use night lighting only when necessary. Turn off lights when they are not needed. Timers can be very effective. Use the correct amount of light for the need, more is not better.*
- *Direct the light downward, where it is needed. The use and effective placement of well designed fixtures will achieve excellent lighting control. When possible, retrofit or replace all existing fixtures of poor quality. In all cases, the goal is to use fixtures that control the light well, minimizing glare, light trespass, light pollution, and energy usage.*
- *Use low pressure sodium (LIPS) light sources whenever possible. This is the best possible light source to minimize adverse effects on astronomical activities. LIPS lamps are also the most energy-efficient light sources that exist. Areas where LIPS is especially good include street lighting, parking lot lighting, security lighting, and any application where color rendering is not critical.*
- *Avoid development near existing observatories, and apply rigid controls on outdoor lighting when development is unavoidable. Such controls do not compromise safety, security, or utility.*
- *Outdoor lighting ordinances and codes have been enacted by many communities to enforce quality and effective nighttime lighting.³*

Zoning Standards for Lighting and Glare

The Township Zoning Ordinance includes standards for the control of lighting and glare associated with nonresidential development. The Township will continue to enforce the standards and consider updates as needed.

³International Dark Sky Association, Inc., *Information Sheet #1*.

TRANSPORTATION

INTRODUCTION

Transportation System

A sound transportation system includes adequate and well-maintained roads, available public transportation, safe and convenient pedestrian access, and bicycle routes. However, few communities are able to achieve this ideal level of service. This is particularly true in small, less populated communities with limited budgets. In other words, local municipalities must evaluate transportation needs, set priorities, and garner all available resources to make improvements. It is also important to remember that there is a direct correlation between land use and transportation needs. As residential and commercial land is developed, more and more people use the roads, and the roads become congested for longer periods of time. This is particularly true for rush hours. In response, roads are improved to address the traffic congestion, the adjoining land becomes easier and more lucrative to develop, and more traffic is generated.

Access - Mobility

Each highway, road or street in a community plays a specific role for the movement of traffic and it is useful for planning purposes to classify roads according to the particular function each serves. In general terms, the functional classification of a road is based largely on two factors -- access and mobility -- and typically, as access declines mobility increases. For example, Interstate Route 84 clearly serves a different function than does a street in a residential subdivision. Although the I-84 and private street example compares streets at the opposite ends of the road classification hierarchy, it clearly depicts the relationship between access and mobility. Traffic on Interstate 84, a limited access highway, travels over long distances at high rates of speed. On the other hand, traffic using a residential street with unlimited access from individual properties moves at minimum speeds to reach roads that connect the residential community with other areas in both municipalities and the region at large.

TRANSPORTATION GOAL AND OBJECTIVES

Transportation Goal:

Establish and maintain an adequate road system to safely and efficiently move people and goods.

Safe and well maintained roads are vital to all communities, serving not only as the means of travel within the community, but as the direct link to the region and beyond. State Route 402 runs north and south through Porter Township, and serves as the major Route in the Township. The Township has direct jurisdiction over 6.21 miles of the roads in the community, being responsible for improvements and maintenance, with the more heavily traveled routes owned and maintained by the State totaling 20.13 miles. About five miles of Township roads are paved with the balance gravel and all are not designed to carry large volumes of traffic or bear the weight of large numbers of commercial truck traffic. The Township owns and maintains two small bridges on

Circulation - Planners typically talk about "circulation" rather than transportation because circulation (getting around) is the goal of the citizens they serve, whereas transportation is just a method of achieving that goal. A good circulation plan includes more than streets and roads – it includes means of pedestrian and bicycle circulation and, in many communities, some form of mass transportation.

Although good circulation plans involve more than roads, the starting point for an existing conditions analysis of circulation is a map of streets and highways in the community.

Source: *Community Planning, an Introduction to the Comprehensive Plan*, p. 80.

Snow Hill Road. Local officials must plan carefully to ensure adequate funding for the improvement and maintenance of locally-owned roads. Land use management tools must consider the capacity of roads, directing commercial and higher density development to areas served by roads capable of carrying increased traffic and the trucks necessary to serve resort and other commercial establishments.

Transportation Objectives:

Classification

Inventory and classify according to function all public roads and bridges, and assess maintenance and safety concerns and the improvements needed.

- Road Task Force - Participate in the Pike County Road Task Force to address regional traffic impacts and highway improvement needs.
- Planning - Actively participate in all County and PennDOT highway planning programs.
- Improvements - Identify key intersections and other problem areas, and plan for improvements.

Local Actions

Develop a coordinated Township program to maintain an adequate capacity of the road network.

- Development Location - Limit higher density and higher traffic impact development to areas with adequate highway capacity.
- Highway Occupancy Permit
 - Require as part of zoning approval for new or expanded uses, the issuance of a highway occupancy permit by the Township or PA DOT, as appropriate.
 - Maintain an up-to-date Township road occupancy ordinance setting standards for driveway access to Township roads and storm water and utility improvements within the Township road right-of-way.
- Parking and Access - Require adequate off-street parking and loading, limit curb cuts, and require well designed access points.
- New Development - Maintain up-to-date standards for construction of new subdivision roads.
- Road Linkages - Include the consideration of through road connections as part of the development review process.
- Improvements Program - Develop a local road and intersection maintenance and capital improvements program.
- Road Dedication - Continue the policy of not accepting development roads for public dedication unless the road serves a clear benefit that accrues to the public as a whole and not only residents of the development.
- Official Map - Using an official map, establish and reserve public street alignments

and adequate rights-of-way for planned street improvements.

Pedestrians and Bicyclists Consider the needs of pedestrians and bicyclists in all transportation planning.

EXISTING CONDITIONS AND ACTIONS

Highway Classification Factors

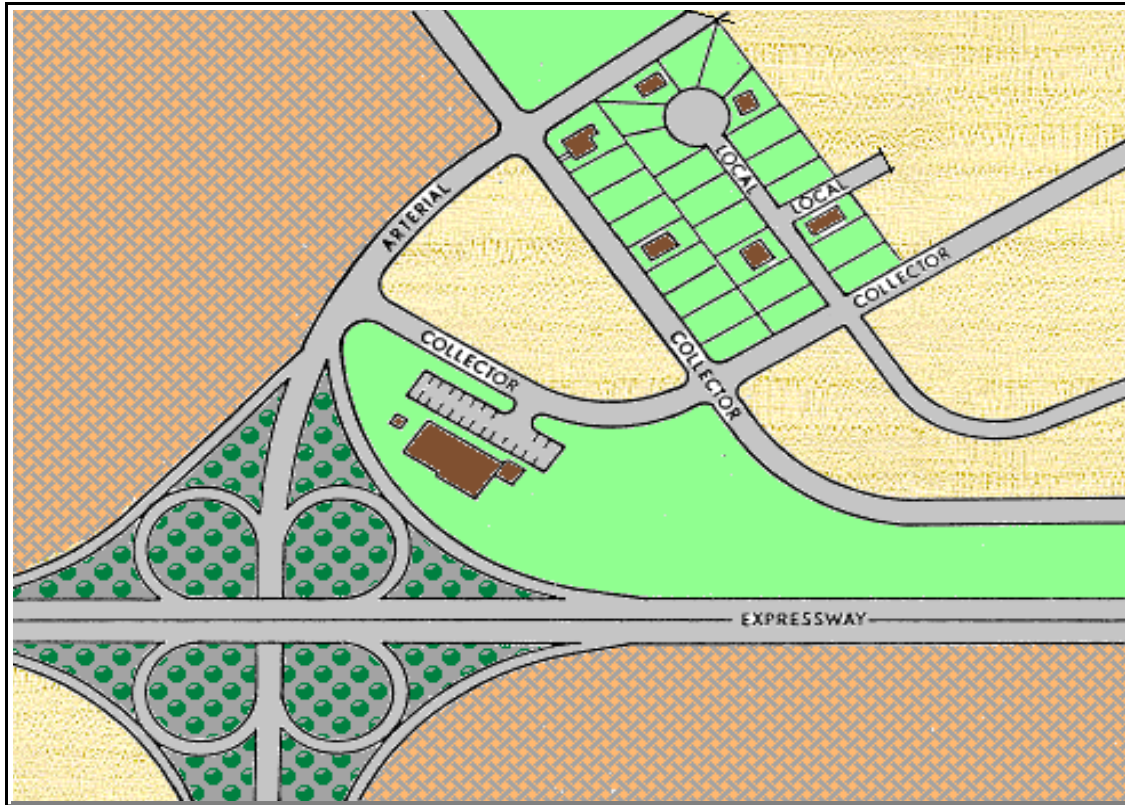
As previously noted, access, how traffic enters the traffic stream, and mobility, the physical capability of the road to carry traffic, are the key determinants of a road's functional classification. However, several other road and network characteristics also affect the functional classification of a road. Traffic volume in relationship to the physical design of the road, including lane and shoulder width, right-of-way alignment and surface treatment, is important to its classification. Generally, as a community develops, roads are improved to meet the increased traffic demands, with specific routes moving higher in the functional classification as they are improved.

However, in areas of rapid growth and associated traffic increases, the amount of traffic carried by specific roads may increase to the point of exceeding the road's capacity. The road, in terms of traffic, may be serving as an arterial route, but may not have been physically upgraded from a minor collector or local road. In urban areas, mass transit and non-capital approaches such as ride sharing and staggered work hours are promoted as a means of reducing traffic congestion as an alternative to upgrading roads. In a community such as Porter Township, where much of the traffic is not related to travel to work but to vacation homes and recreation, such solutions are likely impractical.

A road's location and relationship to other roads in the intra-community and inter-regional highway network may also help define the road's classification. Those roads which provide direct and convenient connection to arterial routes and expressways typically develop into roads which carry increasing amounts of traffic. Conversely, interchanges for expressways are normally located to provide connection with those roads in a community which historically have developed into arterials and collectors. Traffic flow problems and declines in level-of-service on routes connecting areas of the municipalities and routes providing access to the region are directly related to the capacity of collector and arterial roads. As traffic increases on the collectors and arterials, where access to abutting properties has historically not been limited to any significant degree, increasing traffic congestion can be expected. Also resulting from such access by adjoining residential and commercial properties and intersecting streets are the safety problems associated with increased congestion.

Highway Functional Classification

The nomenclature used for a *Highway Functional Classification* also differs from one jurisdiction to another throughout the Commonwealth and the United States. Road classification in metropolitan and suburban areas is often very complex, with the various categories of roads being divided into subcategories based on land use type served and the designation of specific traffic volumes. The nomenclature for classification being used for Porter Township is based on the type and density of the land uses served by the road and the volume of traffic on the road. The relatively small-scale commercial development interwoven with the residential development pattern in the rural setting warrants a more simplified highway classification system for the Township. While simplified, this classification will meet the needs for identification of problem areas and needed improvements, and for long-range



Highway Functional Classification

planning. The designation of the Highway Functional Classification for roads serving the Township includes *expressway*, *arterial highway*, *collector road* and *local road*. A description of each classification follows and, the *Highway Functional Classification Figure*, provides an illustration, and the *Highway Classification and 2007 Annual Average Daily Traffic Figures* provide an overview of the road system.

Expressway

- Provides interregional and interstate connections.
- Designed for unrestricted, high speed (55+ mph) mobility of traffic.
- Limited access only – no direct access from private property.
- Provides highest level of mobility.
- Intersects with selected arterial or collector routes by means of interchanges.
- Carries highest volumes of automobile and truck traffic with longer trip lengths.

Porter Township has no direct access to an expressway. Interstate Route 84, which runs east and west bisecting Pike County intersects with Route 402 just north of the Township and provides connections to Interstate 81 and Interstate 380 near Scranton and to the east to New York, New Jersey and Connecticut. All Township residents, south via Route 402 and Route 209, are also within thirty minutes of Interstate Route 80 near Delaware Water Gap for connection east to New Jersey and points south and west. The ease of access provided for visitors and new residents has certainly contributed to the level of residential development and will continue to facilitate travel to nearby urban centers.

Arterial Highway

- Provides connection between commercial and population centers in the region.
- Provides connection between the municipalities and adjoining communities, counties and states.
- Carries larger volumes of traffic at relatively high speeds (45-55 mph).
- Serves a mix of local and through traffic.
- Carries low volumes of through truck traffic.
- Provides moderate to high levels of mobility.
- Access limited only by PennDOT highway occupancy permits and local zoning and subdivision ordinances.



State Route 402: The sole arterial road in Porter Township, Route 402 runs north and south diagonally through the Township. The route connects Porter Township to Route 84 and State Route 6 in northern Pike County, and eastern Monroe County and Interstate 80 to the south. In the past, the major limitation on Route 402 was the 10-ton weight restriction (nineteen combined tractor-trailer) on the Bushkill Creek Bridge in Middle Smithfield Township. This restriction effectively limited Route 402 to a non-commercial highway used primarily by residents commuting to work, second home owners and tourists. The Bushkill Creek Bridge was replaced in 1999. Two bridges at Marshalls Creek are posted with 10-ton weight limits and one would expect the steep grades of Route 402 and the availability of alternative routes to limit heavy commercial truck traffic. However, an increasing number of heavy commercial trucks are using the route and combined with excessive speed of all traffic, is creating safety concerns.

Collector Road

- Collects traffic from local streets for connection of residential areas to commercial and activity centers and arterials.
- Serves moderate levels of traffic at reduced speeds (35-45 mph).
- Serves more locally oriented traffic and few through trips.
- Carries primarily only *local delivery* truck traffic.
- Access from smaller and more numerous properties.
- Access limited only by local municipal and PennDOT highway occupancy permits and local zoning and subdivision ordinances.
- Provides reduced levels of mobility.

Collector roads in the Township include:



Snow Hill Road - Township Road 317

T-317 Snow Hill Road: Snow Hill Road runs southeast from Route 402 across from the Township Building, intersects with Marshalls Creek Road, and enters Middle Smithfield Township providing connection to points in Monroe County.

SR 2003 Bushkill Road: Connects Route 402 south of Porters Lake southeast into Lehman Township with its terminus at Route 209 in Bushkill.



SR 2004 Silver Lake Road: Runs east from Porters Lake to Delaware Township, connecting to Route 739 near Dingmans Ferry, and the Old Bushkill Road to Bushkill.

SR 3010 Marshalls Creek Road: Crossing the southwest corner of the Township for less than one-half mile, Marshalls Creek Road intersects with Snow Hill Road and carries traffic northwest and southeast into Monroe County.



Brewster Road at Route 402

Brewster Road: This collector road connects Route 402 just south of Pecks Pond to the Hemlock Farms residential community and the Pecks Pond Picnic Area and boating access. A number of single-family homes are also located along the road between Route 402 and the Hemlock Farms entrance. Brewster Road is owned by the Pennsylvania Bureau of Forestry and maintained under agreement by the Hemlock Farms Community Association which uses the road for access.

Local Road

All other public roads in the Township not classified as expressways, arterials or collectors are considered local roads. This includes T-319 Whittaker Road, T-342 Old Route 402, private development roads and State Forest roads.

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

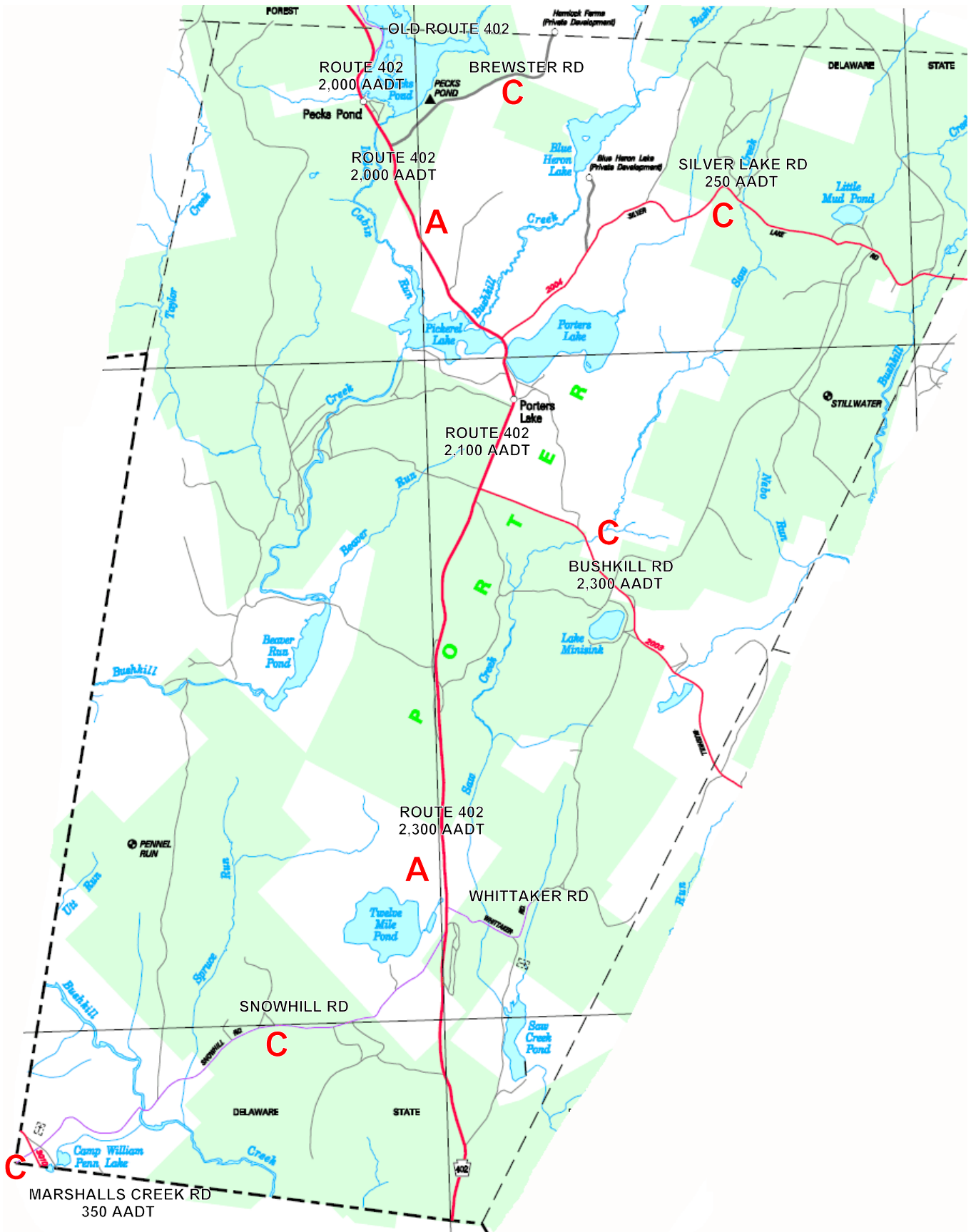
Public Roads in Porter Township

The total length of public roads with year-round maintenance in the Township is 26.34 miles, with 6.21 miles of Township roads and 20.13 miles of PennDOT-owned routes. (See the *Public Road Mileage Table*.) In addition, the Bureau of Forestry maintains many miles of access roads throughout the state forest land in the Township, such as Pine Flats Road which provides access to many cabins and thousands of acres of Delaware State Forest land. Local municipal road mileage in Pike County ranges from a low of 6.21 miles in Porter Township to a high of some 43 miles in Lackawaxen Township.



Pine Flats Road - PA Bureau of Forestry

PUBLIC ROAD MILEAGE			
	Miles		
	Paved	Gravel	Total
Township Roads			
T-317 - Snow Hill Road	4.78	0.00	4.78
T-319 - Whittaker Road	0.00	1.04	1.04
T-342 Old Route 402	0.39	0.00	0.39
Total	5.17	1.04	6.21
State Roads			
Route 402	11.04	0.00	11.04
SR 2003 - Old Bushkill Road	3.77	0.00	3.77
SR 2004 - Silver Lake Road	4.96	0.00	4.96
SR 3010 - Marshalls Creek Road	0.36	0.00	0.36
Total	20.13	0.00	20.13
Total Township and State	25.3	1.04	26.34



Highway Classification and 2007 Average Annual Daily Traffic (A=Arterial, C=Collector)



Whittaker Road - Township Road 319

Given the Township's regional location and development pattern there has been little historic need for the construction of any high volume roads to carry traffic generated from within the Township. Instead, the arterial and collector roads bisecting the Township serve to carry travelers to and from destination outside the Township. The Township's interior road network developed to serve the early settlers and later residential development. As more and more residential development occurred in the Township roads were extended and improved to carry the additional traffic. Presently, the Township's roads serve primarily to provide circulation within the Township. It is expected that this will continue to be the function of the Township's roads and that there will be no need to improve either Old Route 402 or Whittaker Road to collector status in the near future.

PennDOT Road Turnback

Under a state program, a local municipality can assume ownership of a Penn-DOT road, after improvements are made, and then receive annual payments from the state based on the length of road. Porter Township has not *taken back* any state roads, and given the Township's limited administrative structure and staffing, such action is not recommended.

Liquid Fuels Program

The Township-owned roads are part of the State Liquid Fuels Programs which provides state payments to the municipalities for road maintenance and reconstruction based on population and miles of roads meeting PennDOT specifications. However, the Liquid Fuels Funds comprise only a small part of the Township road maintenance budget and do not nearly cover the cost of long term maintenance and replacement.

Road Dedication

Townships may also accept for public dedication roads which have been privately constructed to specified standards. This typically occurs in residential subdivisions as part of the development process. Most developers in the Pocono region have chosen to maintain the private status of roads, and this has been the case in Porter Township where no residential subdivision roads have been dedicated. Ownership and maintenance of these private roads is the responsibility of property owners' associations, a practice somewhat unique to the Pocono Region where recreation communities have typically chosen to restrict access to the community rather than dedicate roads to the Township, which would open the roads to public use.

In addition, tax revenues generated from residential development do not typically cover the cost of associated road maintenance. Townships are not obligated to accept roads for dedication even if a road meets current Township design and construction standards. Porter Township's policy continues to be to decline the public dedication of any development roads.

Traffic Volume

It is obvious that traffic on the roads in the Township and all of Pike County have been increasing significantly in association with the rapid development. Obviously, the state routes serving as the collector and arterial roads in the Township continue to carry the greatest volumes of traffic, with Township roads serving primarily residences and more remote areas of the community. Detailed traffic volume analysis is beyond the scope of this *Plan*, and from a practical standpoint, traffic congestion is simply not a problem in the Township.

STATE ROUTE TRAFFIC			
Route 402 at:	AADT		
	1989	1997	2007
Pecks Pond	1,005	1,800	2,000
Silver Lake Rd - north	1,005	1,800	2,000
Silver Lake Rd - south	1,335	1,600	2,100
Bushkill Rd - north	1,335	1,600	2,100
Bushkill Rd - south	1,550	1,600	2,300
Township Building	1,550	1,600	2,300
Silver Lake Road (SR 2004)			
in Porter Township	140	250	250
at SR 2001 Delaware Twp	2,825	4,000	2,500
Bushkill Road (SR 2003)			
in Porter Township	965	1,200	2,300
at SR 2001 Lehman Twp	965	3,300	2,300
Marshalls Creek Road (SR 3010)			
at Snow Hill Rd	165	330	350

Annual average daily traffic (AADT) volumes provide an overview of the traffic flow in the Township for planning purposes. PennDOT conducts traffic counts on state roads, and the counts do provide an means of assessing the overall traffic conditions. Unfortunately, traffic counts are not available for any Township roads, PennDOT conducting counts only on roads under its jurisdiction. However, given the limited development served by the roads, traffic volumes are very low.

Traffic counts for 2007 for all state roads in the Township, reported as annual average daily traffic (AADT), are shown on the *Highway Classification and Annual Average Daily Traffic Figure*. An important point to remember is that AADT does not reflect daily and seasonal traffic volumes which can far exceed AADT. The proportionate increase in daily and seasonal counts can be significant, exacerbating any congestion far beyond what is found on the average day.

As would be expected, Route 402 carries the highest traffic volume, counted at 2,000 to 2,300 AADT in the Township in 2007 which is relatively low when compared to many other arterial roads. As a point of comparison, Route 739 AADT ranged from 3,700 to 6,900. Traffic on Silver Lake Road and Marshalls Creek Road have not increased significantly.

**Road Network
Level-of-Service**

The traffic carrying capacity of a community's road network, and the intersections associated with the network, to handle the existing and future traffic volumes generated by development is the key element for providing safe and efficient traffic flow. Those land uses which generate larger volumes of traffic should logically be located in the areas of a community served by roads with greater carrying capacity. For example, commercial establishments generate more traffic than a single family residence and should be located on routes which have sufficient capacity to serve the use.

The capacity of a highway or road typically decreases as the service area of the route declines. For example, the capacity of I-84 is obviously significantly greater than any arterial highway, which in turn have a greater capacity than collector roads, with the lowest capacity associated with local roads. The capacity of a rural, two lane highway is dependent on a number of design variables such as lane and shoulder widths, volume of trucks and terrain. Level-of -service is calculated using peak hour traffic volume. The peak hour is that time when traffic volume is heaviest and this most often occurs on weekends in a rural/recreation area. The peak flow of vehicles during the busiest quarter-hour of the day is compared with the adjusted flow rate standard for each level-of-service.

Local roads, because of the limited service and low traffic volumes, are not considered in terms of capacity. The quality of traffic service is discussed in terms of level-of-service (LOS). There are six levels of service ranging from LOS A through LOS F, with LOS A representing free flowing traffic and LOS F representing a total breakdown in the traffic flow or *bumper to bumper* traffic.

Level-of-Service in the Township

Even with increased traffic, the roads in the Township continue to adequately carry peak volumes of traffic without serious delays and declines in LOS, with no significant change expected in the near term. Travelers on roads and intersections in the Township typically do not experience any significant delays. Such delays would indicate that a road is approaching its capacity and reaching an unacceptable level of service. This does not mean, however, that all roads in the Township are in optimum condition, and that particular problem areas and safety concerns need not be addressed. Problem intersections and road segments are discussed in a later section.

Land Use Planning Considerations

The traffic carrying capacity of a community's road network, and the intersections associated with the network, to handle the existing and increasing traffic volumes generated by development is the key element for providing safe and efficient traffic flow. Those land uses which generate larger volumes of traffic should logically be located in the areas of a community served by roads with greater carrying capacity. For example, commercial establishments generate more traffic than a single family residence and should be located on routes which have sufficient capacity to serve the use.

Township Roads Condition and Future Plans

As noted earlier, the Township owns and maintains 6.21 miles of roads. All of Snow Hill Road and all of Old Route 402 are paved, and the 1.04 miles of Whittaker Road remains gravel. All the roads are in good condition and are more than adequate to carry current volumes of traffic with no significant volume increases expected in the near term. The Township has no plans for paving Whittaker Road or the remainder of Snow Hill Road and the minimum traffic volume is not likely to warrant such improvement for many years.

The Board of Supervisors identified routine maintenance, re-paving as necessary, improving shoulders and drainage as important, with no particular concerns about widening or reducing steep grades. The Township will focus on the maintenance and improvement of existing local municipal roads and plans no major realignment or widening projects. Funding for road maintenance is taken from the general fund and the Liquid Fuels Fund, and no shortfalls are anticipated to meet the maintenance needs. The Township will also monitor the effectiveness of new materials and practices and use such innovations to best advantage. Good examples are plastic culverts and plastic head walls.

New Road Construction and Public Dedication

Porter Township is not likely to undertake any new road construction. Roads and intersections serving new residential developments will be constructed by developers in accord with the applicable Township and State standards. If determined beneficial to the overall public good, these roads can be accepted for public dedication by the Township, and provided such roads meet PennDOT standards, the State Liquid Fuels Fund allocation would increase. The annual payment from the state is based on the municipal population and the amount of road miles maintained.

However, the long term cost of the maintenance of public roads falls far short of the funds received from Commonwealth for liquid fuel funds and the taxes typically collected from residential development. Local officials must carefully weigh the long term maintenance costs against the local tax revenues generated by development and increased state funding before accepting private roads for dedication. As noted earlier, the policy in Porter Township has been not to accept roads for dedication and this policy will be continued.

Condition of State Roads

Improved maintenance, improved drainage, resurfacing and identified intersections are the primary concerns on state roads. Although the municipalities have no direct control over state roads (the roads that carry the most traffic at higher speeds and present the most critical safety concerns) this *Plan* identifies a number of concerns which must be monitored:

- Correction of dangerous intersections
- Surfacing restoration
- Increasing volumes of traffic
- Speed limit enforcement
- Adequate road maintenance
- Adequate winter maintenance
- Improved signs for hazards and traffic control

Should the condition of these routes deteriorate due to lack of maintenance, or if PennDOT does not make improvements in anticipation of traffic volume increases over the long term, the capacity and level-of-service could degenerate. The municipalities should work with PennDOT and the Pike County Planning Commission to identify the most critical state route improvement needs in the municipalities and work to have the improvements programmed by PennDOT on their Twelve-Year Transportation Program.

Specific Areas of Concern

State Route 402:

- Pot hole and shoulder repair
- Speed enforcement
- Heavy truck traffic
- Winter maintenance

Silver Lake Road

- Paving as necessary
- Drainage improvements
- Enforcement of winter weight limit

Bushkill Road and Marshalls Creek Road

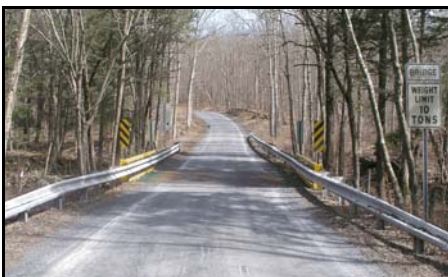
- Shoulder drop-offs
- Overall reconstruction and surfacing

Intersections

- Sprue Run Development - poor sight distance, dip in Route 402, excessive speed

Bridges

Porter Township owns and maintains two bridges, both on Snow Hill Road, with one crossing Spruce Run and one crossing Bushkill Creek. Each of the bridges carries only one lane of traffic and each is restricted to 10 tons. Despite these limitations, the bridges are in good condition and are adequate to handle the current level of traffic and vehicle types using the road. The Township has no plans to replace either of the bridges.



Spruce Creek Bridge - Snow Hill Road



Snow Hill Road

Non-state owned bridges with spans of 20 feet or more must be inspected every two years in accord with PennDOT requirements, and the inspections for local



Bushkill Creek Bridge - Snow Hill Road

and county bridges are conducted by engineers retained by the Pike County Board of Commissioners. Any identified maintenance issues are addressed by the Township for its two bridges. All other bridges in the Township are the responsibility of PennDOT.

Subdivision Roads

New road construction in the Township is associated with residential development. The subdivision and land development ordinance sets standards for road layout, design, and construction. Roads in subdivisions in Porter Township are owned and maintained by private communities.

Specific actions for new subdivision roads include:

- Maintain up to date standards in the Subdivision and Land Development Ordinance for new development roads.
- Review road construction standards to ensure adequacy for public safety and eliminate excessive requirements to minimize the consumption of resources for construction and long term maintenance.

Airports, Railroads and Public Transportation

Given the regional nature of airport and railroad development and required support, this *Comprehensive Plan* calls for no specific action to be taken by the Township with regard to air and rail service. Direct local municipal provision of public transportation is not feasible and no action is anticipated other than participation in regional transportation planning efforts.

- Area residents rely on regional airports in Pennsylvania, New York and New Jersey for major commercial carrier service.
- Railroad service is not available and never played an important role in Porter Township's economy. The closest freight rail service is found in East Stroudsburg. The planned passenger rail service between Scranton and New York City, via Hoboken, NJ, and nearby connections in Monroe County may have some effect on development in the Township by way of shortened commuting times.
- The Shortline Bus Company provides limited service in Pike County but does not serve Porter Township directly.

Public transportation in rural communities is generally limited by low population density, the cost of providing the service, and uncertainty of public acceptance and use. In short, the cost is too high in relation to the potential revenue from the users of the system, and without public subsidy, it is simply not feasible. In addition, even in areas where the public subsidy has been provided, use of public transport is low given long trips and limited schedules, and the historic reliance on automobiles in rural areas. A recent study conducted by the Pike County Area Agency on Aging confirmed this by concluding that a fixed route bus service in the County is not financially feasible. The Agency continues to provide van service for senior citizens and handicapped residents.

Bicycle Routes

Bicycle PA is the name for a network of cross-state bicycle routes that guide the bicycle tourist across the Commonwealth. The routes generally use existing highways that have been identified as desirable roads for bicycling. In some cases, the route uses

improved rail trails to bypass difficult sections. *Bicycle PA Route Y* runs along Route 6 through Palmyra Township in Pike County and then along the Kimbles Road and the Tow Path Road to the Roebling Bridge. Route Y1 follows Route 6 to Milford. Any transportation planning should consider the establishment of additional bicycle routes.



**PennDOT
Long Range Planning**

Under the jurisdiction of the State Transportation Commission, the PennDOT Twelve-Year Transportation Program is the means for transportation planning in Pennsylvania and the Program is updated every two years. Any project involving state or federal highway funding must be included in the Program. Given limited funding, few projects are programmed beyond the initial four years. The Pike County Office of Planning, in cooperation with the Northeastern Pennsylvania Rural Transportation Planning Organization and PennDOT, identify and prioritize long-range transportation improvements for the rural counties in Northeastern Pennsylvania, including Pike County, incorporating the projects into PennDOT’s 12-Year Program. PennDOT now focuses more on the four-year TIP concept (Transportation Improvements Plan) that lists projects in terms of funding, engineering and construction status. Currently, no construction projects in Porter Township are included on the 2009-2012 TIP.

**County Planning and
Road Task Force**

The 1996 *Pike County Comprehensive Plan* identifies the upgrade of SR 2004 Silver Lake Road from Route 402 to Route 739 as a priority project for inclusion in the TIP. The local municipalities in the County, via the Pike County Road Task Force, have the opportunity to work with PennDOT and the County Planning Office to identify the most critical state route improvement needs in the municipalities and work to have the improvements programmed by PennDOT through the Northeastern Pennsylvania Rural Transportation Planning Organization.

Pike County Comprehensive Plan, Chapter 4 Strategies for Future Growth

ADDRESSING TRANSPORTATION ISSUES

Interrelationships of plan elements are particularly evident in approaches to dealing with transportation issues. For instance, land use policies such as public land acquisition, open space preservation, and forestland protection and other conservation easements reduce the amount of land available for development in rural areas and result in fewer trips being generated. Limiting designated growth areas to areas that are served, or can readily be served, by public sewer can concentrate development, making alternative transportation needs more feasible and result in reduced trips in areas with roads not suited for higher traffic volumes and without alternative travel modes. Transportation issues do not follow municipal boundaries; therefore, municipalities need to plan cooperatively to assure that needed transportation infrastructure projects are initiated. The Pike County Road Task Force remains a strong group of municipal collaboration to identify and pursue needed transportation improvement County-wide.

Additional techniques . . . are providing sufficient Park and Ride facilities; parking management within the Boroughs; utilizing the 12-year transportation program to complete essential projects; using official map/right-of-way acquisition to facilitate improvements by placing improvements on official maps and beginning to acquire necessary rights-of-way; and implementing Capital Improvements Plans for transportation projects.

Municipality	Project	Year(s)	Stage	TIP Amount	Future Years	Stage	Future TIP
Blooming Grove	Rt402 Bridge over Blooming Grove Creek	2010-2011	CON	\$1,740,560			
	Rt402 Bridge over 184	2009-2012	FD, ROW, UTL, CON	\$2,344,400	2013	CON	\$5,751,006
	Rt739 Bridge over branch of Shohola Creek	2011-2012	PE, CON	\$542,904			
	Rt739 Bridge over outlet McConnell Lake	2010-2011	PE, CON	\$330,797			
Delaware	Rt739 Curve between SR2001 and US209	2010	ROW	\$108,160	2013	CON	\$1,518,383
	Milford Bushkill #2 SR2001 T-337 to Rockledge Rd.	2011	FD	\$679,137	2017	CON	\$19,539,225
Dingman	Log Tavern Road Bridge	2009-2011	FD, CON	\$1,883,265			
	SR2012 Bridge over outlet Sawkill Pond	2010-2011	PE, CON	\$278,153			
	T-424 Spring Brook Rd Bridge #5 over Rattlesnake Creek	2010	FD	\$129,359	2013	CON	\$759,197
Greene	Rt390 Bridge over Leavitt Creek	2011	PE, CON	\$674,919			
Lackawaxen	SR4003 Bridge over Rattlesnake Creek	2009-2012	FD, CON	\$1,530,565			
	SR434 Bridge over Balliard Creek	2012	CON	\$1,076,270			
	Rt590/SR4003 Curve at Woodloch/Realign	2009	FD	\$156,000	2013	CON	\$1,516,487
Lehman	Mink Pond Road Bridge	2009-2012	FD, CON	\$1,247,342			
	Milford Bushkill #1 SR2001 TR209 to T-337	2009-2011	CON	\$12,480,000			
	Milford Bushkill #2 SR2001 T-337 to Rockledge Rd.	see Delaware Twp					
	US209 Bridge over Toms Creek	2009	CON	\$2,000,000			
Matamoras	184 - Delaware River Bridge	2009	CON	\$22,334,436			
	Rt6 Bridge over Delaware River	2010	CON	\$1,103,440			
Milford Boro	Mott Street Bridge	2011	FD	\$56,243	2013	FD	\$1,012,255
Milford Twp	Rt6 Bridge over Sawkill Cr.	2012	PE	\$935,887			
Shohola	Pond Eddy Bridge	2009	PE	\$100,000			
	Armuller Bridge #24 over Balliard Creek	2010	FD, ROW	\$80,038	2013	CON	\$15,183,828
	SR1005 Bridge over Shohola Creek	2009-2012	FD, CON	\$2,223,646	2013	CON	\$1,012,255
Pike Misc.	Transportation Enhancements - Pike/Wayne	2009-2012	CON	\$419,975			
	Pike Rail - Grade Crossing Improvements	2009-2012	CON	\$60,000	2013, 2017	CON	\$120,000
	STU - Urban Funds transfer from LLTS	2009-2012	CON	\$173,250			
	Highway Funds Reserve - Pike/Wayne	2009-2012	CON	\$1,980,570			
	Bridge Reserve - Pike/Wayne	2009-2013	CON	\$1,876,833	2013, 2017	CON	\$16,416,000
	HSP Safety Improvement - Pike/Wayne	2009-2011	CON	\$16,400	2013, 2017	CON	\$5,716,000
	184 Milford to Matamoras	2010-2011	FD, CON	\$32,080,000			
	184 Milepost 34 to 40	2011	PE	\$4,000,000			
	Resurfacing - various	2009	CON	\$150,000			
	Act 44 Miscellaneous	2009-2012	CON	\$1,228,900	2013, 2017	CON	\$32,824,000
	Surface Treatment - Various	2009	CON	\$1,000,000			
	Total			\$97,021,449			\$101,368,624
	Total for Bridge only			\$40,612,224			\$23,718,535
	Total for Road Const. only			\$51,882,197			\$55,398,089
	Total for Miscellaneous			\$4,527,028			\$22,252,000
	Total for CON only			\$85,382,500			

FD-Final Design; CON-Construction; PE-Preliminary Engineering; UTL-Utilities; ROW-Right of Way
 Prepared by Pike County Office of Community Planning - nmm

**Need for Regional
Transportation Planning**

Given that traffic is an issue that transcends municipal and state boundaries and effects all the municipalities in Pike County, the County Planning Office should take the lead role in coordinating and promoting the idea of regional traffic planning. This should include the affected municipalities (in Pennsylvania and New Jersey), the County Planning Commission, the Pike County Road Task Force, PennDOT, NJ DOT and the Joint Toll Bridge Commission. This will require a long term commitment of significant staff time and effort. However, without such commitment the problem will simply intensify with no real plan or solution.

Other Actions

- Participate in the PennDOT Customer Advisory Board to communicate concerns to PennDOT.
- Continue to work with the Pike County Road Task Force and PennDOT officials to discuss highway improvement needs and prioritize and promote specific improvement projects.
- Work with local legislators, the County and PennDOT to schedule studies to identify improvements to correct identified road and intersection deficiencies.
- Complete and update regularly a detailed Township road inventory and evaluation to identify needs and develop an improvements schedule within normal budgetary process, and to identify potential capital projects for a capital improvements plan.
- Maintain an up-to-date road occupancy ordinance setting standards for driveway access to Township roads and for stormwater and utility improvements within the road right-of-way and require the issuance of a highway occupancy permit by the Township for any access or drainage work along Township roads.

HISTORIC PRESERVATION PLAN

INTRODUCTION

Historic Resources

The historic resources in Porter Township are key components of the rural-recreation landscape and the character of the community. The history and historic resources of the Township have been well documented by the Pike County Historical Society and in the 1997 *Pike County Historic Resources Study*, each maintaining an extensive list and description of buildings, structures and sites which comprise the historic fabric of the Township. The preservation of these resources in this time of growth and development is one of the basic tenets of this *Comprehensive Plan*

What are Historic Landscapes?

Historic landscapes are places that, through their physical characteristics and features, reflect the interaction of human beings with the environment. They may be associated with a historically significant activity, event or person, or otherwise manifest the values or traditions of a culture. Sometimes called cultural landscapes or heritage landscapes, historic landscapes often incorporate both natural resources, such as vegetation, bodies of water and topographical characteristics, and human-made features, such as buildings, monuments and path systems. Ranging in size from a small plot to thousands of acres, historic landscapes may be the setting for an important building or might be significant in their own right.

Source: *Pike County Open Space, Greenways and Recreation Plan*, p. 218, and Doherty, Joanna. (2005) *Terra Firma: Putting Historic Landscape Preservation on Solid Ground*, Boston, Massachusetts Department of Conservation and Recreation, p 3.

The aim of historic resource protection is to retain the identity of a community or region as reflected in its natural and built environment. It ensures that the community’s heritage and unique character are preserved to be appreciated by future generations. Historic resources provide a sense of place that fosters a connection to the community and a sense of pride among its residents. The resources also provide an awareness of the community’s roots and traditions and are a valuable educational tool. With increasing development pressure many historic structures and sites are sacrificed or altered, or the surrounding area is developed, to the point that historic value is lost.

HISTORIC RESOURCES GOAL AND OBJECTIVES

Historic Resources Goal: Protect historic resources as an important part of the character of the Township.

A number of historic landscapes, sites and structures are found in Porter Township, ranging from traces of the Native Americans and early settlers, to more recent residences and outbuildings, and hunting cabins and lodges. Buildings were erected as part of a growing community, and although many of the early structures are now gone, the many which remain add tremendously to the character of the community. In addition to buildings, stone walls and fences are significant historic features throughout the Township. Originally an integral part of early agricultural practices, stone wall and fences are now being incorporated into home design and as the prime feature in landscaping. The preservation of historic buildings and other features, and encouraging new development to be consistent with the existing historic character are critical to the future of the community.

Pennsylvania has more than 100,000 historic resources identified by the National Register of Historic Places. Thousands more could be identified across the state, in cities, towns and villages, and rural areas. This rich heritage is under threat-from abandonment and demolition of decaying urban building stock, destruction of rural landscapes and prime farmland for housing and business, and highway construction to accommodate the tidal wave of trucking and passenger traffic. As with our natural resources, we must strengthen our values and develop strategies to maintain our historic resources. Historic resources are worth saving. Without these resources, communities would lose their integrity, identity, and their attractiveness to newcomers. The goal is to strike a balance between development and saving what's important to the community's past.
 Source: *Better Models for Development in Pennsylvania*, p. 83.

OBJECTIVES:

- Historical Society** **Work with the Pike County Historical Society to promote historic preservation in the Township and consider the creation of a local historical society.**

- Identify and Evaluate** **Develop an inventory of historic resources and evaluate the resources for register status.**
 - Historic Register - Based on the historic resources inventory, create a local historic register and consider nomination of qualifying structures and places to the National Register of Historic Places.

- Adaptive Reuse** **Encourage the adaptive reuse of historic resources.**
 - Adaptive Use - Allow the adaptive use of large older homes to enable owners to adequately maintain the structures.

- Design Guidelines** **Develop guidelines for residential and commercial development to encourage historically sensitive design.**

- Education** **Educate property owners on the significance and value of historic resources, and of the opportunities for their preservation.**

- Funding** **Identify funding sources for historic preservation.**

Porter Township Development History

Porter Township was established (incorporated as a municipality) on December 16, 1851, comprising lands that had previously been contained in Delaware and Lehman Townships. The name is said to have been chosen in honor of Judge James Madison Porter who is believed to have built the first permanent residence in the area sometime around 1849. The only community of any sort listed in the township on an 1872 map of Pike County is the small hamlet of Porterville, which existed around the present day Porter's Lake. Judge Porter appears to have been a prominent citizen of the region for in 1842 at a celebration in Honesdale feting the visit of Washington Irving, Porter is given credit for dubbing the steep cliffs on the town's east side, Irving's Cliff, which until that time had simply been referred to as the "Ledge". David Rittenhouse Porter served as governor of Pennsylvania from 1839 to 1845 and there are some who believe the township might have been named for him.

The forests of Porter Township have always been key to the settlement and subsequent development of the Township. The earliest Europeans who arrived looking for land to settle and farm found instead thin soils which would support only a subsistence living, and they soon turned to timbering to make a living. The recent residential development has been spurred by seasonal visitors and retirees who find the Township's second-growth, forested environment so attractive.

By the late 1800's, reports indicate that most of the Township had been cleared of timber leaving a desolate land of low brush and scrub oak. At the southern end of the township, all of the hemlock had been depleted almost half a century earlier in order to supply bark for a large tannery operation at Resica Falls, Monroe County. There are still residents of the township who remember hearing of the uncontrollable fires that raged through the denuded countryside. It is claimed that one such fire burned out of control from Promised Land in Greene Township, east through Porter, Lehman and Delaware Townships to the Delaware River.

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In the center of Porter Township a wooden sign on Route 402 marks Ludleyville as the site of the first planting of trees on state forest land in October of 1899. By virtue of several acts of the Pennsylvania Legislature, the Division of Forestry of the Pennsylvania Department of Agriculture was authorized to acquire land for state forest reservations. The planting that occurred in 1899 included ½ acre of Carolina Poplar followed by an additional 1000 Catalpa plantings in the spring of 1900. It is interesting to note that at the time of the planting, an evaluation of the soil was made. The results of the test showed the ground to be of poor quality (a layer of thin loam underlaid with clay), thereby substantiating the barrenness of the Porter terrain.

By 1913, the entire experiment was reported a failure due to "winter kill" (another testimony to the severe conditions in Porter and in Pike County in general). However, District Forester E. C. Pyle was able to see some value in the experiment and in 1949 he wrote: "Its failure (the planting experiment) is more impressive than had it been successful. It proves that nature will ultimately reforest if fires are curtailed over long periods."

After the acquisition mandates of 1897, the Forest Service began in earnest to place land in forest reserves throughout the state. By 1902 approximately 50,000 acres had been acquired in Pike and Monroe Counties, and this property made up what was then called the Minisink Forest. Under the administration of Gifford Pinchot, who was Commissioner of Forestry in 1921, all of the states forest reserve holdings in Pike and Monroe Counties were consolidated into (the) Delaware State Forest which today comprises over 72,000 acres. By far, the majority (64,190 acres) of this popular recreational resource falls in Pike County with over 22,000 acres belonging to Porter Township.

The first step taken to make Pike's forest land available to the public came in 1913 when the Department of Forestry authorized the leasing of "small areas of land for the purpose of permanent camping and outing ground." Since that time, over 1,000 cabins have been built on land leased from the Forestry Department. Nowhere is the hunting cabin a more prevalent sight than in Porter, where they actually outnumber permanent, year-round residences. A typical example exists at Pine Flats where a 60 cabin colony and clubhouse stand near the Big Bushkill Creek. A similar cabin colony stands near little Mud Pond across the lake from a natural cranberry bog.

During the 1930's many improvements were made on State Forest Land by the Civilian Conservation Corps. Throughout the Delaware Forest the "C.C.C. boys" made a detailed survey and inventory of the timber land which provided information for a comprehensive management plan of the forest. Timber stand improvement was undertaken by removing inferior growth, thereby allowing more valuable species to develop. In order to minimize the risk of fire, a system of fire towers, telephone lines, fire lanes and truck trails was developed. In Porter, the corp was responsible for constructing a public recreation area and fishing access at Peck's Pond, at the north end of the township. Here, a covered pump, a pavilion, rest rooms, picnic tables and fireplaces were constructed and still exist today. Five mile Meadow Road, Flat Ridge Road and the Burnt Mill Road, are all trails that the civilian crew blazed some thirty years ago which are still enjoyed by hikers and snowmobilers. Beyond the benefits to the public, the corp members, many of whom were jobless veterans, seem to have profited from their services in Porter Township and elsewhere in the Delaware Forest. In his review of the C.C.C. project in Pike and Monroe Counties, the crew superintendent of the Edgemere encampment in Porter Township had the following comments: "...the work has had a large measure in bringing them back to a normal station in the world ... Consequently they are benefitted both physically and spiritually through the various camp activities."

Lumbering operations in Porter Township also provided activity for German prisoners-of-war during World War II when the American government was seeking isolated, secure locations in which prisoners could be put to work.

The Delaware Forest today is visited by thousands of people annually for a wide variety of outdoor recreation activities. The streams and lakes provide excellent fishing. The hiking trails provide spectacular views of the lakes, hills, and swamps, as well as frequent sights of wild birds and animals. For several years intensive studies

Continued on next page . . .

of the black bear in its natural habitat have been carried on here. A visitor to the state forest may be fortunate enough to spot a bear, but will almost certainly have the chance to observe deer and many smaller animals.

Along with the immense State Forest holdings, Porter Township has numerous private estates and hunting clubs which have guaranteed that a vast amount of acreage remain in an undeveloped state. Examples of these privately owned estates include the Porters Lake Club, Hunters Range, the Saw Creek Hunting and Fishing Club, the Beaver Run Club, Dorney Park's (formerly) Hermitage, and many others.

While forestry enterprises and agriculture served as the base for the initial settlement and early economic development of the Township and Pike County, over the years these basic rural activities have lost significance to the local economy. Many acres in the region which once were forested or in agriculture are now subdivided into residential lots. Nevertheless, the forest and the area's rural character, coupled with the proximity of Pike County to urban areas in Pennsylvania, New Jersey and New York, set the stage for the area's reputation as an outdoor recreation mecca. Improvements in transportation, initiated by railroad access and culminating in road improvements and the completion of the interstate highway system, transformed Pike County into the recreation/second-home community of today. More recently, changes in the quality of life and cost of living in urban areas are reflected in the changing character of the County from a recreation/retirement community to a bedroom community, where full-time residents commute to work outside of the County.

Although the level of residential development in Porter Township, owing to the thousands of acres of state-owned land and large hunting clubs, has not nearly approached the level of many of the other townships in Pike County, a number of residential developments have been platted over the years. More importantly, given the large private land holdings, the Township holds great potential for development should the demand for housing be stimulated by a revitalized recreation home market or by an increased pace of the relocation of nearby urbanites to full-time residency in the Township. The direction plotted by this *Comprehensive Plan* and the land use control and growth management actions taken by the municipal officials of Porter Township, along with the private development decisions made in response to demands for housing and commercial development, will shape the community's character over the next ten to twenty years.

Source: 1999 Porter Township Comprehensive Plan. (The quotes in are taken from *An Illustrated Historic Survey of Porter Township*, text by George Fluhr and John McKay, layout-cover-illustrations by Bruce A. Frank, with the cooperation of Township Historian Harry Foreman.)

EXISTING HISTORIC RESOURCES

National Register

According to the Pennsylvania Historical and Museum Commission (PHMC), no individual structures in Porter Township are listed on the National Register of Historic Places. In addition, the *Pike County Historic Resources Study*, which was completed in 1997 by Pike County and Cultural Heritage Research Services, Inc., details the many historic resources in Pike County. It identified the Hunter Range School, now the Township Building, as potentially eligible.

Register Eligibility

In order to be eligible for the National Register, a resource must meet one of four criteria:

- the resource made a significant contribution to the broad patterns of our history;
- the resource is associated with the lives of persons significant in our past;
- the resource has distinctive characteristics of a building type, period, or method of

construction, that represent the work of a master, possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; and,

- the resource has yielded, or may be likely to yield, information important in prehistory or history.

A resource that meets any one of the four eligibility criteria is given a Determination of Eligibility by the Bureau for Historic Preservation. That resource, however, might never obtain a listing on the National Register.

The PHMC's Bureau for Historic Preservation provides services to assist in the National Register process, including technical assistance to preparers of National Register nominations, guidance on conducting architectural and historic surveys, evaluation of National Register eligibility, and nomination of properties to the National Register of Historic Places. The State Historic Preservation Board reviews all nominations. If approved, the nomination is then sent to the National Park Service, which either approves or denies the nomination. If approved, it is entered into the National Register of Historic Places.

Many of the older homes and buildings and historic sites in the Township, along with the landscape itself, add to the historic fabric. Some of these buildings and structures may also be eligible for listing on the National Register. However, the application process is very detailed and the criteria are quite rigorous with the need to document national historic significance, not simply local significance. Even if a building or site is included as eligible, sufficient documentation must be submitted to gain the full listing on the National Register.

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 National Register is administered by the National Park Service, which is part of the U.S. Department of the Interior. The Pennsylvania Historical and Museum Commission manages the National Register of Historic Places for Pennsylvania. National Register properties are distinguished by having been documented and evaluated according to uniform standards. These criteria recognize the accomplishments of all peoples who have contributed to the history and heritage of the United States and are designed to help state and local governments, federal agencies, and others identify significant historic and archeological properties worthy of preservation and of consideration in planning and development decisions.

Listing in the National Register, however, does not interfere with a private property owner's right to alter, manage or dispose of property. It often changes the way communities perceive their historic resources and gives credibility to efforts to preserve these resources as irreplaceable parts of the community. Listed historic districts enable municipalities to control the exterior appearance of structures.

Listing in the National Register contributes to preserving historic properties in a number of ways:

- Recognition that a property is of significance to the nation, the state, or the community.
- Consideration in the planning for federal or federally assisted projects.
- Eligibility for federal tax benefits for income producing properties.
- Qualification for federal assistance for historic preservation, when funds are available.

SELECTED PORTER TOWNSHIP HISTORIC RESOURCES (Source: Pike County Comprehensive Plan)	
Site of the first planting of trees on state forest land	A wooden sign on Rt. 402 in the center of Porter Twp. marks Ludleyville as the site of the first planting of trees on state forest land in October 1899.
Pine Flats	An area where a 60 cabin colony and clubhouse stand near the Big Bushkill Creek.
Little Mud Pond	Cabin Colony leased out by the Department of Forestry for the purpose of permanent camping and outing ground in one of the first attempts to open the forests up to the public.
Porter Township Municipal Building	On Route 402, opposite the Snow Hill Road. The structure was originally the Hunter's Range School, the second on that site, and because it has remained unaltered it is a good example of the rural school facilities in Pike County a half century ago. Built in the 1920's, the one-room schoolhouse held grades 1-8. Since the reuse as the Township Hall, the interior has remained unchanged and the original slate blackboard is still occasionally used by the township officials.
Edgemere Ranger Station	Located near the abandoned C.C.C. camp and was one of five which served the area.
The abandoned C.C.C. Camp	A camp once occupied by the C.C.C.
Clark Cemetery	The resting place of several early township residents
Camp William Penn	Since 1929, this camp is owned and operated by the Philadelphia Department of Recreation to provide a camp for those city children who otherwise could not afford summer camp. From 1929-1949, this was the summer residence of the students of Girard College of Philadelphia, a boarding school for fatherless boys. Since 1952, the camp has been under the direction of the City of Philadelphia. Included within the camp are some of the Township's oldest buildings, all of which were believed to be built in the 1870's.
The Smith House	On Peck's Pond, this house was built by one of the oldest families in the area. During the early part of the 20 th Century the Smiths, like so many other residents of that period, operated a boarding house.



Beaver Run Lodge

Locally Significant Resources

The limited number of designated or eligible structures in the Township does not mean that it does not have a rich history. Historic resources of local significance are those that have not been nominated for the National Register, but are still meaningful and important to the community's heritage. While many of these sites are known informally, a local register would be an important first step in securing the resources for the future.

Old Homestead, Route 402 and Whittaker Road



Hunter Range School

The *Pike County Historic Resources Study* reported: *This historic property, Hunter Range School, is located on the east side of Route 402 near the intersection at Snow Hill Road in Porter Township. Built in the early twentieth century, the school is a one-and-one-half-story, side-gabled building, comprising two interior rooms. The school features a central entrance and was designed in a Colonial Revival style, deemed especially appropriate for modest public buildings in this period. Although the nine-over-six windows and double doors are original, the building has been clad with vinyl siding and aluminum eaves. A privy or wood storage building stands to one side of the school. The school appears to be eligible under Criteria A and C for the National Register for its historical and architectural significance.*



The *Pike County Historic Resources Study* also included a list of sites determined to be ineligible for the National Register, and none in Porter Township were noted. It is not clear if any of the long existing hunting and fishing lodges, the Smith House or any of the significant sites on State Forest Land were evaluated. Certainly, these sites, if not nationally important, are locally significant.

PLANNING IMPLICATIONS**PA Historic District Act**

The Pennsylvania Historic District Act *authorizes counties, cities, boroughs, incorporated towns and townships to create historic districts within their boundaries providing for the appointment of Boards of Historical Architectural Review; empowering governing bodies to protect the distinctive historical character of these districts and to regulate the erection, reconstruction, alteration, restoration, demolition or razing of buildings within the historic districts.* Under the Act municipalities have the authority to enact local historic regulations within historic districts listed on the National Register. Restrictions may range from the use of historic resources to their aesthetics. Applications pertaining to historic resources are reviewed by the Historical Architectural Review Board, which then makes a recommendation to the governing body.

PA Planning Code

The Pennsylvania Municipalities Planning Code enables municipalities to plan for and act to preserve and protect historic resources. *Preservation or protection, when used in connection with . . . historic resources, shall include means to conserve and safeguard these resources from wasteful or destructive use.* The MPC also states *where zoning districts are created, all provisions shall be uniform for each class of uses or structures, within each district, except that additional classifications may be made within any district for places having unique historical, architectural or patriotic interest or value* Although not having the force of provisions under the Historic District Act of regulating with specific design standards, a municipally organized historic review commission could act in a support capacity by conducting research, providing data on historic resources and making recommendations for historically sensitive development. The zoning ordinance could formalize the review process for locally significant structures and include incentives such as increased lot coverage or reduced building setbacks to support such sensitive development. The Township currently has no zoning provisions for historic resource protection under the MPC; therefore, historic resources are left virtually unprotected.

Historic Preservation Planning

A well-conceived preservation planning process serves to:

- *Establish a basis of public policy about historic resources;*
- *Educate and inform residents and others about their community's heritage and its value;*
- *Identify opportunities for economic growth based on the community's historic and architectural character.*
- *Ensure consistency among various local government policies that affect the community's historic resources;*
- *Lay the groundwork for adopting a local historic preservation ordinance or strengthening an existing one;*
- *Eliminate uncertainty or confusion about the purpose, meaning, and content of a community's preservation ordinance;*
- *Inform existing and potential property owners, investors, and developers about what historic resources the community wants to protect as it grows;*
- *Create an agenda for future preservation activities; and*
- *Facilitate compliance with federal and state historic preservation and environmental quality laws.*

Preservation plans serve several purposes:

- *educating elected and appointed officials, municipal staff, property owners, investors, and others about the status of historic resources within the community and the economic benefits of preservation;*
- *formally documenting existing conditions, issues, opportunities, and challenges;*
- *providing information on tax and other incentives for preservation;*
- *offering discussion and analysis regarding preservation of historic resources, and establishing a roadmap for future efforts;*
- *setting out the roles and responsibilities of the public, private, and nonprofit sectors with regard to the preservation of historic resources.*

Source: *Planning Commissioners Journal*, No. 52, Fall 2003, p. 6.

FUTURE PLANNING POLICIES

Overview

Future planning policies are measures intended to achieve the Township's historic resource protection goals by guiding future decisions and actions related to historic resource protection.

Policies

The history of Porter Township and the County is extremely important, providing evidence of early human settlement and marking a significant social and cultural transformation of the 19th and 20th Centuries. The following policies are intended to preserve and promote this important and unique past which can also serve as an invaluable asset for the local tourism economy:

- Continue the identification of historic sites (nationally and locally significant) and pursue National Register listing.
- Promote public education to raise awareness of local history and historic resources.
- Promote preservation of historic buildings and structures during the land development process.
- Preserve historic buildings by incorporation in commercial areas as commercial uses.
- Preserve historic sites by promotion as recreational or tourist destinations.
- Pursue technical assistance and funding for historic resource identification and preservation.

IMPLEMENTATION STRATEGIES

Overview Implementation strategies are the specific means by which Porter Township can execute the future planning policies. The strategies take the form of regulatory provisions included in the zoning, subdivision and land development ordinance, and other ordinances, as well as non-regulatory initiatives. The following implementation strategies are organized according to zoning ordinance amendments, subdivision and land development ordinance amendments, and additional measures.

Historical Society Encourage and support community efforts to create a Local Historical Society to promote the benefits of historic preservation and document and preserve local history and historical artifacts. Once created, work with the Society and County Society to:

- Conduct a public outreach program, perhaps through a newsletter or web site, to provide educational materials on the Township’s history and historic resources.
- Develop a local historic register program aimed at identifying properties eligible for state and national recognition, and encourage and support efforts to list and preserve such properties on the National Register.

Benefits of Historic Preservation

Since the 1970s, mounting evidence has shown that historic preservation can be a powerful community and economic development strategy. Evidence includes statistics compiled from annual surveys conducted by the National Trust for Historic Preservation and statewide Main Street programs, state-level tourism and economic impact studies, and studies that have analyzed the impact of specific actions such as historic designation, tax credits, and revolving loan funds. Among the findings:

- *Creation of local historic districts stabilizes, and often increases residential and commercial property values.*
- *Increases in property values in historic districts are typically greater than increases in the community at large.*
- *Historic building rehabilitation, which is more labor intensive and requires greater specialization and higher skill levels, creates more jobs and results in more local business than does new construction.*
- *Heritage tourism provides substantial economic benefits. Tourists drawn by a community’s (or region’s) historic character typically stay longer and spend more during their visit than other tourists.*
- *Historic rehabilitation encourages additional neighborhood investment and produces a high return for municipal dollars spent.*
- *Use of a city or town’s existing, historic building stock can support growth management policies by increasing the supply of centrally located housing.*

Source: *Planning Commissioners Journal*, No. 52, Fall 2003,

- Seek technical assistance from historic preservation organizations, such as the PHMC and Preservation Pennsylvania for inventorying and documenting resources and nominating resources for the National Register.
- Seek funding from organizations such as the National Park Service, National Trust for Historic Preservation, Pennsylvania Historical and Museum Commission, and Pennsylvania Department of Conservation and natural resources, and programs such as the Federal Rehabilitation Tax Credit Program.
- Create a system for efficient storage, mapping, and retrieval of historic resource data and maintain a historic resources database.

Site and Sign Design Guidelines

As part of a continuing commitment to the historic character of a community some municipalities and historical societies provide site and sign design guidelines to encourage commercial establishments and signs to be consistent with the community’s heritage. The guidelines would not be mandatory absent a historic district listed on the National Register. Such a community based effort would be invaluable to preserving the overall character of the Township.

Ordinances

Ordinance provisions intended to implement the planning policies and recommendations pertaining to historic resource protection are as follows:

- Adopt a historic resource protection ordinance to:
 - Require demolition review.
 - Prohibit demolition by neglect.
 - Include provisions for use and adaptive re-use of historic resources.
 - Provide incentives for rehabilitation of historic resources
- Allow home occupations in all zoning districts as a means of encouraging productive use of historic structures which tend to be larger and more difficult to maintain.
- Incorporate the preservation of historic resources in conservation design for residential and commercial development.

NPS Certified Program

Consider participation in the Certified Local Government Historic Preservation Program of the National Park Service and the Pennsylvania Bureau of Historic Preservation.

Certified Local Government Historic Preservation Program

The Certified Local Government Program is a preservation partnership between local, state and national governments focused on promoting historic preservation at the grass roots level. The program is jointly administered by the National Park Service (NPS) and the State Historic Preservation Offices (SHPOs) in each state, with each local community working through a certification process to become recognized as a Certified Local Government (CLG). CLGs then become an active partner in the Federal Historic Preservation Program and the opportunities it provides.

Why become a CLG? The key reason is the access certification provides to the expert technical advice of the State Offices as well as the NPS. Partnerships with the National Alliance of Preservation Commissions, Preserve America, the National Trust for Historic Preservation, and the National Main Street Center are also networks that CLGs have an opportunity to tap into. Of course, access to Federal funding is another benefit, making certified communities able to access the portion of Federal funds set aside by each SHPO for just CLGs annually. Being a CLG also shows your community's commitment to keeping what is significant from the past for future generations. As a certified town, city, or county seeking other opportunities, it becomes easy to demonstrate a readiness to take on a preservation project and be successful.

What is a CLG required to do?

A community must show both the state and NPS that they are committed to historic preservation. They can do this by addressing the following minimum goals.

- * Establish a Preservation Commission*
- * Establish an ordinance*
- * Maintain an active survey of local historic resources*
- * Participate in the National Register process*

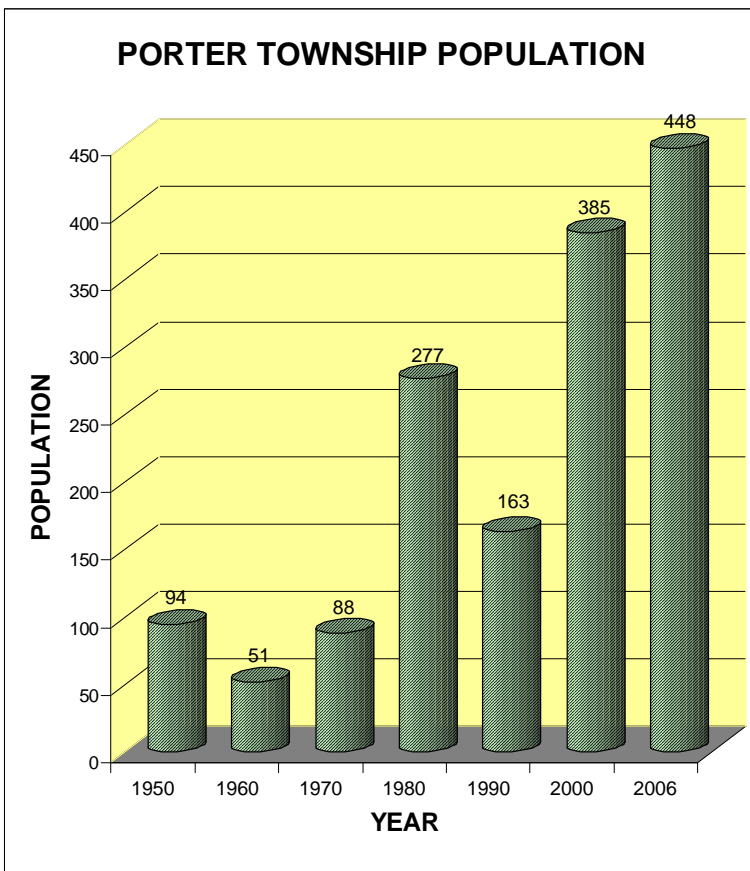
(Source: www.nps.gov/history/hps/clg/)

DEMOGRAPHICS AND ECONOMIC BASE

Demographics

Why is understanding population demographics so important to planning for the growth and development of a community? A community's demographic composition is affected by the geographic, physical and economic character of the community. At the same time, the demographic composition is largely responsible for the manner in which a community develops and grows (or declines) in terms of demand for community facilities and services to meet the specific needs of the changing population, thereby altering the very character of the community.

Take for example the suburbs of New York City and Newark, New Jersey. These two cities, given their location with access to the Atlantic Seaboard and inland areas, historically functioned as the focus for trade and industry for much of the Northeast United States. As the population became increasingly mobile with increased automobile ownership and improved highways, more and more urbanites moved from the city to nearby residential areas and commuted daily to their jobs in the city. As once rural areas developed into suburbs, the demands placed on local governments changed as the population changed. More highways, public water supplies, and public sewage disposal systems were needed. Along with the increasing population came the demand for commercial facilities to meet the retail and service needs of the changing population. In more recent years, the growing suburban areas have witnessed the development of industry and business, which followed the population shift from the cities.



This scenario is, of course, a simple explanation of a complex urban development process that has occurred over the past century. Nevertheless, it does demonstrate that differing and changing populations demand different public and private facilities and services, and the change itself can be initiated and amplified by the specific character of the community undergoing the population change. The example is especially appropriate for Porter Township and the other small communities near the ever-expanding metropolitan areas of Pennsylvania, New Jersey and New York. Here in Pike County, population characteristics and land development have been so closely linked to residents leaving metropolitan areas for recreation and relaxation, construction of vacation homes, and in many cases, permanent residency.

In short, by gaining an understanding of the demographic character of a community and forecasting how the population is likely to change, both in number and composition, local officials can assess the need for additional or different types of public and private facilities and services required to meet the demands of the changing population.

Early Settlement

From the beginning of its early settlement, the Township's demographic composition and community character have been closely linked to its natural environment and nearby metropolitan areas. Beginning in the mid-1960's, residents from nearby metropolitan and suburban areas of New Jersey, New York and Pennsylvania discovered Pike County as a place within an easy commute that offered an affordable haven from the rigors of urban life. In response to the demand for recreation/second homes, thousands of lots were platted around the County and thousands of homes were constructed. Most of these homes were used as vacation homes, and in many cases, became retirement homes as the owners completed employment obligations in the metro areas.

As pointed out in the 1999 Township Comprehensive Plan, Porter Township is somewhat different than the other townships in the County. The Township is largely comprised of undeveloped land owned by the State and hunting clubs. This has minimized the amount of residential development, effectively limiting the Township's population. As the Township evolved from its early association with subsistence farming and timber harvesting days, its land was maintained in larger undivided tracts which were purchased by the Commonwealth or the hunting clubs, most of which today remain committed to preserving open land. In short, the Township has seen little residential and commercial development compared to other area communities. Instead, it has retained much of its original landscape which originally made it so attractive for outdoor recreation and continues to do so.

Recent Changes

The early formation of hunting and fishing clubs, the availability of thousands of acres of state forest land, and the construction of the private cabins on leased state land played key roles in the early tourism development of the Township. In more recent times, the vacation/retirement home development in several private residential communities in the Township continued the tourism evolution. Tourism continues as an important part of the local economy. However, an increasing number of new families are moving to the Township and are commuting to work in nearby Pennsylvania, New Jersey and New York metropolitan areas.

Population Changes

Prior to 1970, the population in Pike County was concentrated in the two boroughs in the County, Matamoras and Milford, situated along the Delaware River. However, in more recent times, the higher population and the population growth has shifted to the townships in the County, most dramatically to Lehman Township, Dingman Township and Delaware Township, located closer to the New Jersey/New York metropolitan area. While all of the township populations have increased significantly since 1950, the population of the boroughs has changed relatively little in comparison.

Porter Township's population in 1890 was reported at 89 persons, with the number falling to about 50 through 1930, and increasing to 94 in 1950, decreasing to 51 in 1950, and increasing again to 88 in 1970. The *Historical Population and Growth Table* provides U. S. Census data from 1950 to 2000 for Porter Township along with that of Pike County and its other local municipalities, and the Commonwealth. Porter Township population continues to be, and will likely remain, the lowest in the County.

Population Growth

There was no significant change in the Township's permanent population until the 1970s when the population increase to 277 by 1980. This was largely associated with the development of Hemlock Farms and the conversion of vacation homes to retirement homes, Pike County and its local municipalities having some of the highest percentages of senior citizens in the Commonwealth during that period.

HISTORICAL POPULATION AND GROWTH										
U.S. CENSUS										
Municipality	1950	1960	1970	%60-70	1980	%70-80	1990	%80-90	2000	%90-00
Blooming Grv	358	424	548	29.2%	1,176	114.6%	2,022	71.9%	3,621	79.1%
Delaware	511	549	671	22.2%	1,492	122.4%	3,527	136.4%	6,319	79.2%
Dingman	361	382	518	35.6%	1,855	258.1%	4,591	147.5%	8,788	91.4%
Greene	829	793	1,028	29.6%	1,462	42.2%	2,097	43.4%	3,149	50.2%
Lackawaxen	1,072	1,068	1,363	27.6%	2,111	54.9%	2,832	34.2%	4,154	46.7%
Lehman	459	318	624	96.2%	1,448	132.1%	3,055	111.0%	7,515	146.0%
Matamoras	1,761	2,087	2,244	7.5%	2,111	-5.9%	1,934	-8.4%	2,312	19.5%
Milford Boro	1,111	1,198	1,190	-0.7%	1,143	-3.9%	1,064	-6.9%	1,104	3.8%
Milford Twp	233	386	418	8.3%	663	58.6%	1,013	52.8%	1,292	27.5%
Palmyra	582	651	1,204	84.9%	1,722	43.0%	1,976	14.8%	3,145	59.2%
Porter	94	51	88	72.5%	277	214.8%	163	-41.2%	385	136.2%
Shohola	455	413	574	39.0%	986	71.8%	1,586	60.9%	2,088	31.7%
Westfall	599	838	1,348	60.9%	1,825	35.4%	2,106	15.4%	2,430	15.4%
Pike County	8,425	9,158	11,818	29.0%	18,271	54.6%	27,966	53.1%	46,302	65.6%
PA (1,000s)	10,498	11,319	11,794	4.2%	11,864	0.6%	11,882	0.1%	12,281	3.4%

1990 Anomaly

The 1990 Census actually reported a 41% decline in permanent population for the Township in the 1980-1990 decade. As reported in the 1999 Township Comprehensive Plan, *Township and County officials believe this was an error made by the Census Bureau when conducting the 1980 or 1990 Census. An over count could have occurred in 1980 or an under count in 1990. Given that the number of housing units increased by twenty-four between 1980 and 1990, and population growth continued at a rapid pace in other townships in the County, a population loss in Porter Township seems unlikely. The error could have resulted from Census Bureau personnel simply not identifying all of the permanent residences in the Township. There is no reason that the direct effect of migration from nearby metro areas and the continuing trend for bedroom community, residential development did not continue in Porter Township in the 1980's as well as in surrounding municipalities in both Pike County and Monroe County.*

More Growth

The population of the Township increased to 385 by 2000. Given the relatively small base population, it is obvious that most of the population increase in the Township resulted from people moving into the community rather than from natural increase, that is more births than deaths. The increase between 1970 and 1980 may have resulted from senior citizens retiring to the Township. In the case of 1990 to 2000, the housing data presented later suggests that much of the recent population growth resulted from the conversion to full-time residences of many of the seasonal homes in the Township.

The *Historical Population and Growth Table* shows varied growth pattern for the other municipalities in Pike County as well as the County and State. While all exhibited growth since 1950, a number have increased significantly since 1990. Taken as a whole, the Townships and the County have been dramatically increasing in population while the two Boroughs, Matamoras and Milford, have experienced

population increases at more modest rates, due primarily to the paucity of land for new development. This population shift has contributed to many of the growth and development issues now facing the municipalities in Pike County – loss of open land, traffic, increased numbers of school children, and demand for police protection, recreation, and other public facilities and services.

POPULATION ESTIMATES and PERCENT OF COUNTY											
US. CENSUS											
Municipality	estimate				2000 - 2006		% of County				
	1970	1990	2000	2006	#	%	1970	1990	2000	2006	
Blooming Grove	548	2,022	3,621	4,504	883	24.4%	4.6%	7.2%	7.8%	7.7%	
Delaware	671	3,527	6,319	8,237	1,918	30.4%	5.7%	12.6%	13.6%	14.2%	
Dingman	518	4,591	8,788	11,660	2,872	32.7%	4.4%	16.4%	19.0%	20.0%	
Greene	1,028	2,097	3,149	3,666	517	16.4%	8.7%	7.5%	6.8%	6.3%	
Lackawaxen	1,363	2,832	4,154	5,269	1,115	26.8%	11.5%	10.1%	9.0%	9.1%	
Lehman	624	3,055	7,515	9,915	2,400	31.9%	5.3%	10.9%	16.2%	17.0%	
Matamoras	2,244	1,934	2,312	2,623	311	13.5%	19.0%	6.9%	5.0%	4.5%	
Milford Boro	1,190	1,064	1,104	1,221	117	10.6%	10.1%	3.8%	2.4%	2.1%	
Milford Twp	418	1,013	1,292	1,650	358	27.7%	3.5%	3.6%	2.8%	2.8%	
Palmyra	1,204	1,976	3,145	3,707	562	17.9%	10.2%	7.1%	6.8%	6.4%	
Porter	88	163	385	448	63	16.4%	0.7%	0.6%	0.8%	0.8%	
Shohola	574	1,586	2,088	2,428	340	16.3%	4.9%	5.7%	4.5%	4.2%	
Westfall	1,348	2,106	2,430	2,867	437	18.0%	11.4%	7.5%	5.2%	4.9%	
Pike County	11,818	27,966	46,302	58,195	11,893	25.7%	100.0%	100.0%	100.0%	100.0%	

Population Estimates According to the U.S. Census Bureau, the population of all of the municipalities in the County has continued to increase since 2000, with Porter Township's increasing by 16.4% to almost 450. (See the *Population Estimates and Percent of County Table*.) The concentration of population has also shifted to Delaware Township, Dingman Township and Lehman Township, all three closer to the New Jersey/New York metropolitan area and having large residential developments.

Certainly, national and regional economic conditions can also be expected to either stimulate or inhibit the development patterns of the Township and region. In short, the population dynamics of a community are dependent on a number of interrelated factors including location, relationship to the region, the economy, community character, the availability of community facilities such as sewage disposal and the transportation network. Given the Township's (and Pike County's) geographic location in close proximity to the greater metropolitan economic trading area, its quality natural environment and rural-recreational character, and the regional highway network, continued growth is certain.

In the case of Porter Township, provided the status of the hunting club and state land does not change, few new large scale residential developments can be expected and the potential for long term dramatic population increases are more limited than in many other municipalities in the County.

RECENT POPULATION GROWTH IN NORTHEAST PENNSYLVANIA 2010 PROJECTIONS - CENTER FOR RURAL PENNSYLVANIA							
	1980	80-90	1990	90-00	2000	00-10	2010
Porter Township	277	-41.2%	163	136.2%	385	--	--
Carbon Co.	53,285	6.7%	56,846	3.4%	58,802	9.4%	64,310
Lackawanna Co.	227,908	-3.9%	219,039	-2.6%	213,295	-0.9%	211,360
Luzerne Co.	343,079	-4.4%	328,149	-2.7%	319,250	1.7%	324,520
Monroe Co.	69,409	37.9%	95,709	44.9%	138,687	24.1%	172,170
Pike Co.	18,271	53.1%	27,966	65.6%	46,302	29.7%	60,060
Wayne Co.	35,237	13.4%	39,944	19.5%	47,722	4.3%	49,750
Northeast PA	695,938	10.3%	767,653	7.3%	824,058	7.3%	884,180
PA (1,000s)	11,865	0.2%	11,883	3.3%	12,281	1.0%	12,408

Regional Comparison

The *Recent Population Growth in Northeast Pennsylvania Table* compares the Township to Pike County, surrounding counties and the Commonwealth. The more rural counties increased dramatically in population between 1990 and 2000 and are expected to increase through 2010, with no reason to believe the growth will wane. In fact, because of the attraction of the Poconos to nearby metropolitan areas in Pennsylvania, New Jersey and New York, Pike, Monroe and Wayne Counties had the highest rates of growth in the Commonwealth. In contrast, the population of the more densely populated counties, Lackawanna and Luzerne, has declined, with the same trend expected for Lackawanna County through 2010. By comparison, the Commonwealth as a whole has been increasing slightly in population since 1980, and a one percent increase is expected by 2010. These trends suggest continued population growth for the Northeast Pennsylvania Region as individuals and families leave urbanized areas seeking suburban and small town lifestyles.

Population Density

Based on a 58.6-square mile land area and the Census 2000 population of 385, Porter Township’s population density in 2000 was 6.6 persons per square mile, and is estimated at 7.6 persons per square mile for 2006. Population density for neighboring municipalities in 2006 ranged from a high of 3,747 persons per square mile in Matamoras Borough to a low of 8 persons per square mile in Porter Township. Land area in the County ranges from Milford Borough’s compact area of one-half square mile to Lackawaxen Township’s 78 square miles. Population density for Porter Township, Pike County and its municipalities, and the Commonwealth is presented in the *Population and Density Table*.

Note on Density
It is important to remember that population density is considerably higher when the land owned by the Commonwealth, which is unavailable for development, is removed from the equation. As long as the large parcels owned by hunting and fishing clubs remains undeveloped, population density will be moderated. The same scenario applies to other Pike county townships with similar land ownership patterns.

As the population of the area continues to increase, the density will, obviously, also continue to increase. One way of addressing increased population while maintaining community character is to promote land conservation programs and adopt zoning and subdivision regulations which require open land as part of residential development. In any case, Porter Township is fortunate because population density will remain relatively low given the extent of Commonwealth land ownership and Township zoning regulations. In any case, Porter Township will remain rural for many years.

POPULATION AND DENSITY U.S. CENSUS					
MUNICIPALITY	2000 Pop.	Land Area (sq mi)	2000 Pop. Density (persons per sq mi)	2006 Pop. Estimate	2006 Pop. Density (persons per sq mi)
Blooming Grove	3,621	75.3	48.1	4,504	59.8
Delaware	6,319	44.0	143.5	8,237	187.1
Dingman	8,788	58.2	151.1	11,660	200.4
Greene	3,149	60.2	52.3	3,666	60.9
Lackawaxen	4,154	78.6	52.9	5,269	67.1
Lehman	7,515	48.9	153.7	9,915	202.8
Matamoras	2,312	0.7	3,302.9	2,623	3,747.1
Milford Boro	1,104	0.5	2,300.0	1,221	2,543.8
Milford Twp	1,292	12.5	103.5	1,650	132.2
Palmyra	3,145	34.4	91.4	3,707	107.7
Porter	385	58.6	6.6	448	7.6
Shohola	2,088	44.6	46.8	2,428	54.4
Westfall	2,430	30.4	79.9	2,867	94.2
Pike County	46,302	546.8	84.7	58,195	106.4

Population Projections

Estimating a municipality’s future population is a good way to anticipate changing demand for community facilities and services, and to assess the demand for land and the effect on such community characteristics such as open space and housing affordability. In the case of Porter Township, and all of Pike County, future population growth is more dependent on immigration than the net of births and deaths. The immigration which has been the major factor over the past thirty years makes accurate projection difficult. Nevertheless, it is safe to say that while Township population may not increase at rates as high as the past, it will continue to increase.

POPULATION PROJECTIONS PORTER TOWNSHIP				
2000 Census Population	385			
10-Year Projected Growth Rate	Projected Population			
	Year 2005	Year 2010	Year 2020	
	40%	462	554	647
	50%	481	602	722
70%	520	702	884	

The 2006 *Pike County Comprehensive Plan* projects the Township population to reach 511 persons by 2010, which translates to a 10-year growth rate of almost 33%, and a population density of 8.7 persons per square mile. This is considerably lower than the rate between 1990 and 2000 (which may have been affected by an undercount in 1990), but is reasonable based on the 2006 Census estimate of 448 persons. The *Population Projections Table* provides a forecast of population based on several growth rates to provide a range of projections.

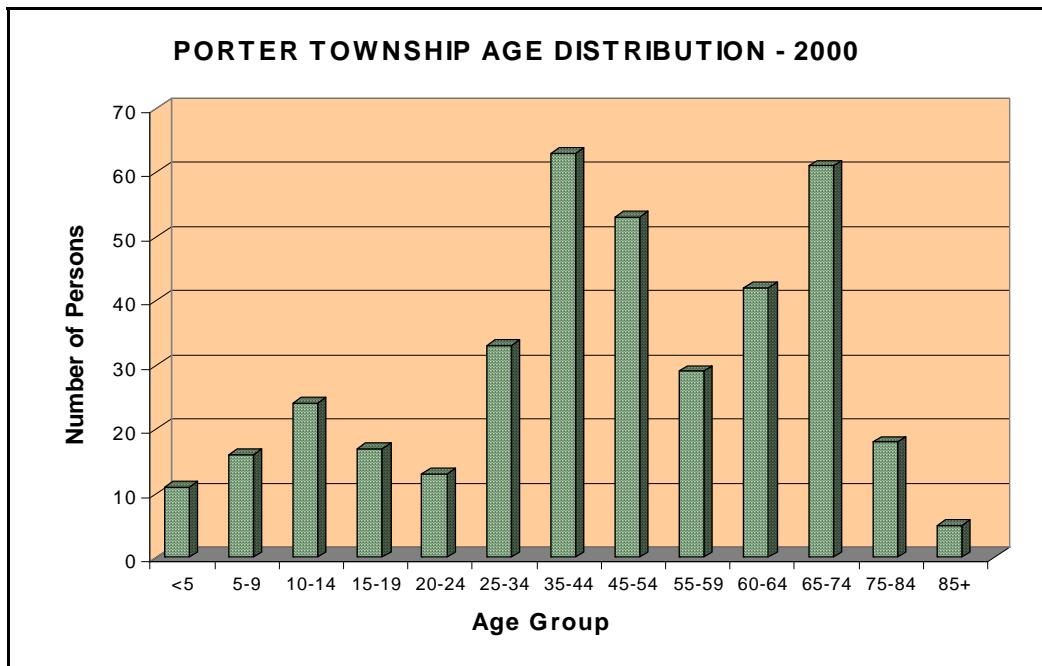
As noted earlier, it is difficult to predict the regional factors, the economy and terrorist acts for example, that will directly affect population changes in the Township and County, and any of the growth rates could realistically occur over the next 20 years. As the population continues to increase, the rate of housing construction and second home conversion will also continue to increase, as shown on the *Rate of Housing Development Table*, suggesting a decrease in open space. In terms of future planning, given its location and land ownership pattern, Porter Township’s development potential is more limited compared to other parts of the County. Nevertheless, the Township can expect to see a continued demand for full-time housing and the platting of new lots.

YEAR 2000 AGE DISTRIBUTION U.S. CENSUS				
Age	Porter Twp		Pike	PA
	#	%		
< 5	11	2.9%	5.9%	5.9%
5-9	16	4.2%	7.9%	6.7%
10-14	24	6.2%	8.6%	7.0%
15-19	17	4.4%	6.3%	6.9%
20-24	13	3.4%	3.4%	6.1%
25-34	33	8.6%	10.0%	12.7%
35-44	63	16.4%	17.7%	15.9%
45-54	53	13.8%	14.2%	13.9%
55-59	29	7.5%	5.8%	5.0%
60-64	42	10.9%	5.2%	4.2%
65-74	61	15.8%	9.6%	7.9%
75-84	18	4.7%	4.4%	5.8%
85+	5	1.3%	1.2%	1.9%
Total	385	100.0%	100.0%	100.0%
Male	196	50.9%	49.8%	48.3%
Female	189	49.1%	50.2%	51.7%
Median age	48.8	--	39.6	38.0
18 and over	325	84.4%	73.3%	76.2%
Male	170	44.2%	36.2%	36.1%
Female	155	40.3%	37.2%	40.1%
21 and over	315	81.8%	70.6%	72.0%
62 and over	112	29.1%	18.2%	18.1%
65 and over	84	21.8%	15.2%	15.6%
Male	48	12.5%	7.3%	6.2%
Female	36	9.4%	7.8%	9.4%

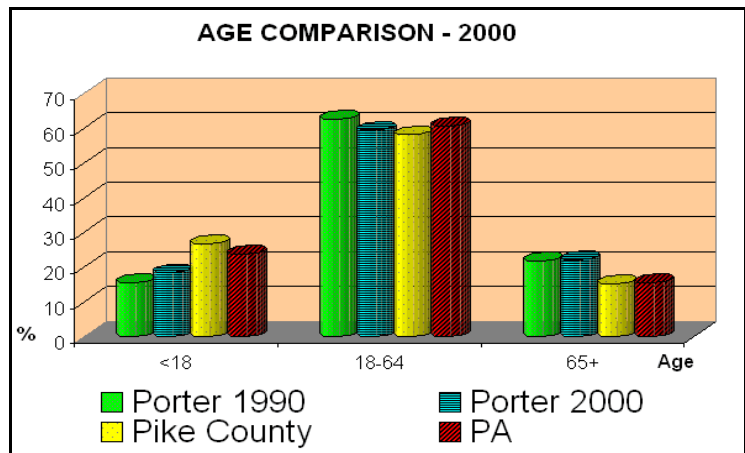
Age of Population

The age of a community's population is important in terms of the types of community facilities and services which must be provided. Many of the services which are age dependant are provided by public entities other than the Township. For example, the number of children determines the size and type of educational facilities and services provided by the school district, while an aging population will require more social services from county and state agencies.

The *Year 2000 Age Distribution Table* includes age data for the Township compared to the County and State, and the *Age Distribution - 2000 Figure* provides an illustration. *The Age Cohorts Comparison Table* provides a comparison with Pike County and the State, and reports the changes between 1990 and 2000. (See also the *Age Comparison - 2000 Figure*.) As shown on the *Age Comparison Table*, the number of children, that is, persons under 18 years old, increased by 30 in the Township between 1990 and 2000, while the overall population increased by 222 persons, but the proportion of children remained lower than the County and State. The number and proportion of senior citizens also increased in the Township with the proportion considerably higher than the County and State. This reflects the continuing retirement community character of the Township even while the number of children is increased. The proportion of working age adults in the Township was slightly higher than in the County and State, with the older segment of the working age adults comprising a higher proportion. This perhaps accounting for the fact that a higher proportion of working age residents has a lower proportion of children. The proportion of young adults, the 20-24 year old group, in the Township, and county, was slightly more than half that in the Commonwealth, perhaps reflecting an exodus to college or first jobs.



AGE COHORTS COMPARISON U.S. CENSUS				
2000				
Age	Porter Twp		Pike	PA
<18	60	15.6%	26.7%	23.8%
18-64	241	62.6%	58.2%	60.6%
65+	84	21.8%	15.2%	15.6%
1990				
Age	Porter Twp		Pike	PA
<18	30	18.4%	25.3%	23.5%
18-64	97	59.5%	59.2%	61.1%
65+	36	22.1%	15.6%	15.4%



SEASONAL, PERMANENT AND PEAK POPULATION U.S. CENSUS 2000						
Municipality	2000 Total Units	% 2nd homes	# 2nd homes	Permanent population	Estimated peak 2nd home population	Estimated peak population (2nd+perm)
Blooming Grove	3,273	51.2%	1,677	3,621	5,031	8,652
Delaware	3,453	28.8%	993	6,319	2,979	9,298
Dingman	5,689	42.8%	2,435	8,788	7,305	16,093
Greene	2,780	48.5%	1,349	3,149	4,047	7,196
Lackawaxen	3,750	49.7%	1,862	4,154	5,586	9,740
Lehman	4,655	37.9%	1,762	7,515	5,286	12,801
Matamoras	977	0.6%	6	2,312	18	2,330
Milford Boro	560	3.2%	18	1,104	54	1,158
Milford	594	6.9%	41	1,292	123	1,415
Palmyra	3,838	60.9%	2,337	3,145	7,011	10,156
Porter	926	78.3%	724	385	2,172	2,557
Shohola	3,089	66.5%	2,054	2,088	6,162	8,250
Westfall	1,097	7.9%	87	2,430	261	2,691
Pike County	34,681	44.2%	15,350	46,302	46,050	92,352

Seasonal Housing

In 2000, the U. S. Census counted 724 housing units in Porter Township which were used seasonally or for recreational use, accounting for some almost 80% of the total units, the highest proportion in Pike Count, and certainly one of the highest in the Commonwealth. (See the *Seasonal, Permanent and Peak Population Table*.) In terms of actual numbers of second homes, Dingman Township with 2,435 ranked highest.

It is important to note that the U.S. Census counts as dwelling units the cabins on State Forest Land and recreational vehicles situated on individually-owned lots in developments such as Shohola Falls Trails End in Shohola Township and Lake Adventure in Dingman Township. These recreational vehicles and the hundreds of cabins on state land temper somewhat the county-wide total number of second homes available for conversion because full-time residency is not permitted in these units.

In the case of Porter Township, the 480 cabins on state land accounted for two-thirds of the seasonal housing. Many of the remaining 244 seasonal units are found in Hemlock Farms where a total of some 285 lots are situated in Porter Township with 230 full-time and seasonal dwelling units.

Seasonal Population

The results of a survey of second home owners conducted in 1990 as part of the *Pike County Comprehensive Plan* by Community Planning and Management, LLC, found that the average visitation rate to second homes was 3.3 persons. A similar study conducted by Shepstone Management Company in 1994 as part of the *Wayne County Comprehensive Plan* yielded a similar result, with the average size of a second home household reported at 3.34 persons.

Although these studies are somewhat dated, the results can provide a measure of the peak second home population. Applying a conservative household size of three persons to the number of second homes in the County and its municipalities yields a total peak population of more than 92,000 in the County in 2000, with more than 2,500 in Porter Township. The numbers have certainly changed in the past nine years based on the number of new dwelling units and the mix of seasonal and permanent dwellings. However, as pointed out earlier, the real effect is the increased traffic and demand for facilities and services. Given the relatively low numbers in Porter Township, the effects will not be as significant as in some other areas of the County, traffic in Milford Borough is a good example.

In addition, as existing second homes are converted to full-time residences, the assessed valuation does not increase as would be the case for new construction, so the demand for facilities and services increases while tax revenues do not. The Pike County survey of second home owners revealed another interesting trend. At the time of the survey in 1990, more than 70% of the respondents planned on settling permanently in Pike County within 15 years. Those 15 years have now elapsed, and the conversions predicted in 1990 have certainly added to the explosive population growth of the County. Continued conversions and the construction of new dwellings for full-time residency will continue. The future implications are clear, the County and most municipalities will experience strong population growth along with increased demand for public facilities and services. Again, Porter Township with its lower base number of housing units will not see the dramatic increases as are expected in Delaware, Dingman and Lehman Townships for example.

Municipal Immigration

As shown in the *Municipal Immigration Table*, the 2000 Census provides insight into the origin of the increase in population in the Township by identifying where Township residents resided in 1995. Only five years before 2000, about 40% of Township residents five years of age or older did not reside in the same house in the Township, most having emigrated to the Township from outside the state or from other areas of Pennsylvania. Unlike many other municipalities in Pike County where New Jersey and New York are the main source of immigration, most new residents in Porter Township came from a different county in Pennsylvania.

In terms of future land use planning and need for additional facilities and services, it is obvious that the Township is an attractive place to live and has been attracting new residents not only from within the County and Pennsylvania, but from different states. The increase in population over the past fifty years suggests that this is a long term trend and, given the area's attractive residential lifestyle, the trend will clearly continue.

MUNICIPAL IMMIGRATION 2000 CENSUS				
	Porter Township		Pike County	
	#	%	#	%
persons 5 years +	374	100.0%	43,628	100.0
Residence in 1995				
lived in same house	223	59.6%	26,348	60.4%
lived in different house in U.S.	151	40.4%	17,089	39.2%
same county	22	5.9%	4,006	9.2%
different county in PA	81	21.7%	2,625	6.0%
different state	48	12.8%	10,458	24.0%
out of U.S.	0	0.0%	191	0.4%

MEAN TRAVEL TIME TO WORK U.S. CENSUS			
	minutes		%
	1990	2000	Change ('90 - '00)
Blooming Grove	28.4	47.2	66.5%
Delaware	37.3	51.4	37.7%
Dingman	35.5	52.5	47.8%
Greene	23.2	38.4	65.4%
Lackawaxen	27.5	38.7	40.8%
Lehman	33.3	60.4	81.4%
Matamoras	19.7	29.2	47.9%
Milford Boro	19.3	26.0	34.7%
Milford Twp	21.8	34.0	55.8%
Palmyra	22.9	31.7	38.2%
Porter	33.7	43.2	28.3%
Shohola	32.1	45.2	40.8%
Westfall	25.0	30.1	20.6%
Pike County	29.3	46.0	56.9%
PA (1,000's)	23.1	25.2	9.2%

Travel Time to Work

The *Mean Travel Time to Work Table* shows the average commuting time for residents of the municipalities in the County, all of which increased substantially between 1990 and 2000. At 33.7 minutes, the average commute time for Porter Township residents was the sixth highest in the County and 18 minutes more than the State average. The County’s mean travel time of 46 minutes is reported by the Census as the highest in the State; and, Lehman Township’s 60.4 minutes is the highest in the Country. The increase in mean travel time to work coupled with the decrease in the proportion of seasonal homes further suggests that these homes are being converted to permanent residences with working members of the household commuting outside the Township and County to work.

This trend, which will continue, is significant to Porter Township and all of Pike County. The conversion of these homes to permanent residences will, among other effects, lead to more traffic and increased road maintenance, increase in school children, and problems with on-lot sewage systems that were designed for seasonal use. In order for the municipalities and school district to meet these demands on more services, residents will most likely also see an increase in taxes.

Economic Base

The extent of the local economy can be considered in terms of production units; that is, those businesses, industries, service establishments, home occupations and other concerns which generate income and provide employment. Government employment, although not generating income in terms of production because tax dollars fuel its operation, can also be important to employers in the local economy, because of the disposable income generated.

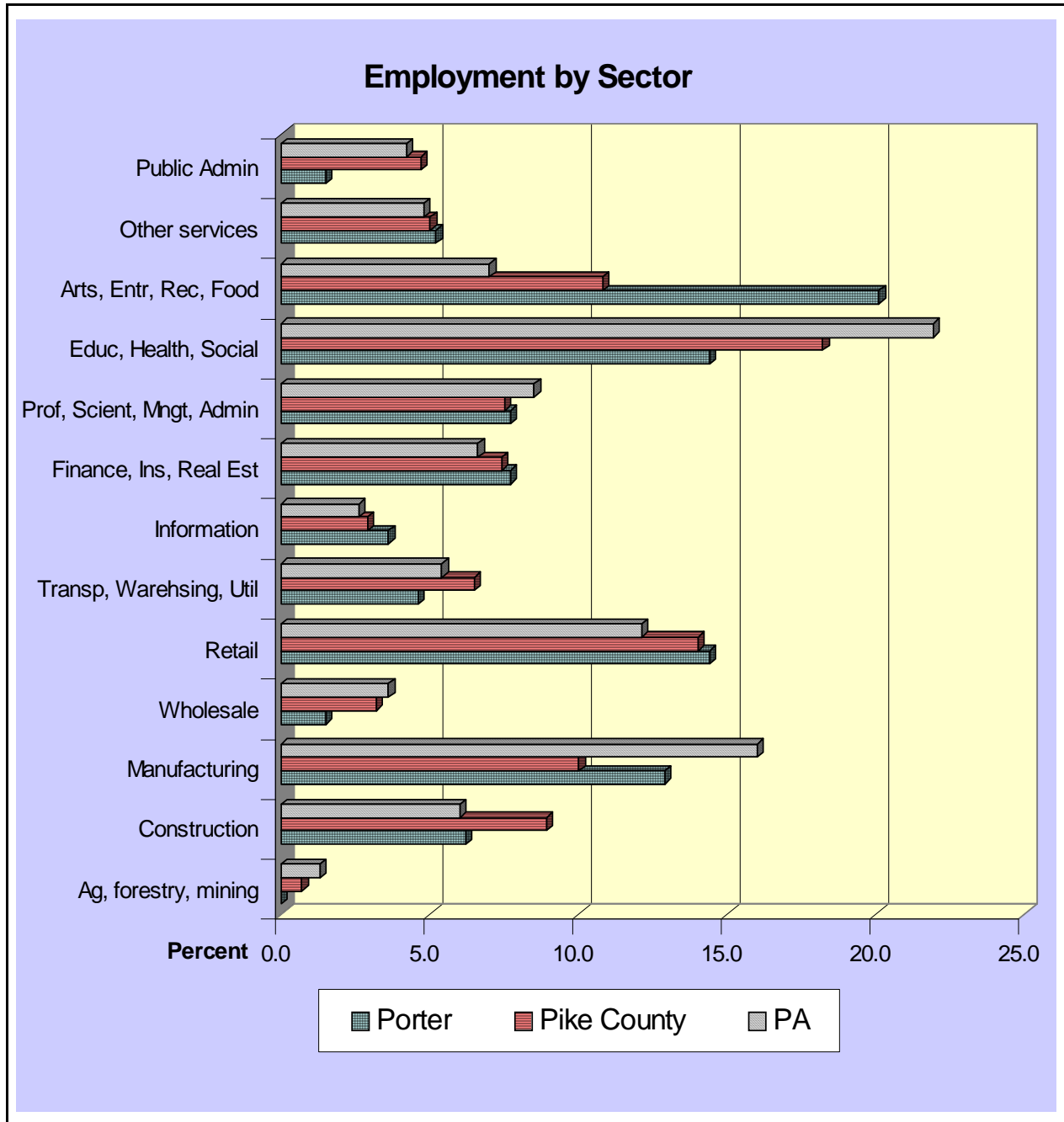
The workforce in Porter Township is categorized by sector and type of job and is compared to Pike County and the State in the *Employment by Sector and Job Type Table*. (See also the *Employment by Sector Figure*.) It is important to note the data

EMPLOYMENT BY SECTOR AND JOB TYPE				
U. S. CENSUS 2000				
	Porter		Pike	PA
# employed persons 16 years +	194		19,639	5,653,500
INDUSTRY	#	%	%	%
Ag, forestry, mining	0	0.0%	0.7%	1.3%
Construction	12	6.2%	8.9%	6.0%
Manufacturing	25	12.9%	10.0%	16.0%
Wholesale	3	1.5%	3.2%	3.6%
Retail	28	14.4%	14.0%	12.1%
Transportation, warehousing, utilities	9	4.6%	6.5%	5.4%
Information	7	3.6%	2.9%	2.6%
Finance, insurance, real estate, rental, leasing	15	7.7%	7.4%	6.6%
Professional, scientific, mngt, admin, waste mngt	15	7.7%	7.5%	8.5%
Education, health, social services	28	14.4%	18.2%	21.9%
Arts, entertainment, recreation, accommodations, food	39	20.1%	10.8%	7.0%
Other services	10	5.2%	5.0%	4.8%
Public administration	3	1.5%	4.7%	4.2%
OCCUPATION	#	%	%	%
Management, professional and related	33	17.0%	28.6%	32.6%
Service	45	23.2%	17.6%	14.8%
Sales and office	68	35.1%	26.6%	27.0%
Farming, fishing, forestry	0	0.0%	0.4%	0.5%
Construction, extraction, maintenance	24	12.4%	12.6%	8.9%
Production, transportation, material moving	24	12.4%	14.3%	16.3%
CLASS OF WORKER	#	%	%	%
Private wage and salary	159	82.0%	76.6%	82.4%
Government	16	8.2%	14.6%	11.3%
Self-employed (not incorporated)	19	9.8%	8.5%	6.0%
Unpaid family workers	0	0.0%	0.3%	0.3%

reflects where the residents work and not the types of jobs available in the Township. Working residents of the Township have the opportunity to be employed in a wide variety of fields, although employment opportunities within the Township are very limited. This provides clear documentation that the economy of the Township is inextricably linked with the economy of the County and region. Although the proportion of employment in the various sectors will likely shift somewhat in the next 10 years as the regional employment market changes, the continued paucity of large employers within the Township, and the County for that matter, suggests that most workers will continue to be employed outside the Township.

Employment by Sector and Job Type

The greatest proportion of employed persons from Porter Township worked in the *arts entertainment, recreation, accommodations, food*, the *education, health and social services*, and the *retail* sectors which reflects the national trend toward a service economy and the local tourism and recreation based economy. (See the *Employment*



by Sector and Job Type Table). In terms of occupational category most employed residents were working in retail and service related jobs.

The almost 13% of Township residents employed in *manufacturing* points to the reliance on the area for employment given that no manufacturing establishments operate in the Township. None of working residents of the Township were employed in the *agriculture, forestry or mining* sector. Although forest land and former agricultural land remain an important part of the local landscape, the employment data is stark evidence that the *agriculture, forestry or mining* sector is not a significant part of the local economy.

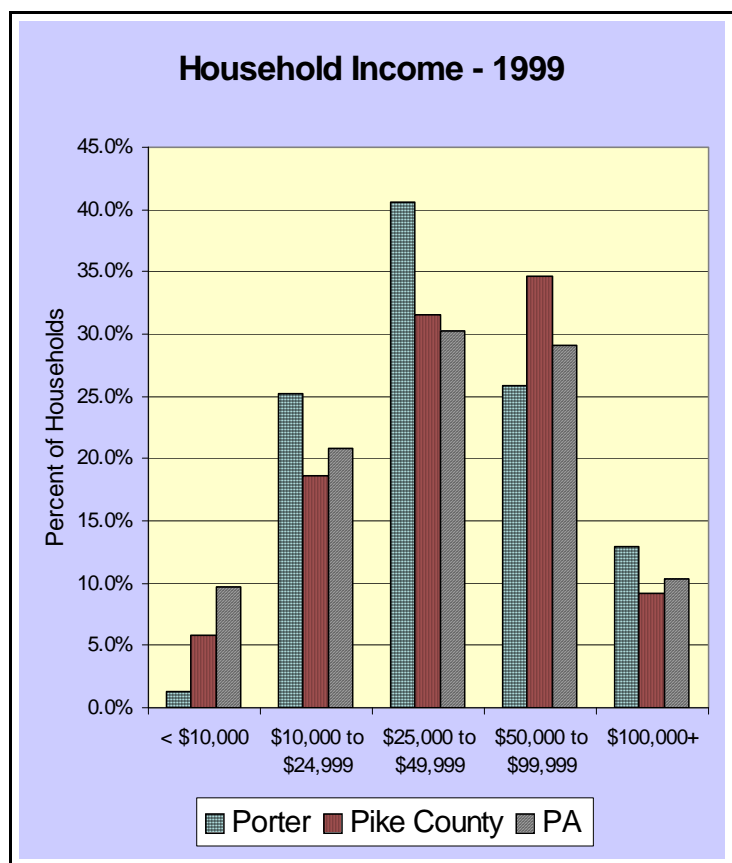
In addition, one must also consider home occupations which, in this era of increasing service business and electronic information transfer, often play a hidden yet significant role in the local economy. Although the number of home occupations cannot be determined with any accuracy, in all likelihood many inconspicuous home occupations are being conducted in the Township. The 2000 Census reported 19 self-employed workers in the Township, and that 14 worked at home. Unfortunately, the specific economic impact of those *hidden* employees in home occupations is difficult to assess, but income generated in the home does contribute significantly to the local economy.

Income Levels

Income levels for 1999 reported by the 2000 Census for Township residents are compared to County and State levels in the *Income Levels Table*. As a whole, the 1999 per capita income for Township residents was higher than that of the County and the State. Per capita income is derived by dividing total income in the jurisdiction of concern by the total population.

Median household income in the Township was lower than the Commonwealth and the County. In the case of the County, the higher income may reflect the households who commute to higher paying jobs more distant than do the households in Porter Township. This is supported by the higher travel times to work in Delaware, Dingman and Lehman Townships. The range of household income levels are also illustrated in the *Household Income Figure*.

INCOME LEVELS U. S. CENSUS				
Income	Porter	Pike	PA	
Per capita - 1989	\$12,880	\$13,785	\$14,068	
Per capita - 1999	\$22,139	\$20,315	\$20,880	
Median household - 1989	\$19,479	\$30,314	\$29,069	
Median household - 1999	\$38,125	\$44,608	\$40,106	
Households with income of		%	%	
less than \$10,000	2 1.3%	5.8%	9.7%	
\$10,000 to \$14,999	11 7.1%	6.4%	7.0%	
\$15,000 to \$24,999	28 18.1%	12.2%	13.8%	
\$25,000 to \$34,999	31 20.0%	12.7%	13.3%	
\$35,000 to \$49,999	32 20.6%	18.8%	16.9%	
\$50,000 to \$74,999	24 15.5%	23.5%	19.5%	
\$75,000 to \$99,999	16 10.3%	11.2%	9.6%	
\$100,000 to \$149,000	19 12.3%	6.6%	6.6%	
\$150,000 to \$199,999	1 0.6%	1.5%	1.8%	
\$200,000 or more	0 0.0%	1.1%	1.9%	
# reporting households	155 100.0%	--	--	



POVERTY STATUS U. S. CENSUS				
	1989 Persons Below Poverty Level		1999 Persons Below Poverty Level	
	#	%	#	%
Porter	2	1.2%	12	3.2%
Pike	1,964	7.1%	3,178	6.9%
PA (1,000s)	1,284	11.1%	1,304	11.0%

Poverty Status

Poverty status is another good indicator of the viability of an area’s economy. The *Poverty Status Table* provides details for the Township, County and State. The 2000 Census reported a total of only 12 persons in the Township living below the poverty level, which was well below that of the Commonwealth and County proportions. This may be a result of the somewhat higher number of senior citizens in the Township. It is also important to note that the number and proportion of poverty level individuals in the Township increased between 1990 and 2000.

Regional Economy and Tax Consequences

Similar to most other small communities situated within commuting distance of urban centers, residents rely to a great extent on the regional market for employment. A concern raised by this reliance on employment outside the Township and outside Pike County is the effect on the local tax base. Typically, industry and business pay a significant proportion of local taxes which support local facilities and services required to meet the needs of the entire community. As local land use evolves more and more to residential, without an increase in commercial uses, the tax burden on the individual residential property owner grows because the demand and cost for services increases. An expansion of the commercial base can help relieve the burden on residential properties of the cost of needed facilities and services. In addition, as more commercial facilities are developed in the Township, residents will purchase more of their consumer goods at local businesses.

Another means of minimizing costs of community services and facilities is to preserve agricultural, forest and other open land. These lands generate little demand for services and make a positive net contribution to tax coffers. Fortunately, in terms of services provided by Pike County and the school districts, the tax burden is spread beyond the boundaries of the Township across the greater market area where business and industry comprise a larger part of the land use mix.

Future Considerations

A number of questions are key to the future economic base of Porter Township. Should officials and residents be content with the level of commercial development in the Township or encourage more residential development in the place of commercial development, and rely more on the regional economy? What are the tax consequences of residential development and associated demand for facilities and services without commercial development to broaden the tax base? Should the Township encourage economic development to improve the tax base and what are the environmental and community character consequences of economic development? If economic development is important, what type of development is desired -- retail and service establishments, attraction of industry, self-reliant (home occupations, cooperatives), or a combination of strategies? If internal economic development is not the priority, what can Township officials and residents do to strengthen the regional economy and reinforce the tax base which supports services provided to planning area residents by the school districts and County?

Rural Communities

In recent years the economic development community has posited the idea of *sustainable* economic development. The authors of *Rural Environmental Planning For Sustainable Communities* suggest that:

A sustainable local economy is one that maintains mutually beneficial and equitable

relationships internally, that is, within the community, and externally, with the larger society and economy. A healthy rural economy is able to change and renew itself through expansion and through spinoff activities based on existing resources and production. As the economy becomes more sustainable, investment funds increase along with local control of technology.

Because each rural region is unique, development strategies differ. The distinctive attributes and comparative advantages of rural communities provide starting points for people to gain fresh perspective on the kinds of goods and services that could be produced to create unique economic roles for their own communities.

Rural communities have what most people value - a cleaner environment, scenic vistas, distinctive ethnic cultures and lifestyles, folk arts and folkways - and herein lies the opportunity for rural residents to improve their economies. Exploiting the differences between rural and urban communities means applying rural standards to growth, land use, commercial zoning, and conservation. It also means applying rural standards to the selection of economic development strategies. For example, when a community adopts a plan advocating more beds for tourists, the plan may recommend the development of a network of bed and breakfasts rather than supporting the recruitment of a national motel chain. If recreational tourism is part of an adopted plan, one strategy could be to implement low-impact recreational development, leaving scenic and wild areas undisturbed rather than encouraging large-scale resorts and condominiums with their accompanying commercial centers.

Creating an economic development strategy with the potential to conserve resources, increase local productivity, and equitably distribute the benefits is an art as well as a science. The science lies in inventorying basic building materials and designing the appropriate strategy. The art involves creativity incorporating the elements of sustainable economic development in the design. These elements are as follows:

- 1. Emphasizing human development. Development of human skills and talent fosters a competitive economy through the creation of new products, services, and production technologies.*
- 2. Expanding local control of resources. The human community depends on sustainable use of land, water, and natural resources.*
- 3. Increasing internal investment capacity. Residents need capital to underwrite business start-ups and expansions.*
- 4. Changing economic and social structures to increase opportunity and reduce dependency. An economy cannot develop with social and economic structures that prolong poverty and underemployment.*

These four elements are not only key components in a development strategy, they are also an evaluation tool - a way to measure a proposed strategy or to assess an economy moving toward sustainability.

As is the case with most growth and development issues facing the Township, taking a regional approach to economic development will provide the greatest opportunity for sustaining the Township and regional economic well-being. Local officials should monitor and participate in County economic development efforts and make economic considerations one of the key elements of cooperation for area municipalities.

Demographic Profiles

The following *demographic profiles* are taken from the Year 2000 Census and are intended to provide the full details about the permanent population characteristics of Porter Township and Pike County.

Table DP-4. Profile of Selected Housing Characteristics: 2000

Geographic area: Porter township, Pike County, Pennsylvania

[Data based on a sample. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text]

Subject	Number	Percent	Subject	Number	Percent
Total housing units	925	100.0	OCCUPANTS PER ROOM		
UNITS IN STRUCTURE			Occupied housing units	170	100.0
1-unit, detached	895	96.8	1.00 or less	164	96.5
1-unit, attached	5	0.5	1.01 to 1.50	6	3.5
2 units	4	0.4	1.51 or more	-	-
3 or 4 units	5	0.5			
5 to 9 units	-	-	Specified owner-occupied units	130	100.0
10 to 19 units	-	-	VALUE		
20 or more units	-	-	Less than \$50,000	10	7.7
Mobile home	16	1.7	\$50,000 to \$99,999	31	23.8
Boat, RV, van, etc	-	-	\$100,000 to \$149,999	38	29.2
			\$150,000 to \$199,999	23	17.7
YEAR STRUCTURE BUILT			\$200,000 to \$299,999	26	20.0
1999 to March 2000	6	0.6	\$300,000 to \$499,999	2	1.5
1995 to 1998	38	4.1	\$500,000 to \$999,999	-	-
1990 to 1994	54	5.8	\$1,000,000 or more	-	-
1980 to 1989	177	19.1	Median (dollars)	130,600	(X)
1970 to 1979	118	12.8			
1960 to 1969	329	35.6	MORTGAGE STATUS AND SELECTED		
1940 to 1959	151	16.3	MONTHLY OWNER COSTS		
1939 or earlier	52	5.6	With a mortgage	65	50.0
ROOMS			Less than \$300	-	-
1 room	18	1.9	\$300 to \$499	3	2.3
2 rooms	115	12.4	\$500 to \$699	12	9.2
3 rooms	180	19.5	\$700 to \$999	17	13.1
4 rooms	77	8.3	\$1,000 to \$1,499	20	15.4
5 rooms	206	22.3	\$1,500 to \$1,999	7	5.4
6 rooms	162	17.5	\$2,000 or more	6	4.6
7 rooms	84	9.1	Median (dollars)	1,256	(X)
8 rooms	55	5.9	Not mortgaged	65	50.0
9 or more rooms	28	3.0	Median (dollars)	302	(X)
Median (rooms)	4.9	(X)			
Occupied housing units	170	100.0	SELECTED MONTHLY OWNER COSTS		
YEAR HOUSEHOLDER MOVED INTO UNIT			AS A PERCENTAGE OF HOUSEHOLD		
1999 to March 2000	14	8.2	INCOME IN 1999		
1995 to 1998	58	34.1	Less than 15.0 percent	65	50.0
1990 to 1994	26	15.3	15.0 to 19.9 percent	20	15.4
1980 to 1989	40	23.5	20.0 to 24.9 percent	8	6.2
1970 to 1979	12	7.1	25.0 to 29.9 percent	18	13.8
1969 or earlier	20	11.8	30.0 to 34.9 percent	2	1.5
			35.0 percent or more	17	13.1
			Not computed	-	-
VEHICLES AVAILABLE			Specified renter-occupied units	20	100.0
None	3	1.8	GROSS RENT		
1	52	30.6	Less than \$200	-	-
2	77	45.3	\$200 to \$299	-	-
3 or more	38	22.4	\$300 to \$499	-	-
			\$500 to \$749	4	20.0
HOUSE HEATING FUEL			\$750 to \$999	7	35.0
Utility gas	5	2.9	\$1,000 to \$1,499	3	15.0
Bottled, tank, or LP gas	19	11.2	\$1,500 or more	2	10.0
Electricity	60	35.3	No cash rent	4	20.0
Fuel oil, kerosene, etc	48	28.2	Median (dollars)	940	(X)
Coal or coke	7	4.1			
Wood	31	18.2	GROSS RENT AS A PERCENTAGE OF		
Solar energy	-	-	HOUSEHOLD INCOME IN 1999		
Other fuel	-	-	Less than 15.0 percent	-	-
No fuel used	-	-	15.0 to 19.9 percent	-	-
			20.0 to 24.9 percent	4	20.0
SELECTED CHARACTERISTICS			25.0 to 29.9 percent	3	15.0
Lacking complete plumbing facilities	10	5.9	30.0 to 34.9 percent	7	35.0
Lacking complete kitchen facilities	5	2.9	35.0 percent or more	2	10.0
No telephone service	5	2.9	Not computed	4	20.0

-Represents zero or rounds to zero. (X) Not applicable.

Source: U.S. Bureau of the Census, Census 2000.

Table DP-2. Profile of Selected Social Characteristics: 2000

Geographic area: Porter township, Pike County, Pennsylvania

[Data based on a sample. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text]

Subject	Number	Percent	Subject	Number	Percent
SCHOOL ENROLLMENT			NATIVITY AND PLACE OF BIRTH		
Population 3 years and over enrolled in school			Total population	380	100.0
Nursery school, preschool	72	100.0	Native	378	99.5
Kindergarten	3	4.2	Born in United States	368	96.8
Elementary school (grades 1-8)	-	-	State of residence	140	36.8
High school (grades 9-12)	40	55.6	Different state	228	60.0
College or graduate school	22	30.6	Born outside United States	10	2.6
	7	9.7	Foreign born	2	0.5
EDUCATIONAL ATTAINMENT			Entered 1990 to March 2000	-	-
Population 25 years and over			Naturalized citizen	2	0.5
Less than 9th grade	293	100.0	Not a citizen	-	-
9th to 12th grade, no diploma	8	2.7	REGION OF BIRTH OF FOREIGN BORN		
High school graduate (includes equivalency)	48	16.4	Total (excluding born at sea)		
Some college, no degree	111	37.9	Europe	2	100.0
Associate degree	77	26.3	Asia	-	-
Bachelor's degree	19	6.5	Africa	-	-
Graduate or professional degree	23	7.8	Oceania	-	-
Percent high school graduate or higher	7	2.4	Latin America	-	-
Percent bachelor's degree or higher	80.9	(X)	Northern America	-	-
	10.2	(X)	LANGUAGE SPOKEN AT HOME		
MARITAL STATUS			Population 5 years and over		
Population 15 years and over			English only	374	100.0
Never married	323	100.0	Language other than English	343	91.7
Now married, except separated	59	18.3	Speak English less than "very well"	31	8.3
Separated	216	66.9	Spanish	2	0.5
Widowed	5	1.5	Speak English less than "very well"	18	4.8
Female	15	4.6	Other Indo-European languages	2	0.5
Divorced	12	3.7	Speak English less than "very well"	13	3.5
Female	28	8.7	Asian and Pacific Island languages	-	-
	15	4.6	Speak English less than "very well"	-	-
GRANDPARENTS AS CAREGIVERS			ANCESTRY (single or multiple)		
Grandparent living in household with one or more own grandchildren under 18 years			Total population		
Grandparent responsible for grandchildren	5	100.0	Total ancestries reported	380	100.0
	-	-	Arab	462	121.6
VETERAN STATUS			Czech ¹	-	-
Civilian population 18 years and over			Danish	-	-
Civilian veterans	315	100.0	Dutch	15	3.9
	65	20.6	English	22	5.8
DISABILITY STATUS OF THE CIVILIAN NONINSTITUTIONALIZED POPULATION			French (except Basque) ¹	11	2.9
Population 5 to 20 years			French Canadian ¹	2	0.5
With a disability	69	100.0	German	68	17.9
	9	13.0	Greek	18	4.7
Population 21 to 64 years			Hungarian	2	0.5
With a disability	238	100.0	Irish ¹	54	14.2
Percent employed	35	14.7	Italian	77	20.3
No disability	77.1	(X)	Lithuanian	-	-
Percent employed	203	85.3	Norwegian	3	0.8
	75.4	(X)	Polish	37	9.7
Population 65 years and over			Portuguese	-	-
With a disability	67	100.0	Russian	10	2.6
	20	29.9	Scotch-Irish	5	1.3
RESIDENCE IN 1995			Scottish	10	2.6
Population 5 years and over			Slovak	-	-
Same house in 1995	374	100.0	Subsaharan African	-	-
Different house in the U.S. in 1995	223	59.6	Swedish	-	-
Same county	151	40.4	Swiss	2	0.5
Different county	22	5.9	Ukrainian	2	0.5
Same state	129	34.5	United States or American	60	15.8
Different state	81	21.7	Welsh	2	0.5
Elsewhere in 1995	48	12.8	West Indian (excluding Hispanic groups)	-	-
	-	-	Other ancestries	62	16.3

-Represents zero or rounds to zero. (X) Not applicable.

¹The data represent a combination of two ancestries shown separately in Summary File 3. Czech includes Czechoslovakian. French includes Alsatian. French Canadian includes Acadian/Cajun. Irish includes Celtic.

Source: U.S. Bureau of the Census, Census 2000.

Table DP-1. Profile of General Demographic Characteristics: 2000

Geographic area: Porter township, Pike County, Pennsylvania

[For information on confidentiality protection, nonsampling error, and definitions, see text]

Subject	Number	Percent	Subject	Number	Percent
Total population	385	100.0	HISPANIC OR LATINO AND RACE		
SEX AND AGE			Total population	385	100.0
Male.....	196	50.9	Hispanic or Latino (of any race).....	12	3.1
Female.....	189	49.1	Mexican.....	1	0.3
Under 5 years.....	11	2.9	Puerto Rican.....	11	2.9
5 to 9 years.....	16	4.2	Cuban.....	-	-
10 to 14 years.....	24	6.2	Other Hispanic or Latino.....	-	-
15 to 19 years.....	17	4.4	Not Hispanic or Latino.....	373	96.9
20 to 24 years.....	13	3.4	White alone.....	362	94.0
25 to 34 years.....	33	8.6	RELATIONSHIP		
35 to 44 years.....	63	16.4	Total population	385	100.0
45 to 54 years.....	53	13.8	In households.....	382	99.2
55 to 59 years.....	29	7.5	Householder.....	168	43.6
60 to 64 years.....	42	10.9	Spouse.....	108	28.1
65 to 74 years.....	61	15.8	Child.....	79	20.5
75 to 84 years.....	18	4.7	Own child under 18 years.....	55	14.3
85 years and over.....	5	1.3	Other relatives.....	8	2.1
Median age (years).....	48.8	(X)	Under 18 years.....	3	0.8
18 years and over.....	325	84.4	Nonrelatives.....	19	4.9
Male.....	170	44.2	Unmarried partner.....	11	2.9
Female.....	155	40.3	In group quarters.....	3	0.8
21 years and over.....	315	81.8	Institutionalized population.....	-	-
62 years and over.....	112	29.1	Noninstitutionalized population.....	3	0.8
65 years and over.....	84	21.8	HOUSEHOLD BY TYPE		
Male.....	48	12.5	Total households	168	100.0
Female.....	36	9.4	Family households (families).....	118	70.2
RACE			With own children under 18 years.....	31	18.5
One race.....	381	99.0	Married-couple family.....	108	64.3
White.....	369	95.8	With own children under 18 years.....	27	16.1
Black or African American.....	5	1.3	Female householder, no husband present.....	6	3.6
American Indian and Alaska Native.....	-	-	With own children under 18 years.....	2	1.2
Asian.....	2	0.5	Nonfamily households.....	50	29.8
Asian Indian.....	-	-	Householder living alone.....	36	21.4
Chinese.....	-	-	Householder 65 years and over.....	15	8.9
Filipino.....	-	-	Households with individuals under 18 years.....	34	20.2
Japanese.....	-	-	Households with individuals 65 years and over.....	60	35.7
Korean.....	2	0.5	Average household size.....	2.27	(X)
Vietnamese.....	-	-	Average family size.....	2.65	(X)
Other Asian ¹	-	-	HOUSING OCCUPANCY		
Native Hawaiian and Other Pacific Islander.....	-	-	Total housing units	926	100.0
Native Hawaiian.....	-	-	Occupied housing units.....	168	18.1
Guamanian or Chamorro.....	-	-	Vacant housing units.....	758	81.9
Samoan.....	-	-	For seasonal, recreational, or		
Other Pacific Islander ²	-	-	occasional use.....	725	78.3
Some other race.....	5	1.3	Homeowner vacancy rate (percent).....	3.2	(X)
Two or more races.....	4	1.0	Rental vacancy rate (percent).....	5.0	(X)
Race alone or in combination with one or more other races: ³			HOUSING TENURE		
White.....	373	96.9	Occupied housing units	168	100.0
Black or African American.....	6	1.6	Owner-occupied housing units.....	149	88.7
American Indian and Alaska Native.....	-	-	Renter-occupied housing units.....	19	11.3
Asian.....	3	0.8	Average household size of owner-occupied units.....	2.28	(X)
Native Hawaiian and Other Pacific Islander.....	-	-	Average household size of renter-occupied units.....	2.21	(X)
Some other race.....	7	1.8			

- Represents zero or rounds to zero. (X) Not applicable.

¹ Other Asian alone, or two or more Asian categories.

² Other Pacific Islander alone, or two or more Native Hawaiian and Other Pacific Islander categories.

³ In combination with one or more of the other races listed. The six numbers may add to more than the total population and the six percentages may add to more than 100 percent because individuals may report more than one race.

Source: U.S. Census Bureau, Census 2000.

Table DP-1. Profile of General Demographic Characteristics: 2000

Geographic area: Pike County, Pennsylvania

[For information on confidentiality protection, nonsampling error, and definitions, see text]

Subject	Number	Percent	Subject	Number	Percent
Total population	46,302	100.0	HISPANIC OR LATINO AND RACE		
SEX AND AGE			Total population	46,302	100.0
Male.....	23,074	49.8	Hispanic or Latino (of any race).....	2,315	5.0
Female.....	23,228	50.2	Mexican.....	126	0.3
Under 5 years.....	2,723	5.9	Puerto Rican.....	1,354	2.9
5 to 9 years.....	3,666	7.9	Cuban.....	108	0.2
10 to 14 years.....	3,969	8.6	Other Hispanic or Latino.....	727	1.6
15 to 19 years.....	2,904	6.3	Not Hispanic or Latino.....	43,987	95.0
20 to 24 years.....	1,567	3.4	White alone.....	41,569	89.8
25 to 34 years.....	4,625	10.0	RELATIONSHIP		
35 to 44 years.....	8,198	17.7	Total population	46,302	100.0
45 to 54 years.....	6,557	14.2	In households.....	45,910	99.2
55 to 59 years.....	2,681	5.8	Householder.....	17,433	37.7
60 to 64 years.....	2,395	5.2	Spouse.....	11,066	23.9
65 to 74 years.....	4,430	9.6	Child.....	14,163	30.6
75 to 84 years.....	2,046	4.4	Own child under 18 years.....	11,620	25.1
85 years and over.....	541	1.2	Other relatives.....	1,595	3.4
Median age (years).....	39.6	(X)	Under 18 years.....	539	1.2
18 years and over.....	33,950	73.3	Nonrelatives.....	1,653	3.6
Male.....	16,741	36.2	Unmarried partner.....	925	2.0
Female.....	17,209	37.2	In group quarters.....	392	0.8
21 years and over.....	32,685	70.6	Institutionalized population.....	263	0.6
62 years and over.....	8,415	18.2	Noninstitutionalized population.....	129	0.3
65 years and over.....	7,017	15.2	HOUSEHOLD BY TYPE		
Male.....	3,386	7.3	Total households	17,433	100.0
Female.....	3,631	7.8	Family households (families).....	13,026	74.7
RACE			With own children under 18 years.....	6,002	34.4
One race.....	45,623	98.5	Married-couple family.....	11,066	63.5
White.....	43,109	93.1	With own children under 18 years.....	4,830	27.7
Black or African American.....	1,513	3.3	Female householder, no husband present.....	1,333	7.6
American Indian and Alaska Native.....	111	0.2	With own children under 18 years.....	834	4.8
Asian.....	285	0.6	Nonfamily households.....	4,407	25.3
Asian Indian.....	83	0.2	Householder living alone.....	3,607	20.7
Chinese.....	52	0.1	Householder 65 years and over.....	1,470	8.4
Filipino.....	48	0.1	Households with individuals under 18 years.....	6,400	36.7
Japanese.....	30	0.1	Households with individuals 65 years and over.....	4,846	27.8
Korean.....	28	0.1	Average household size.....	2.63	(X)
Vietnamese.....	4	-	Average family size.....	3.06	(X)
Other Asian ¹	40	0.1	HOUSING OCCUPANCY		
Native Hawaiian and Other Pacific Islander.....	3	-	Total housing units	34,681	100.0
Native Hawaiian.....	2	-	Occupied housing units.....	17,433	50.3
Guamanian or Chamorro.....	-	-	Vacant housing units.....	17,248	49.7
Samoan.....	-	-	For seasonal, recreational, or		
Other Pacific Islander ²	1	-	occasional use.....	15,350	44.3
Some other race.....	602	1.3	Homeowner vacancy rate (percent).....	3.6	(X)
Two or more races.....	679	1.5	Rental vacancy rate (percent).....	5.7	(X)
Race alone or in combination with one			HOUSING TENURE		
or more other races: ³			Occupied housing units	17,433	100.0
White.....	43,714	94.4	Owner-occupied housing units.....	14,775	84.8
Black or African American.....	1,707	3.7	Renter-occupied housing units.....	2,658	15.2
American Indian and Alaska Native.....	350	0.8	Average household size of owner-occupied units.....	2.64	(X)
Asian.....	370	0.8	Average household size of renter-occupied units.....	2.57	(X)
Native Hawaiian and Other Pacific Islander.....	19	-			
Some other race.....	874	1.9			

- Represents zero or rounds to zero. (X) Not applicable.

¹ Other Asian alone, or two or more Asian categories.

² Other Pacific Islander alone, or two or more Native Hawaiian and Other Pacific Islander categories.

³ In combination with one or more of the other races listed. The six numbers may add to more than the total population and the six percentages may add to more than 100 percent because individuals may report more than one race.

Source: U.S. Census Bureau, Census 2000.

Table DP-2. Profile of Selected Social Characteristics: 2000

Geographic area: Pike County, Pennsylvania

[Data based on a sample. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text]

Subject	Number	Percent	Subject	Number	Percent
SCHOOL ENROLLMENT			NATIVITY AND PLACE OF BIRTH		
Population 3 years and over enrolled in school			Total population		
Nursery school, preschool	818	6.8	Native	44,010	95.0
Kindergarten	696	5.8	Born in United States	43,626	94.2
Elementary school (grades 1-8)	6,248	52.3	State of residence	9,627	20.8
High school (grades 9-12)	2,770	23.2	Different state	33,999	73.4
College or graduate school	1,412	11.8	Born outside United States	384	0.8
EDUCATIONAL ATTAINMENT			Foreign born		
Population 25 years and over			Entered 1990 to March 2000		
Less than 9th grade	802	2.5	Naturalized citizen	1,493	3.2
9th to 12th grade, no diploma	3,364	10.7	Not a citizen	799	1.7
High school graduate (includes equivalency)	13,004	41.2	REGION OF BIRTH OF FOREIGN BORN		
Some college, no degree	6,398	20.3	Total (excluding born at sea)		
Associate degree	1,971	6.3	Europe	1,307	57.0
Bachelor's degree	3,861	12.2	Asia	261	11.4
Graduate or professional degree	2,125	6.7	Africa	29	1.3
Percent high school graduate or higher	86.8	(X)	Oceania	15	0.7
Percent bachelor's degree or higher	19.0	(X)	Latin America	582	25.4
MARITAL STATUS			Northern America		
Population 15 years and over			98		
Never married	6,737	18.7	LANGUAGE SPOKEN AT HOME		
Now married, except separated	23,265	64.6	Population 5 years and over		
Separated	714	2.0	English only		
Widowed	2,438	6.8	Language other than English		
Female	1,861	5.2	Speak English less than "very well"		
Divorced	2,849	7.9	Spanish		
Female	1,508	4.2	Speak English less than "very well"		
GRANDPARENTS AS CAREGIVERS			Other Indo-European languages		
Grandparent living in household with one or more own grandchildren under 18 years			Speak English less than "very well"		
Grandparent responsible for grandchildren	239	32.6	Asian and Pacific Island languages		
VETERAN STATUS			Speak English less than "very well"		
Civilian population 18 years and over			82		
Civilian veterans	5,915	17.4	ANCESTRY (single or multiple)		
DISABILITY STATUS OF THE CIVILIAN NONINSTITUTIONALIZED POPULATION			Total population		
Population 5 to 20 years			46,302		
With a disability	764	7.1	Total ancestries reported		
Population 21 to 64 years			57,801		
With a disability	5,096	19.9	Arab		
Percent employed	58.1	(X)	Czech ¹		
No disability	20,560	80.1	Danish		
Percent employed	72.8	(X)	Dutch		
Population 65 years and over			English		
With a disability	2,559	37.0	French (except Basque) ¹		
RESIDENCE IN 1995			French Canadian ¹		
Population 5 years and over			German		
Same house in 1995	26,348	60.4	Greek		
Different house in the U.S. in 1995	17,089	39.2	Hungarian		
Same county	4,006	9.2	Irish ¹		
Different county	13,083	30.0	Italian		
Same state	2,625	6.0	Lithuanian		
Different state	10,458	24.0	Norwegian		
Elsewhere in 1995	191	0.4	Polish		
			Portuguese		
			Russian		
			Scotch-Irish		
			Scottish		
			Slovak		
			Subsaharan African		
			Swedish		
			Swiss		
			Ukrainian		
			United States or American		
			Welsh		
			West Indian (excluding Hispanic groups)		
			Other ancestries		

-Represents zero or rounds to zero. (X) Not applicable.

¹The data represent a combination of two ancestries shown separately in Summary File 3. Czech includes Czechoslovakian. French includes Alsatian. French Canadian includes Acadian/Cajun. Irish includes Celtic.

Source: U.S. Bureau of the Census, Census 2000.

Table DP-3. Profile of Selected Economic Characteristics: 2000

Geographic area: Pike County, Pennsylvania

[Data based on a sample. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text]

Subject	Number	Percent	Subject	Number	Percent
EMPLOYMENT STATUS			INCOME IN 1999		
Population 16 years and over			Households		
In labor force	35,354	100.0	Less than \$10,000	17,447	100.0
Civilian labor force	20,779	58.8	\$10,000 to \$14,999	1,016	5.8
Employed	20,756	58.7	\$15,000 to \$24,999	1,123	6.4
Unemployed	19,639	55.5	\$25,000 to \$34,999	2,134	12.2
Percent of civilian labor force	1,117	3.2	\$35,000 to \$49,999	2,221	12.7
Armed Forces	5.4	(X)	\$50,000 to \$74,999	3,288	18.8
Not in labor force	23	0.1	\$75,000 to \$99,999	4,106	23.5
Females 16 years and over			\$100,000 to \$149,999	1,957	11.2
In labor force	17,987	100.0	\$150,000 to \$199,999	1,154	6.6
Civilian labor force	9,314	51.8	\$200,000 or more	263	1.5
Employed	9,311	51.8	Median household income (dollars)	185	1.1
Own children under 6 years	8,785	48.8	With earnings	44,608	(X)
All parents in family in labor force	3,251	100.0	Mean earnings (dollars) ¹	13,272	76.1
COMMUTING TO WORK			With Social Security income	52,503	(X)
Workers 16 years and over			Mean Social Security income (dollars) ¹	5,576	32.0
Car, truck, or van -- drove alone	19,302	100.0	With Supplemental Security Income	13,037	(X)
Car, truck, or van -- carpooled	15,183	78.7	Mean Supplemental Security Income	630	3.6
Public transportation (including taxicab)	2,472	12.8	(dollars) ¹	7,287	(X)
Walked	563	2.9	With public assistance income	281	1.6
Other means	321	1.7	Mean public assistance income (dollars) ¹	2,062	(X)
Worked at home	104	0.5	With retirement income	4,213	24.1
Mean travel time to work (minutes) ¹	659	3.4	Mean retirement income (dollars) ¹	19,253	(X)
Employed civilian population			Families		
16 years and over			Less than \$10,000	13,083	100.0
OCCUPATION			\$10,000 to \$14,999	426	3.3
Management, professional, and related	19,639	100.0	\$15,000 to \$24,999	418	3.2
occupations	5,618	28.6	\$25,000 to \$34,999	1,390	10.6
Service occupations	3,451	17.6	\$35,000 to \$49,999	1,664	12.7
Sales and office occupations	5,230	26.6	\$50,000 to \$74,999	2,756	21.1
Farming, fishing, and forestry occupations	69	0.4	\$75,000 to \$99,999	3,350	25.6
Construction, extraction, and maintenance	2,467	12.6	\$100,000 to \$149,999	1,712	13.1
occupations	2,467	12.6	\$150,000 to \$199,999	1,003	7.7
Production, transportation, and material moving	2,804	14.3	\$200,000 or more	221	1.7
occupations	2,804	14.3	Median family income (dollars)	143	1.1
INDUSTRY			Per capita income (dollars) ¹	49,340	(X)
Agriculture, forestry, fishing and hunting,	138	0.7	Median earnings (dollars):		
and mining	1,751	8.9	Male full-time, year-round workers	39,371	(X)
Construction	1,973	10.0	Female full-time, year-round workers	26,279	(X)
Manufacturing	623	3.2	Number below poverty level		
Wholesale trade	2,757	14.0			
Retail trade	1,284	6.5	POVERTY STATUS IN 1999		
Transportation and warehousing, and utilities	561	2.9	Families		
Information	1,458	7.4	668		
Finance, insurance, real estate, and rental and	1,478	7.5	With related children under 18 years		
leasing	3,583	18.2	484		
Professional, scientific, management, adminis-	2,129	10.8	With related children under 5 years		
trative, and waste management services	978	5.0	168		
Educational, health and social services	926	4.7	Families with female householder, no		
Arts, entertainment, recreation, accommodation	15,034	76.6	husband present		
and food services	2,862	14.6	272		
Other services (except public administration)	1,677	8.5	With related children under 18 years		
Public administration	66	0.3	254		
CLASS OF WORKER			With related children under 5 years		
Private wage and salary workers	15,034	76.6	82		
Government workers	2,862	14.6	Individuals		
Self-employed workers in own not incorporated	1,677	8.5	3,178		
business	66	0.3	18 years and over		
Unpaid family workers	66	0.3	2,120		
			65 years and over		
			376		
			Related children under 18 years		
			1,038		
			Related children 5 to 17 years		
			808		
			Unrelated individuals 15 years and over		
			967		

-Represents zero or rounds to zero. (X) Not applicable.

¹If the denominator of a mean value or per capita value is less than 30, then that value is calculated using a rounded aggregate in the numerator. See text.

Source: U.S. Bureau of the Census, Census 2000.

Table DP-4. Profile of Selected Housing Characteristics: 2000

Geographic area: Pike County, Pennsylvania

[Data based on a sample. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text]

Subject	Number	Percent	Subject	Number	Percent
Total housing units	34,681	100.0	OCCUPANTS PER ROOM		
UNITS IN STRUCTURE			Occupied housing units	17,433	100.0
1-unit, detached	27,986	80.7	1.00 or less	17,217	98.8
1-unit, attached	697	2.0	1.01 to 1.50	178	1.0
2 units	354	1.0	1.51 or more	38	0.2
3 or 4 units	293	0.8			
5 to 9 units	124	0.4	Specified owner-occupied units	13,091	100.0
10 to 19 units	40	0.1	VALUE		
20 or more units	61	0.2	Less than \$50,000	232	1.8
Mobile home	5,088	14.7	\$50,000 to \$99,999	4,414	33.7
Boat, RV, van, etc	38	0.1	\$100,000 to \$149,999	4,812	36.8
			\$150,000 to \$199,999	2,133	16.3
YEAR STRUCTURE BUILT			\$200,000 to \$299,999	1,157	8.8
1999 to March 2000	656	1.9	\$300,000 to \$499,999	278	2.1
1995 to 1998	2,943	8.5	\$500,000 to \$999,999	51	0.4
1990 to 1994	5,025	14.5	\$1,000,000 or more	14	0.1
1980 to 1989	9,618	27.7	Median (dollars)	118,300	(X)
1970 to 1979	7,341	21.2			
1960 to 1969	3,454	10.0	MORTGAGE STATUS AND SELECTED		
1940 to 1959	2,997	8.6	MONTHLY OWNER COSTS		
1939 or earlier	2,647	7.6	With a mortgage	9,252	70.7
			Less than \$300	19	0.1
ROOMS			\$300 to \$499	226	1.7
1 room	135	0.4	\$500 to \$699	977	7.5
2 rooms	1,190	3.4	\$700 to \$999	2,751	21.0
3 rooms	1,938	5.6	\$1,000 to \$1,499	3,846	29.4
4 rooms	6,039	17.4	\$1,500 to \$1,999	1,099	8.4
5 rooms	8,029	23.2	\$2,000 or more	334	2.6
6 rooms	8,180	23.6	Median (dollars)	1,069	(X)
7 rooms	4,777	13.8	Not mortgaged	3,839	29.3
8 rooms	2,335	6.7	Median (dollars)	332	(X)
9 or more rooms	2,058	5.9			
Median (rooms)	5.5	(X)	SELECTED MONTHLY OWNER COSTS		
			AS A PERCENTAGE OF HOUSEHOLD		
Occupied housing units	17,433	100.0	INCOME IN 1999		
YEAR HOUSEHOLDER MOVED INTO UNIT			Less than 15.0 percent	3,733	28.5
1999 to March 2000	2,432	14.0	15.0 to 19.9 percent	2,139	16.3
1995 to 1998	4,906	28.1	20.0 to 24.9 percent	1,818	13.9
1990 to 1994	3,720	21.3	25.0 to 29.9 percent	1,485	11.3
1980 to 1989	4,009	23.0	30.0 to 34.9 percent	1,080	8.2
1970 to 1979	1,412	8.1	35.0 percent or more	2,749	21.0
1969 or earlier	954	5.5	Not computed	87	0.7
VEHICLES AVAILABLE			Specified renter-occupied units	2,538	100.0
None	676	3.9	GROSS RENT		
1	5,406	31.0	Less than \$200	16	0.6
2	7,769	44.6	\$200 to \$299	52	2.0
3 or more	3,582	20.5	\$300 to \$499	292	11.5
			\$500 to \$749	924	36.4
HOUSE HEATING FUEL			\$750 to \$999	697	27.5
Utility gas	1,629	9.3	\$1,000 to \$1,499	241	9.5
Bottled, tank, or LP gas	2,691	15.4	\$1,500 or more	19	0.7
Electricity	6,207	35.6	No cash rent	297	11.7
Fuel oil, kerosene, etc	5,276	30.3	Median (dollars)	701	(X)
Coal or coke	353	2.0			
Wood	1,131	6.5	GROSS RENT AS A PERCENTAGE OF		
Solar energy	-	-	HOUSEHOLD INCOME IN 1999		
Other fuel	119	0.7	Less than 15.0 percent	319	12.6
No fuel used	27	0.2	15.0 to 19.9 percent	304	12.0
			20.0 to 24.9 percent	306	12.1
SELECTED CHARACTERISTICS			25.0 to 29.9 percent	285	11.2
Lacking complete plumbing facilities	75	0.4	30.0 to 34.9 percent	172	6.8
Lacking complete kitchen facilities	67	0.4	35.0 percent or more	832	32.8
No telephone service	96	0.6	Not computed	320	12.6

-Represents zero or rounds to zero. (X) Not applicable.

Source: U.S. Bureau of the Census, Census 2000.