

CHAPTER 8

PRIORITY ACTIONS FOR PIKE COUNTY

SUMMARY OF THE FULL ACTION PLAN

CHAPTER 8 PRIORITY ACTIONS FOR PIKE COUNTY

PRIORITY ACTION ITEMS

Chapter 9 contains a full listing of actions that can be implemented to address the major issues facing Pike County. Priorities were determined through discussions with the Comprehensive Plan Advisory Board. It is critical that the priority actions be addressed if the vision and goals and objectives presented in Chapter 3 are to be attained and the policies and strategies discussed in Chapter 4 are to be implemented. Without the commitment to address the Priority Action Items, this Comprehensive Plan will not be a living document and will fail to accomplish the identified goals and vision.

This chapter also contains a summary listing of the action items in Chapter 9. The discussion in Chapter 9 elaborates upon how each action item would be implemented. Governmental programs which can be used to fund listed actions are described in Appendix 21.

The recommendations listed in this chapter and Chapter 9 are listed in no particular order of importance. Implementation ranges (short-term, long-term, and on-going) for these priority actions are identified at the end of this chapter.

I. Protect Natural Resources within the County (see page 9-3)

1. Prepare a County Open Space, Greenways and Recreation Network Plan
2. Continue to support the planning and open space bond fund efforts
3. Provide technical and organizational assistance to municipalities for multi-municipal open space and recreation plans
4. Continue to make GIS mapping of natural resources available to municipalities
5. Assist municipalities in preparation of Potential Conservation Lands maps
6. Assist municipalities in ordinance and plan audits to determine build-out potential and degree of resource protection
7. Encourage protection of target-identified areas in open space plans
8. Encourage an organization to assume responsibility for monitoring “protected” lands
9. Provide technical assistance, including model ordinance provisions, to municipalities to adopt provisions in their zoning and subdivision and land development ordinances to protect natural resources
10. Support formation and actions of regional or municipal Environmental Advisory Councils

II. Protect the County’s Water Resources (see page 9-8)

1. Establish riparian buffers along watercourses
2. Provide technical assistance, including model ordinance provisions, to municipalities to adopt provisions in their zoning and subdivision and land

- development ordinances to protect water resources
- 3. Update existing and complete new Act 167 Stormwater Management Plans and ordinances prepared pursuant to the Plans, to encourage Best Management Practices
- 4. Prepare a County-wide water resources plan

III. Protect Scenic and Historic Resources (see page 9-14)

- 1. Provide technical assistance, including model ordinance provisions, to municipalities to adopt provisions in their zoning and subdivision and land development ordinances to protect scenic and historic resources and regulate signage
- 2. Support formation and actions of regional or municipal historical commissions
- 3. Encourage retention of natural buffers within developments and retention of natural and historic landscapes

IV. Manage Growth Within the County (see page 9-16)

- 1. Support development of identified growth areas with consistent governmental policies and financial incentives
- 2. Support development of identified growth areas with locations of community facilities
- 3. Support development of identified growth areas with road improvements
- 4. Support development of identified growth areas with sewer planning
- 5. Support development of identified growth areas with water supply planning
- 6. Support development of identified growth areas with ordinance provisions allowing higher densities of development when appropriate infrastructure is available
- 7. Support revitalization efforts in existing Boroughs, Villages, and Hamlets and provide technical assistance

V. Establish County-Municipal Partnerships to Manage Growth (see page 9-17)

- 1. Institute a County Planning Technical Assistance Program for municipalities
- 2. Provide data to municipalities from the County GIS system and Planning Office
- 3. Provide a toolbox to municipalities of sample land use regulations
- 4. Establish a program of workshops with municipal officials on smart growth techniques and other planning topics
- 5. Assist municipalities in the identification of available grant funding

VI. Encourage Multi-Municipal Planning to Manage Growth (see page 9-20)

- 1. Provide organizational and technical assistance
- 2. Encourage consideration of Smart Growth principles in the plans
- 3. Assist municipalities in preparation of Regional Open Space, Greenways and Recreation Plans so recreation impact fees can be charged

VII. Address Impacts of Tremendous Growth (see page 9-22)

- 1. Work with PennDOT Central Office to increase allocation of PennDOT county maintenance funding
- 2. Work to secure revisions in State funding allocation formulas, including restoring

- population adjustments to State Funding formulas
- 3. Review the appropriateness of using Transportation and Recreation Impact Fees

VIII. Improve Quality of Development (see page 9-23)

- 1. Provide technical assistance, including model ordinance provisions, to municipalities to adopt in their zoning and subdivision ordinances, addressing: interactive processes; data and analysis requirements; design and performance standards; improved requirements and standards; innovative development techniques; and corridor overlay zoning

IX. Improve the Circulation System Serving the County (see page 9-26)

- 1. Work with the County Road Task Force, municipalities, legislators, and PennDOT to list needed transportation improvements on the 12-year transportation program and accomplish construction of those improvements on the list
- 2. Provide technical assistance, including model ordinance provisions, to municipalities to adopt provisions in their zoning and subdivision and land development ordinances to manage access to arterial and collector roads and address road construction standards
- 3. Enhance transit service in the County and facilitate mobility of seniors
- 4. Implement major road corridor improvement programs
- 5. Plan for a system of greenways throughout the County
- 6. Connect transportation modes to one another

X. Provide Community Facilities and Services to County Residents (see page 9-30)

- 1. Determine the appropriate means to increase higher educational opportunities, and promote environmentally-based education and economic development
- 2. Provide technical assistance to municipalities in securing open space, recreation, and greenways planning and development grants and in increasing access to State and Federal recreation facilities and lands
- 3. Work to foster an increased sense of County identity and assimilate new residents into the community
- 4. Continue to address identified needs of seniors within the County
- 5. Encourage actions to address identified health care needs of County residents
- 6. Work with representatives of Municipal and State government and private residential community owners associations to determine the most appropriate methods of providing law enforcement service within the County
- 7. Organize and support efforts to better plan, organize, improve, and staff emergency services within the County
- 8. Designate appropriate County personnel to coordinate grant applications and work with municipalities in securing grants

XI. Encourage Additional Economic Development (see page 9-33)

- 1. Prepare a strategic plan for economic development in the County
- 2. Determine the most appropriate marketing approach for the County
- 3. Work to provide a variety of business environments in the County, coordinated with municipal zoning ordinances and infrastructure

4. Facilitate development or sale of the County Business Park
5. Work to provide “shovel-ready” sites for businesses in the County
6. Complete a feasibility study for a Pike County Business Incubator
7. Identify a multi-faceted approach to retaining young people within the County after completion of high school
8. Identify opportunities to participate in the Pennsylvania Economic Stimulus Package
9. Support revitalization efforts in Milford and Matamoras

XII. Retain Tourism as a Major Component of Economic Development (see page 9-37)

1. Promote sustainable ecotourism
2. Identify and support the most appropriate marketing approval for Pike County and expand tourism marketing
3. Promote Arts/Culture, Heritage, and Water-related tourism

XIII. Address efforts of Community Associations to Serve Residents (see page 9-39)

1. Establish a task force of representatives of the County, municipalities, community associations, DCED, County legislators, and builders to address what can be done to support efforts of community associations in providing services, facilities, and infrastructure to residents; how such associations should be organized and managed; how the associations can more effectively accomplish their responsibilities; how future problems can be minimized through effective review and development processes, requirements and standards for developers, and actions and contributions of developers; and how public safety concerns can be addressed within and outside private communities.
2. Identify mechanisms to assure appropriate infrastructure is in place prior to transfer of responsibilities from developers to community associations.
3. Discuss approaches to dealing with individually-owned lots within developments which regularly appear on tax sale lists.

XIV. Address Housing Needs (see page 9-40)

1. As growth and need develops in the County, annually review Wayne County’s administration of Pike’s programs to determine whether a separate Pike County housing agency, such as a Housing Authority or Community Housing Development Organization (CHDO), 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.
2. Encourage municipal zoning to allow a variety of housing types and densities at appropriate locations within the County, consistent with land use goals.
3. Use designated Recorder of Deeds fees for increasing housing choices for County residents

XV. Enhance Infrastructure Systems (see page 9-41)

1. Work with municipalities to regionally review and develop an approach to facilitate construction and/or extension of public sewer and water facilities as necessary within growth areas to serve existing and future needs and support higher densities and varieties in type of appropriate uses.

2. Continue to encourage improvement of telecommunications facilities within the County through municipal need and other functional plans.
3. Secure additional PennDOT aid in facilitating vehicular movement throughout the County during periods of impaired driving conditions.
4. Work with PennDOT and the Pike County Road Task Force to continue to recognize and identify the special transportation needs within the County because of rapid growth, typical winter conditions, and the large number of long-distance commuters.
5. Consider the creation of a County-wide Hazard Mitigation Plan, or encourage municipalities to pursue a municipal plan, to address all hazards that historically impacted or may impact the County and residents in the future.
6. Pursue funding for studies of, or additional PennDOT studies of, the major road corridors serving growth areas, to identify means of improving, managing, enhancing, and beautifying those corridors, including Route 6/209, Route 6, Route 507, Route 739, Route 390, SR 2001 (Milford Road), SR 2004 (Silver Lake Road) and Log Tavern Road.

SUMMARY OF THE FULL ACTION PLAN

A summary listing of the actions found in the Action Plan in Chapter 9 follows. For each action, a general time range for implementation, potential parties for the action, and the potential funding sources are listed. Due to the large number of actions proposed in this Comprehensive Plan, it has been determined that no specific dates for implementation of the actions will be listed. Short-term, long-term, and on-going implementation ranges were utilized.

Abbreviations and numbers given for each action are as follows:

Implementation Range

ST – Short Term

LT – Long Term

OG – On-going

Potential Party/Partners/Funding Sources

- 1 - Pike County
- 2 - Municipalities
- 3 - PennDOT (Pennsylvania Department of Transportation)
- 4 - PADCED (Pennsylvania Department of Community and Economic Development)
- 5 - PADCNR (Pennsylvania Department of Conservation and Natural Resources)
- 6 - PHMC (Pennsylvania Historic Museum Commission)
- 7 - PADEP (Pennsylvania Department of Environmental Protection)
- 8 - PA Game Commission and PA Fish & Boat Commission
- 9 - Community Associations
- 10 - Developers, Landowners
- 11 - Conservancies, Land Trusts, Watershed Associations, etc.
- 12 - Legislators, School Districts
- 13 - National Park Service
- 14 - Community Organizations
- 15 - Business community, economic development agencies, Visitors Bureau

PIKE COUNTY COMPREHENSIVE PLAN - SUMMARY OF THE FULL ACTION PLAN

I.	Protect Natural Resources	Implementation Range	Potential Party(s)	Partners/ Funding Sources
1	Prepare a County Open Space, Greenways and Recreation Network Plan.	ST	1	5
2	Determine whether to establish a planning and open space bond fund pursuant to voter referendum approval.	ST	1	
3	Provide technical and organizational assistance to municipalities within the County for multi-municipal open space plans.	ST	1	4,5
4	Encourage protection of target-identified areas in the County and regional open space and recreation plans	ST	1,2	4,5,8,11
5	Develop criteria for prioritizing natural areas and water resources for protection and prioritized Natural Areas Conservation Plans	ST	1,2	5,11
6	Identify additional funding sources for open space preservation	ST	1,2	5,11
7	Establish partnerships in securing acquisition or permanent protection of open space and greenways	OG	1,2	5,11
8	Encourage forestland owners to participate in the Forest Legacy Area program	OG	1,2	5,11
9	Encourage creation of municipal or regional Environmental Advisory Councils	ST	1,2	
10	Encourage an organization to assume responsibility for monitoring “protected” lands	OG	1,2	11
11	Review with municipal officials examples of municipally-funded open space preservation programs.	ST	1,2	5,11
12	Support establishment and continuation of farm-related programs and organizations.	OG	1,2	
13	Assist municipalities in the preparation of municipal or multi-municipal Potential Conservation Lands Maps	ST	1,2	5
14	Protect the linkages and natural processes necessary to protect elements of biodiversity.	OG	1,2	4,5,11
15	Assist municipalities in “audits,” of plans and regulations to determine build-out potential and the degree of protection of resources.	ST	1,2	5
16	Appoint a liaison for deer management in the County.	ST	1	8
17	Encourage municipalities to review the appropriateness of the Transfer of Development Rights technique	ST	1,2	4,5
18	Encourage municipalities to adopt provisions in their zoning ordinances to protect natural resources. Provide model ordinance provisions for municipal consideration and provide technical assistance to municipalities in adopting such provisions	ST	1,2	4,5
19	Adopt Forestry Regulations	ST	1,2	4,5
20	Identify and work to achieve additional techniques for preservation of open space forestland	OG	1,2	4,5,11
21	Identify a mechanism for monitoring sustainable forestry	ST	1,2	5,11
22	Establish a program for community education and involvement	OG	1,2	4,5,11
23	Encourage participation of community associations in resource management and protection programs.	OG	1,2	4,5,11
24	Address the loss of hemlock trees in riparian areas	OG	1,2	5,11
25	Continue to make GIS mapping of natural resources available to municipalities	ST	1,2	4,5
26	Encourage municipalities to develop and adopt an Official Map as a tool for the protection of resources and providing future public land and facilities	ST	1,2	4,5

II.	Protect Water Resources	Implementation Range	Potential Party(s)	Partners/ Funding Sources
1	Manage stream corridors and establish riparian buffers	OG	1,2	5,11
2	Encourage wellhead protection and watershed planning	LT	1,2	7,11
3	Update existing and complete new Act 167 Stormwater Management Plans	LT	1,2	7,11
4	Encourage municipalities to adopt provisions in their zoning ordinances to protect water resources via model ordinance provisions and provide technical assistance to municipalities in adopting them	ST	1,2	4,5,7
5	Within each Act 167 Stormwater Management Designated Watershed, develop and implement a uniform stormwater management ordinance that is consistent with PaDEP recommendations	LT	1,2	7
6	Implement NPDES regulations	LT	2	7
7	Implement protocols to be used by all developments for verifying compliance with the Antidegradation Requirements	ST	1,2	7
8	Enact and enforce Sewage Management Ordinances	OG	2	7
9	Monitor contamination of aquifers	OG	1,2	7
10	Establish a program to monitor surface water flows over time.	OG	1,2	7
11	Evaluate the costs and benefits of maintaining older dams on streams	OG	2,9	7
12	Establish programs of water quality monitoring in streams	OG	1,2	7
13	Establish mapping of all perennial and intermittent headwater streams	ST	1,2	4,5,7
14	Coordinate policies on construction and extensions of public sewer and water facilities, consider acquisition of environmentally sound lands which could be used for land disposal of treated wastewater.	OG	1,2	7
15	Support implementation of the Milford Water Authority Wellhead Protection Plan.	OG	1,2	7
16	Plan for a system of greenways	ST	1,2	4,5
17	Establish programs for retrofitting existing stormwater systems.	OG	2,9	4
18	Evaluate retrofit opportunities for stormwater systems in established non-residential developments..	OG	2,10	
19	Adhere to the soil and erosion control requirements of PaDEP.	OG	1,2,10	7
20	Encourage developers to grant conservation easements or dedicate land to municipalities and conservation groups to protect water resources.	OG	1,2,10	11
21	Encourage the community to be aware of water resources in their watersheds and protect them.	OG	1,2	7,11
22	Encourage preparation of water budgets and modeling of impacts of water withdrawal within watersheds.	LT	1,2	7,11
23	Identify water conservation and re-use methods.	OG	1,2	7,11
24	Pursue funding for a model program for integrated resource planning.	LT	1,2	7
25	Pursue funding for a model program for watershed-based zoning.	LT	1,2	7
26	Consider forming municipal advisory committees for watersheds.	ST	1,2	7,11
27	Organize stream cleanup days within watersheds.	OG	1,2	7,11
28	Discuss with municipalities the merits of seeking a grant to establish the implications of watershed based planning and zoning.	LT	1,2	7

II.	Protect Water Resources	Implementation Range	Potential Party(s)	Partners/ Funding Sources
29	Prepare a County-wide water resource plan.	ST	1	5,7

III.	Protect Scenic and Historic Resources	Implementation Range	Potential Party(s)	Partners/ Funding Sources
1	Encourage municipalities to adopt provisions in their zoning ordinances to protect scenic and historical resources and regulate signage. Provide model ordinance provisions for municipal consideration and provide technical assistance to municipalities in adopting such provisions.	ST	1,2	4,5,6
2	Encourage municipalities to adopt provisions in their subdivision and land development ordinances to protect scenic and historic resources. Provide model ordinance provisions for municipal consideration and provide financial and technical assistance to municipalities in adopting such provision.	ST	1,2	4,5,6
3	Establish tree planting and landscaping programs in existing developed areas.	LT	2	3,4
4	Encourage landscaping of cleared/open areas in existing developments.	OG	2,9,10	
5	Minimize visual blight along the road corridors in the Region.	OG	2	3
6	Encourage municipalities to support the activities of individuals and groups which identify, document, evaluate and protect historical resources.	OG	1,2	6
7	Encourage municipalities to support the planning of trails to link historic sites and erect informative markers and exhibits at historic resources.	ST	1,2	5,6
8	Encourage municipalities to support the integrity of Historic Districts in the County.	OG	1,2	6
9	Encourage municipalities to support regional or municipal historical commissions.	ST	1,2	6
10	Encourage retention of natural buffers within developments and retention of natural and historic landscapes.	OG	1,2,9,10	

IV.	Manage Growth	Implementation Range	Potential Party(s)	Partners/ Funding Sources
1	Achieve consistency between County policies and financial incentive policies and this Plan and the identified growth areas.	OG	1,2	3,4,5,7
2	Work with the County Road Task Force, municipalities and PennDOT to identify necessary transportation improvements in areas designated for growth.	OG	1,2	3
3	Make decisions on location of community facilities which are consistent with identified growth areas.	OG	1,2	4,5,7
4	Examine cost effective ways, including regional cooperation, to provide supportive infrastructure to growth areas.	OG	1,2	3,4,5,7
5	Work with a County Sewer and Water Task Force, municipalities, PaDEP, PENNVEST, DCED and users to develop an approach to facilitate construction and/or extension of public sewer and water facilities as necessary within growth areas.	ST	1,2	4,5,7
6	Support revitalization efforts in the Boroughs, villages and hamlets and provide technical planning assistance in revitalization.	OG	1,2	3,4
7	Pursue funding for studies of the major road corridors serving growth areas, to identify means of improving, managing, enhancing, and beautifying those corridors	OG	1,2	3,4
8	Study whether the Transfer of Development Rights concept is an appropriate technique to direct growth to growth areas.	ST	1,2	4,5
9	Pursue techniques to protect natural resources and preserve open space.	OG	1,2	4,5
10	Encourage Municipal Act 537 plans and water supply planning to promote compact, efficient, orderly, and phased development within designated growth areas.	OG	1,2	7
	Encourage municipalities to allow higher densities of development that can support public sewer and water facilities within growth areas, where and when public sewer and water facilities are made available.	ST	1,2	4,7

V.	Establish County-Municipal Partnerships to Manage Growth	Implementation Range	Potential Party(s)	Partners/ Funding Sources
1	Institute a County Planning Technical Assistance Program for municipalities.	ST	1,2	4,5
2	Encourage and assist the Boroughs and Townships containing villages to apply for grants for revitalization and streetscape plans. Encourage participation in the Main Street and Elm Street programs.	ST	1,2	3,4
3	If it is the consensus to use Transportation Impact Fees (TIF's) in the County, assist multi-municipal TIF studies pursuant to multi-municipal comprehensive plans.	OG	1,2	
4	Provide data to municipalities available in the County GIS.	OG	1,2	4,5
5	Establish a regular program of workshops with municipal officials on Smart Growth techniques and other planning topics.	OG	1,2	4,5
6	Provide a toolbox to municipalities which is a compilation of sample ordinance provisions, design guidelines, development techniques, and other information.	ST	1,2	4,5
7	Explore what characteristics and elements constitute "Livable Communities" within Pike County, and work to incorporate those elements in municipal and multi-municipal planning efforts and ordinances.	ST	1,2	4,5
8	Explore what elements and characteristics constitute "Rural Character" within the County, and protect those elements through use of multi-municipal open space and comprehensive plans and municipal ordinances.	ST	1,2	4,5
9	Explore those elements which create memorable experiences for those who live, work, and visit within Pike County, and protect and enhance those elements through the use of multi-municipal open space and comprehensive plans and municipal ordinances.	ST	1,2	4,5
10	Utilize the Office of Community Planning as a repository of planning data.	OG	1	

VI.	Encourage Multi-Municipal Planning to Manage Growth	Implementation Range	Potential Party(s)	Partners/ Funding Sources
1	Provide organizational and technical assistance and financial incentives in the preparation of multi-municipal comprehensive plans.	ST	1,2	4,5
2	Encourage consideration of Smart Growth principles in the plans	ST	1,2	4,5
3	Assist municipalities in the preparation of Regional Open Space and Recreation Plans so recreation impact fees can be charged.	ST	1,2	5

VII.	Address Impacts of Tremendous Growth	Implementation Range	Potential Party(s)	Partners/ Funding Sources
1	Organize seminars to address development impacts.	OG	1,2	4,5
2	Work to attain a more favorable tax structure.	OG	1,2	12
3	Work to secure legislation which will authorize additional impact fees for municipalities and facilitate use of existing authorized fees.	OG	1,2	12
4	Work to secure revisions in funding allocation formulas, including restoring population adjustments to State funding formulas.	OG	1,2	12
5	Work with PennDOT Central Office to increase allocations of PennDOT county maintenance funding.	OG	1,2	3
6	Work to establish consistent policies on use of impact fees within the County.	OG	1,2	
7	Review the appropriateness of using Transportation Impact Fees.	ST	1,2	
8	Implement policies for economic development.	ST	1	4
9	Encourage municipalities to prepare Official Maps. Consider the need for preparation of a County official map.	ST	1,2	
10	Encourage municipalities to consider Capital Improvements Programming.	ST	1,2	
11	Encourage municipalities to require developers to perform impact studies.	ST	1,2	

VIII	Improve Quality of Development	Implementation Range	Potential Party(s)	Partners/ Funding Sources
1	Consider predesign meetings and joint site visits between planning commissions and developers.	ST	2	
2	Require street furniture/pedestrian amenities as required improvements pursuant to streetscape plans.	OG	2	
3	Provide assistance to include adequate improvement requirements and standards, planning and architectural design standards and performance standards in municipal zoning and subdivision and land development ordinances.	ST	1,2	4,5
4	Encourage municipalities to adopt approaches in their zoning ordinances to realize enhanced developed areas	ST	1,2	4,5

IX.	Improve Circulation System	Implementation Range	Potential Party(s)	Partners/ Funding Sources
1	Work with the Pike County Road Task Force, municipalities, legislators, and PennDOT to list needed transportation improvements on the 12-year transportation program and accomplish construction of those improvements on the list.	OG	1,2,3,12	3
2	Work with PennDOT to support this Comprehensive Plan.	OG	1,2	3
3	Work with PennDOT to assure adequate maintenance of roads which receive substantial volumes of truck and school bus traffic.	OG	1,2	3
4	Work with PennDOT to establish appropriate speed limits	OG	1,2	3
5	Develop access management plans in cooperation with PennDOT to address access to major roads and access design standards.	OG	1,2	3
6	Work with PennDOT to keep traffic signal timing current and optimized.	OG	1,2	3
7	Work to implement the recommendations of the Congested Corridor Improvement Project Study of Route 6/209.	ST	1,2	3,4
8	Identify additional necessary improvements to road corridors in growth areas.	OG	1,2	3,4
9	Enhance a multi-modal circulation system consisting of road, transit, pedestrian, and bicycle systems.	OG	1,2	3,4,5
10	Work to connect transportation modes to one another.	OG	1,2	3,4,5
11	Monitor the need for park and ride facilities in the County	OG	1,2	3
12	Monitor the feasibility for a County transit authority. In the interim, monitor the feasibility of establishing service from other transit entities or enhancing existing paratransit for seniors.	OG	1	3
13	Encourage landowners to cooperate with PennDOT and the municipalities in the redesign of existing strip development areas to manage access and improve streetscapes.	LT	1,2	3,10
14	Monitor the need for a Transportation Development District within the Rt6/209, Rt6, Rt739, and Rt507 Corridors.	LT	1,2	10
15	Encourage municipalities to adopt provisions in their subdivision and land development ordinances to manage access to roads. Provide model ordinance provisions and technical assistance to municipalities in adopting such provisions.	ST	1,2	
16	Encourage municipalities to adopt provisions in their subdivision and land development ordinances to require appropriate studies and improvements of developers and establish design and construction standards. Provide model ordinance provisions and provide technical assistance to municipalities	ST	1,2	
17	Require developers to recognize existing trails and to provide for new trails.	OG	1,2	10
18	Work with transportation organizations and agencies providing services to seniors.	OG	1,2	
19	Encourage municipalities to prepare municipal transportation plans, Official Maps, and capital improvement plans	ST	1,2	
20	Maintain information on traffic counts, carrying capacity, and level of service at points of interest.	OG	1,2	3
21	Monitor the need for, and work to institute appropriate traffic calming techniques in the Boroughs, villages, hamlets, and residential neighborhoods.	OG	1,2	3
22	Encourage municipalities to consider PennDOT Transportation Enhancement, Home Town Streets, and Safe Routes to School programs.	OG	1,2	3
23	Address how to balance the scenic character of County roads with improvements to accommodate increased vehicular traffic and alternative modes of travel.	OG	1,2	3
24	Establish adequate construction cross-sections for new and rebuilt roads.	ST	1,2	
25	Encourage PennDOT to better maintain roads in poor condition.	OG	1,2	3

X.	Provide Community Facilities and Services to County Residents	Implementation Range	Potential Party(s)	Partners/ Funding Sources
1	Determine the appropriate means to increase higher education opportunities	LT	1	
2	Encourage higher education programs that identify with the natural resources of the County	LT	1	
3	Further explore the concept of an Eco -Science Center in the County	LT	1	
4	Expand recycling/composting opportunities	OG	1,2	4
5	Expand use of the concept of municipal cleanup days throughout the County	OG	1,2	
6	Work with municipalities to identify methods and financing sources to improve ordinance and code enforcement	ST	1,2	4
7	Continue to expand the County GIS system and expand its usage in County and municipal planning, conservation, taxing, assessment, emergency 911, and core management functions	OG	1,2	4,5
8	Consider appointment of a full-time or contractual grants coordinator	ST	1	
9	Prepare plans for expansion and renovation of County facilities as necessary and plans for appropriate space utilization	OG	1	
10	Analyze police/fire/emergency protocols to identify which organization should be contacted for each type of emergency. Analyze coverage based upon need for asset protection, response time, and population distribution	OG	1,2,14	4
11	Encourage expansion of availability of day care services within the County at appropriate locations	LT	1,2	10
12	Consider establishment of a head start pre-school program	LT	1,12	
13	Investigate opportunities to develop recreational facilities on National Park Service land and other publicly owned lands	LT	1,2	5,8,13
14	Encourage increased accessibility of State Parks, Gamelands, River Corridors, and Forests through provision of readily accessible areas for parking, trails and fishing	LT	1,2	5,8
15	Encourage location of local radio and TV sources of news within the County	LT	1	
16	Monitor the feasibility of supporting a hospital as the County grows. In the interim, encourage practitioners providing unmet needs to locate at appropriate locations	OG	1	10,15
17	Encourage volunteerism for community organizations and identify means of increasing volunteerism	OG	1,2,14	
18	Identify additional funding sources for volunteer organizations and ways of providing support to their operations	OG	1,2,14	
19	Review past experience of the Council of Governments (COG), the feasibility of reorganizing it, and the support needed to make it effective	ST	1,2	
20	Identify steps to foster an increased sense of County identity	OG	1,2,15	
21	Encourage the U.S. Postal Service to revise zip codes and addressing systems within the County	ST	1,2	
22	Develop a system for notification of public utilities of proposed developments	LT	1,2,10	
23	Discuss the need to establish a program to assist landowners who need assistance when well capacity is diminished	LT	1,2	7
24	Maintain and enhance the Pike County Public Library system	OG	1,2	
25	Continue to monitor and address the needs of residents as identified by County departments and visioning efforts	OG	1,2	4
26	Develop a health and human services plan which identifies needs, providers, priorities for programs, and funding sources	LT	1,2,14	
27	Determine what facilities are needed to best serve youth in the Open Space and Recreation Planning Process	ST	1,2,14	5
28	Coordinate efforts of volunteer fire companies and emergency medical services and determine the best approach to organize services	OG	1,2	4

X.	Provide Community Facilities and Services to County Residents	Implementation Range	Potential Party(s)	Partners/ Funding Sources
29	Work to improve Advanced Life Support planning and funding	ST	1,2,14	
30	Identify methods of encouraging volunteerism, funding training, and funding operations	OG	1,2,14	4
31	Determine the most appropriate methods of providing enhanced law enforcement service and coordinated enforcement among public and private law enforcement	OG	1,2	4
32	Facilitate access to community facilities through the transportation system	OG	1,2	3
33	Continue to provide information and assistance to residents in directing them to available services	OG	1,2,14	
34	Involve fire company, emergency services and school district personnel in review of subdivision and land development plans, where appropriate	OG	2	10
35	Require developers to provide for fire protection, addressing water supply, distribution, and storage, fire hydrants, building protection, and access of fire vehicles	OG	2	10
36	The design of developments should address emergency access and egress, including multiple access/egress points and evacuation routes and school bus stops	OG	2	10
37	Expand cooperation and dialog among fire companies, emergency services, authorities, and the School Districts on sharing of services, equipment, facilities and programs	OG	1,2,12,14	
38	Encourage involvement of new residents in community programs to foster community spirit, economic development, and community attractiveness	OG	1,2,14	
39	Encourage existing developments to address existing environmental quality problems	OG	1,2,7,9,10	
40	Identify opportunities for training for municipal officials and staff and opportunities for technological enhancements in municipal government	OG	1,2	4
41	Encourage a dialog between the school districts and municipalities regarding development activities, school facilities needs, location of school facilities, and school bus routes	OG	2,12	
42	Encourage location of school facilities within growth areas and existing centers to provide proximity to residences	OG	1,2,12	
43	Establish developer responsibilities to provide community facilities and incorporate responsibilities into comprehensive plans and land use regulations	ST	1,2	10
44	Maintain a dialog as to what should be the expected level of services to residents of the County	OG	1,2	
45	Support efforts to expand the supply, distribution, and training in use of defibrillators	OG	1,2,14	
46	Establish a mechanism for the County to provide technical assistance to municipalities in organizing and securing grants for open space, recreation, and greenways planning and development	ST	1,2	5
47	Continue development of packets for distribution to new residents	OG	1,2,14	
48	Monitor impacts of gambling in adjoining counties	OG	1,2	
49	Continue to address the needs of seniors, particularly housing and mobility	OG	1,2,14	3,4
50.	Review opportunities to enhance recycling in the County	OG	1,2	7
51	Establish a recycling transfer station at Pike County property in Blooming Grove Township	ST	1	7

XI.	Encourage Additional Economic Development	Implementation Range	Potential Party(s)	Partners/ Funding Sources
1	Work to create family sustaining jobs.	OG	1,2,15	4
2	Work to sustain a diversified environmentally friendly economy which is not dependent on one business or type of business.	OG	1,2,15	4
3	Identify retail and service needs of residents.	OG	1,15	
4	Work to provide a variety of business environments, including planned business centers; vital downtowns; coordinated, managed corridors; individual sites for small businesses; and sites near identified I-84 interchanges.	OG	1,2,15	3,4
5	Analyze the skills of the County workforce, and identify and work to establish necessary mechanisms to train and educate the County workforce.	OG	1,15	
6	Facilitate access of the workforce to jobs.	OG	1,2,15	3,4
7	Identify potential business development areas and coordinate transportation and utility planning and programmed road improvements to provide adequate access and services to those locations.	ST, OG	1,2,15	3,4
8	Work to provide "shovel-ready" sites for businesses in the County and the County Business Park.	OG	1,2,15	4
9	Inventory the adequacy and accessibility of infrastructure and utilities to support business development	OG	1,2,15	3,4
10	Complete a feasibility study for a Pike County Business Incubator.	ST	1,15	
11	Continue to periodically survey the needs of existing businesses within the County and identify programs to meet those needs.	OG	1,15	
12	Work with local financial institutions to provide loan programs for local businesses.	OG	1,15	
13	Identify opportunities to participate in the recently approved Pennsylvania Economic Stimulus Package Programs	OG	1,2	4
14	Encourage retail services and public and community facilities to locate within growth areas to maximize accessibility to residential areas and the circulation system.	OG	1,2,15	
15	Encourage municipalities to zone appropriate areas for economic development	ST	1,2	
16	Encourage requirements that new development to be designed and constructed to meet environmental performance standards, eliminate adverse impacts on adjacent land uses, and minimize highway access safety hazards.	ST	1,2	3,5
17	Encourage appropriate adaptive re-use of vacant and underutilized commercial buildings and sites.	OG	1,2,10,15	4
18	Inform PCICDA of areas and buildings zoned and available for commercial and industrial development in the County.	OG	2	
19	Identify an approach to retaining young people within the County.	ST	1,2,14,15	
20	Conduct a barrier analysis to economic growth in the County.	ST	1,15	
21	Determine applicability of Transit Revitalization Investment Districts.	LT	1,2,10,15	3,4
22	Prepare a strategic plan for economic development.	ST	1,2,15	
23	Determine the most appropriate marketing approach for the County.	ST	1,15	
24	Consider development of a locally controlled micro revolving loan fund.	LT	1,2,15	
25	Support revitalization efforts in Matamoras and Milford	OG	1,2	3,4
26	Encourage expansion of housing and health care choices	OG	1,2	

XI.	Encourage Additional Economic Development	Implementation Range	Potential Party(s)	Partners/ Funding Sources
27	Appoint a task force to study role of sustainable forestry	ST	1,2,15	5
28	Continue and engage partnerships for economic development	OG	1,2,15	4
29	Determine if joint marketing of I-84 business parks would be appropriate	ST	1,15	
30	Promote peer to peer marketing	OG	1,15	
31	Maintain a business resource library	OG	1,15	
32	Encourage development of higher education facilities	OG	1	
33	Promote River community economic development.	OG	1,2,15	4,5,11,13

XII.	Retain Tourism as a Major Component of Economic Development	Implementation Range	Potential Party(s)	Partners/ Funding Sources
1	Promote sustainable ecotourism within the County	OG	1,2,15	4,5
2	Promote a distinct identity for Pike County in recognition of its natural resources.	OG	1,2,15	
3	Develop programs to view wildlife and understand their habitats.	LT	1,15	5,8
4	Develop a system of guidebooks and easy to use maps for leisure users.	LT	1,15	
5	Consider the merits of promoting access to areas off I-84 through high quality gateway sites, information centers, and appropriate signage.	LT	1,15	
6	Protect identified natural, historic, recreational, cultural, archeological and architectural resources and their settings, including hunting and fishing and wildlife habitats.	OG	1,2,11	5,6,8
7	Consider the creation of a Heritage Park Region encompassing Pike County and conduct a Heritage Area feasibility study.	LT	1,2,15	5
8	Identify and support the most appropriate marketing approach for the County and expand tourism marketing.	ST	1,15	
9	Define goals for tourism, develop a marketing plan appropriate to Pike County, and target groups to be encouraged to visit, and perhaps locate, within the County.	ST	1,15	
10	Work with the Delaware Water Gap National Recreation Area and the Upper Delaware River Council to promote tourism.	LT	1,2,13	
11	Develop a series of itineraries based on a variety of interests.	LT	1,15	
12	Maintain a Pike County calendar of events.	LT	1,15	
13	Identify and map existing trails and bikeways in the County and expand upon the existing system.	ST, LT	1,2	3,5
14	As road corridors in the County are enhanced, where appropriate include necessary improvements to facilitate use of rights-of-way for walking, jogging, and biking.	OG	1,2	3,5,10
15	Investigate opportunities for rails to trails facilities along the railroad line within the northern portion of the County.	LT	1,2	3,5
16	Plan for connections to the McDade Trail to accomplish an easily accessible and usable trail along the entire length of the Delaware River.	LT	1,2	5
17	Build upon regional and state promotion efforts, including Route 6, D&H Canal, Towpath Road bicycle trail and Route 6 as a heritage route.	LT	1,2,15	3,5
18	Work to establish a uniform system of wayfinding signs to enable people to readily find attractions within the County.	LT	1,2,15	3,4,5
19	Maintain a significant presence in the I-84 Visitors Center and maintain information centers	OG	1,15	
20	Support revitalization efforts in the County's centers and corridors.	OG	1,2	3,4
21	Promote water-related tourism	OG	1,2,15	5,13
22	Support the emergence of Arts/Culture as an important element of tourism.	OG	1,2,15	
23	Define and implement the conceptual Greenways Plan.	ST	1,2	3,4,5,8,11,13
24	Support directives of the Scenic Rural Character Preservation Bond Committee to balance economic development and land preservation	OG	1,2,15	4,5,11
25	Support activities of Pike County Visitors Bureau	OG	1,2,15	

XIII.	Address Efforts of Community Associations to Serve Residents	Implementation Range	Potential Party(s)	Partners/ Funding Sources
1	Establish a task force of representatives of the County, municipalities, community associations, DCED, County legislators, and builders to support efforts of community associations in providing services, facilities, and infrastructure to residents; how such associations should be organized and managed; how the associations can more effectively accomplish their responsibilities; how future problems can be minimized through effective review and development processes, requirements, and standards for developers, and actions and contributions of developers; and how public safety concerns can be addressed within and outside private communities.	ST	1,2,9,10,12	4
2	Provide a toolbox to community associations to be used as guidelines for improving infill development and requiring and retrofitting adequate infrastructure within their developments.	ST	1,2,9	
3	Work with the associations to identify methods of assuring infill development is properly reviewed, appropriate storm water management and erosion controls are implemented, and natural drainage patterns and natural resources recognized.	ST	1,2,9	
4	Identify mechanisms to assure appropriate infrastructure is in place prior to transfer of responsibilities from developers to community associations.	ST	1,2,9,10	
5	Discuss approaches to dealing with individually-owned lots within developments which regularly appear on tax sale lists. Determine whether appropriate approaches are to incorporate lots into open space, encourage proper development, incorporate them into other lots, or a combination of these and other approaches.	OG	1,2,9	
6	Discuss opportunities for retrofitting additional access, especially for emergency services, to private communities.	OG	1,2,9,14	
7	Involve community associations in discussions of deer management.	OG	1,2,8,9	

XIV.	Address Housing Needs	Implementation Range	Potential Party(s)	Partners/ Funding Sources
1	Address concerns for existing residents in finding suitable affordable housing.	OG	1,2,4,14	4,10
2	Determine whether a separate Pike County Housing Agency should be created.	ST	1	
3	Work to secure participation of local banks in loan programs.	OG	1,14,15	
4	Foster programs which encourage home renovation and rehabilitation.	OG	1,2,14,15	
5	Foster programs which facilitate affordable senior and family housing.	OG	1,2,14,15	4,10
6	Encourage municipal zoning to allow a variety of housing types.	ST	1,2	
7	Use designated Recorder of Deeds fees for increasing housing choices.	OG	1	
8	Foster programs which facilitate home ownership.	OG	1,2,14,15	4,10

XV.	Enhance Infrastructure Systems	Implementation Range	Potential Party(s)	Partners/ Funding Sources
1	Coordinate public sewer and water policies with Comprehensive Plans	OG	1,2	7
2	Review alternative methods of sewage disposal to choose highest level of treatment which is practical, economically feasible, and consistent with water quality designations	OG	1,2,10	7
3	Identify and consider acquisition of environmentally sound land in growth areas for land disposal of treated wastewater	ST	1,2	7
4	Develop and implement stormwater management ordinance in each Act 167 Stormwater Management Designated Watershed	LT	1,2	7
5	Establish programs for retrofitting existing stormwater management systems	LT	1,2,9	4
6	Plan for a County-wide system of greenways.	ST	1,2	5
7	Work with the Pike County Road Task Force, municipalities and PennDOT to identify necessary transportation improvements in areas designated for growth, to place those improvements on the Twelve-year Road Program, and complete the improvements.	LT	1,2	3
8	Encourage utilization of state-approved new sewage disposal technologies where appropriate.	OG	1,2	7
9	Work with municipalities to develop an approach to facilitate construction and/or extension of public sewer and water facilities as necessary within growth areas to serve existing and future needs and support higher densities and varieties in type of appropriate uses.	ST	1,2	4,7
10	Pursue funding for studies, or additional PennDOT studies, of the major road corridors serving growth areas.	LT	1,2	3
11	Encourage electric utilities to enhance plans for reliable service.	OG	1,2	15
12	Encourage improvement of telecommunications facilities through municipal identified need.	OG	1,2	15
13	Establish a model cell tower ordinance for use by County municipalities.	ST	1,2	
14	Secure additional PennDOT aid in facilitating vehicular movement throughout the County during periods of impaired driving conditions.	OG	1,2	3
15	Pursue the creation of a County-wide Hazard Mitigation Plan to address all hazards	ST	1,2	1,2,4
16	Work with PennDOT to secure recognition of the special transportation needs and safety needs within the County.	OG	1,2	3
17	Monitor designation of responsibility for preparing emergency action plans for dams and monitoring needs for dam repairs.	OG	1,2	7

CHAPTER 9

ACTIONS TO ADDRESS MAJOR ISSUES

CHAPTER 9

ACTIONS TO ADDRESS MAJOR ISSUES

THE ACTION PLAN

A vision for the County and goals and objectives have been prepared. The crucial next step is to identify actions to realize the recommendations as outlined in this plan. A program for implementation and commitment to follow that vision program is necessary.

What follows are recommended actions, organized by major issues facing Pike County. Priority actions for each issue have been identified in Chapter 8. That Chapter also contains a summary of the Actions listed in this Chapter.

Chapters 8 and 9 function on several levels. They identify actions to implement the plan and provide more detailed “how-to” information for some actions. The list of actions also serves as a resource for municipalities to review when preparing municipal comprehensive plans and updating land use regulations. Further, it is hoped that residents of the County will review the action items, become especially concerned with seeing that an action is accomplished, and become a champion of that action.

Issues in Chapter 2 and Goals and Objectives in Chapter 3 are organized according to the task forces established during the Pike County Visioning process and include: Resource Conservation, Land Use, Government and Infrastructure, Community Services, and Economic Development. Actions have been organized in a more specific manner by 15 initiatives which are crucial to addressing the issues facing Pike County over the next ten years. Organizing actions this way draws more specific attention to these initiatives and allows a more focused priority action item list.

For those who want to relate the Comprehensive Plan’s Action Plan headings to the Visioning task force alignment, the following chart can be used:

Table 11
VISIONING TASK FORCE SUBJECTS

	Resource Conservation	Land Use	Government and Infrastructure	Community Services	Economic Development
ACTION PLAN INITIATIVES	I. Protect Natural Resources	IV. Manage Growth	IX. Improve the Circulation System	XIV. Address housing needs	XI. Encourage additional economic development
	II. Protect Water Resources	V. Establish County-Municipal Partnerships	XV. Enhance infrastructure systems	XIII. Address efforts of community associations to serve residents	XII. Retain tourism as a major component of economic development
	III. Protect Scenic and Historic Resources	VI. Multi-Municipal Planning	X. Provide community facilities and services for day-to-day needs of County residents		
		VII. Address Impacts of Growth			
	VIII. Improve Quality of Development				

Within each initiative, actions may be further organized under subheadings. For instance, actions under Natural Resources, Water Resources, and Scenic and Historic Resources Protection and Actions To Improve The Quality Of Development are broken down into administrative and planning actions and municipal ordinance actions. Actions to provide community facilities and services are organized by actions to increase educational and cultural opportunities, to increase recreational opportunities, to identify steps to foster an increased sense of County identity, to improve health care and human services opportunities, to enhance the provision of emergency services, and to facilitate efficiency in provision of government services.

The recommendations listed in this Chapter 9 are listed in no particular order of importance. Implementation ranges (short-term, long-term, and on-going) for these priority actions are identified at the end of Chapter 8.

I. ACTIONS TO PROTECT NATURAL RESOURCES WITHIN THE COUNTY

Administrative and Planning Actions

- A. Prepare a County Open Space, Greenways, and Recreation Network Plan which will identify important and threatened open space areas which should form an interconnected open space system within the County; discuss methods, such as the Growing Greener approach, which can be incorporated into municipal ordinances to assist in expanding the open space system; assess open space and recreation needs for the County; and plan for a conceptual system of greenways, trails and bikeways throughout the County.
- B. Continue to support the planning and open space bond fund pursuant to the approved voter referendum. The fund could support County and municipal planning and acquisition of open spaces.
- C. Provide technical and organizational assistance to municipalities within the County for multi-municipal open space and recreation plans.
- D. Encourage protection of target identified areas in the County and regional open space and recreation plans through acquisition of conservation easements, fee simple purchase, donation, and dedication through the development review process. Support efforts of Delaware Highlands Conservancy, The Nature Conservancy, Pocono Heritage Land Trust, Wildlands Conservancy, Natural Lands Trust and other agencies to preserve tracts of environmental significance.

Develop criteria for prioritizing natural areas and water resources for protection and develop prioritized Natural Areas Conservation Plans.

Identify additional funding sources, such as DCNR Community Conservation Partnership Funds, Growing Greener funds, Transportation Enhancement Act (TEA-21), Community Development Block Grants, DCED, foundations, private fund raising, and gifts, bequests, and donations.

Establish partnerships with private land owners; public utilities; agencies such as the State Game Commission, National Park Service, State Forest Service; and other non-governmental groups such as owners of resorts, camps, and hunting and fishing clubs in securing acquisition or permanent protection of open space and greenways, establishing right-of-first refusal for properties which are offered for sale, or establishing easements or rights-of-way for use.

- E. Encourage forestland owners to participate in the Forest Legacy Area program, designed to acquire conservation easements on important and threatened forestland.
- F. Encourage creation of municipal or regional Environmental Advisory Councils to work with governing bodies to preserve key tracts of open space, protect environmental resources in the County, and implement regional open space and recreation plans.

Act 148 of 1973 authorizes any municipality or group of municipalities to establish, by ordinance, an Environmental Advisory Council to advise the local planning commission, park and recreation board, and elected officials on matters dealing with the protection, conservation, management, promotion, and use of natural resources located within the municipality's territorial limits.

Act 148 empowers Environmental Advisory Councils to:

- Identify environmental problems and recommend plans and programs to the appropriate municipal agencies for the promotion and conservation of natural resources and for the protection and improvement of the quality of the environment within its municipal boundaries;

- Promote a community environmental program;
- Keep an index of all open space, publicly and privately owned, including flood prone areas, swamps, and other unique natural areas, for the purpose of obtaining information on the proper use of such areas;
- Make recommendations for the possible use of open land areas; and
- Advise the appropriate local government agencies, including, but not limited to, the planning commission and park and recreation board or, if none, the elected governing body, on the acquisition of property, both real and personal.

G. Encourage an organization to assume responsibility for monitoring “protected” lands to encourage their continued protection.

H. Review with municipal officials examples of municipally-funded open space preservation programs, such as using an earned income tax or bond issue to fund land acquisition or purchase of development rights.

I. Support continuation of agriculture-related programs and organizations.

J. Assist municipalities in the preparation of municipal or multi-municipal Potential Conservation Lands Maps, identifying conservation priorities in each municipality. These maps can be used to determine key parcels to be preserved and serve as a guide for developers as to what lands in their tracts should be retained as open space.

Protect the linkages and natural processes necessary to protect and ensure the continued existence of both terrestrial and aquatic elements of biodiversity.

K. Assist municipalities in “audits,” or reviews, of plans and regulations regarding implications for future build-out and the degree of protection of natural, scenic, and historic resources.

L. Appoint a liaison to the State Game Commission to discuss deer management in the County.

M. Encourage municipalities to review the appropriateness of the Transfer of Development Rights technique for use in promoting infill in the existing settlements in the County and in designated growth areas. In the case of joint zoning ordinances, development rights may be transferable within a Region. Otherwise, the technique may be used within municipal boundaries.

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

N. Identify and work to achieve additional techniques for conservation of open space forestland, including tax or other financial incentives.

O. Identify a mechanism for monitoring sustainable forestry which addresses protection of water resources, provision of recreational opportunities, and maintenance of wildlife.

P. Establish a program for community education and involvement in the need for, and methods of, preserving an open space system and managing growth within the County.

- Q. Encourage participation of community associations in resource management and protection programs.
- R. Address the loss of Hemlock trees within riparian zones.
- S. Continue to make GIS mapping of natural resources available to municipalities.

Municipal Ordinance Actions

- T. Encourage municipalities to adopt provisions in their zoning ordinances to protect natural resources. Provide model ordinance provisions for municipal consideration and provide technical assistance to municipalities in adopting such provisions. Examples of provisions which can be adopted follow. Each municipality would have to review current regulations and the appropriateness of additional regulations.
 1. Adopt Natural Resource Protection Standards and/or Net-Out Provisions protecting resources such as:
 - a. Floodplains
 - b. Wetlands
 - c. Wetland Margins (buffers)
 - d. >25% slope
 - e. 15-25% slope
 - f. Watercourses
 - g. Waterbodies
 - h. Lake and pond shores
 2. Adopt Steep Slope Protection Provisions, such as:
 - a. Control and limit development on steep slopes
 - Require larger lot sizes and impose stricter impervious restriction for steep slopes 15-25%
 - Prohibit or severely restrict development on slopes >25%
 3. Adopt Tree and Woodland Protection, Management and Planting Provisions, such as:
 - a. Limit clearance for development in both subdivisions and land developments
 - b. Require tree protection and replacement during development
 - c. Require use of native species in landscaping
 - d. Establish limited clearance buffer zones around the perimeter of new developments
 4. Adopt Outdoor Lighting Standards to control light pollution and protect the night sky, such as:
 - a. Establish illumination levels which are adequate but not excessive
 - b. Require impacts on surrounding streets and properties to be mitigated
 - c. Require full-cutoff fixtures to be used
 - d. Control glare
 5. Adopt Forestry Regulations, after consultation with experts in the field, such as:
 - a. Require accepted silvicultural practices
 - b. Require forestry management plan
 - c. Require stormwater and erosion and sedimentation control
 - d. Require properly constructed internal roads
 - e. Require protection of public roads
 - f. Require reforestation
 - g. Require protection during steep slope forestry

6. Through municipal zoning, allow farmers to supplement income through home businesses, home occupations and farm related businesses; establish appropriate controls on intensive agricultural operations and sludge (biosolids); and permit appropriate recreational activities, such as hayrides, corn mazes, and festivals.
7. Adopt Ridgeline Protection Regulations which address issues such as:
 - a. Establishing areas to remain undisturbed
 - b. Restoration planting requirements
 - c. Siting of structures
 - d. Lighting
 - e. Standards for blending with the natural surroundings
 - f. Minimization of clearance of natural vegetation
 - g. Minimization of impervious surfaces
 - h. Screening
 - i. Use of underground utilities
 - j. Method of development

8. Use Conservation Zoning (Growing Greener Concept of Natural Lands Trust) in the Townships:

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

- a. Net out natural resources
- b. Establish maximum overall density
- c. Establish minimum substantial open space requirement
- d. Establish alternative methods of development
- e. Require important natural features and resources, such as scenic vistas, historic sites, agriculture, steep slopes, wetlands, and woodland, to be contained in open space
- f. Provide visual and physical access to open space areas

9. Use lot averaging, as appropriate in the Townships, which provides:
 - a. A maximum overall density
 - b. Flexibility in lot size, with a minimum established
 - c. Natural features and resources are contained in larger lots so houses can be sited away from them

U. Encourage municipalities to adopt provisions in their subdivision and land development ordinances to protect natural resources. Provide model ordinance provisions for municipal consideration and provide financial and technical assistance to municipalities in adopting such provisions. Examples of provisions which can be adopted follow. Each municipality would have to review current regulations and the appropriateness of additional regulations.

1. Expand plan data requirements to include a specific listing of environmental, scenic, historic and cultural resources.
2. Require developers to identify the resources within their tracts, analyze the impacts of the development and mitigate those impacts.

Require environmental assessment studies, hydrogeological studies, scenic, historic and cultural resources impact studies; plans for preservation of environmental, historic and cultural resources; and analysis of the site's ability to support the proposed use and intensity of use.

3. Require developers to identify natural, historic, scenic, architectural and cultural resources in their tracts and incorporate them into the open space system. Require management plans for open space as well as mechanisms assuring the continuation as open space.

In review of Subdivision and Land Development Plans, requirements for setting aside open space can be used to preserve Conservation Corridors and provide for greenways identified in open space and recreation plans. Greenway Design Principles in open space plans could be incorporated within the Ordinance.

Requirements for setting aside open space can also be used to protect designated undeveloped areas and identified natural areas pursuant to open space and recreation plans.

4. Establish development guidelines for development in important recharge areas, including limits on impervious cover and standards for on-site sewage disposal.
5. Require protection of vegetation during site work.
6. Limit clearance on approved, but not developed, lots. Potential techniques include tree clearance limits, deed restrictions, net-out provisions, and identification of permissible clearance areas during the development process.
7. Adopt appropriate refinements to implement the Growing Greener Conservation Development Concept if included in the Zoning Ordinance.

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

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

II. ACTIONS TO PROTECT THE COUNTY'S WATER RESOURCES

Administrative and Planning Actions

- A. Support efforts of the Pike County Conservation District, watershed associations, and other agencies to manage stream corridors through cooperative efforts with landowners to establish riparian buffers, utilize best management practices for stormwater management and agriculture, and promote stream bank improvements, restoration, and stabilization. Cooperate in securing easements along the streams.
- B. Encourage wellhead protection and watershed planning under the Growing Greener initiative and other programs in order to protect community water supplies and water resources. Support the formation of new watershed associations.
- C. Update existing and complete new Act 167 Stormwater Management Plans as necessary, including preparation of plans for the Shohola, Delaware and Bushkill Watersheds.
- D. Implement required Phase II PA National Pollution Discharge Elimination System (NPDES) regulations for stormwater related non-point source pollution from existing developments.
- E. Implement protocols to be used by all developments for verifying compliance with the Antidegradation Requirements of the Pa. Code for Exceptional Value (EV) and High Quality (HQ) Streams.
- F. Enact and enforce Sewage Management Ordinances and State mandates to manage (including monitoring and maintaining) on-lot sewage disposal facilities and assure the best available technology is used. Implement systems of system inspections.
- G. Measure depth and contaminants in aquifers through well monitoring.
- H. Establish a program to monitor surface water flows over time.
- I. Evaluate the costs and benefits of maintaining older dams on streams, including benefits as cultural, historic, and recreational resources.
- J. Establish programs of water quality monitoring in streams to establish benchmarks against which to measure antidegradation protections.
- K. Establish mapping of all perennial and intermittent headwater streams so they can be included in municipal protection.
- L. Pursuant to the State's Source Water Assessment Program (SWAP), source water areas of public water systems have been identified, potential pollution sources identified, and vulnerability of water supply to pollution sources assessed. The program provides a tool for water suppliers, municipalities, and the public to develop methods and programs which reduce or eliminate the contamination of water used for drinking water supplies. Support implementation of the Milford Water Authority Wellhead Protection Plan.
- M. It should be noted that lawful activities such as extraction of minerals impact water supply sources and that such activities are governed by statutes regulating mineral extraction that specify replacement and restoration of water supplies affected by such activities. Commercial agricultural production impacts water supply sources, and Best Management Practices should be applied to mitigate the impact on water supply sources.
- N. Adhere to the soil and erosion control requirements of PaDEP.

- O. Encourage developers to grant conservation easements or dedicate land to municipalities and conservation groups to protect water resources. Developers should be required to establish riparian forest buffers. Conservation development should be encouraged where development occurs, in order to protect the watersheds of watercourses and water supplies, vulnerable steep slopes, and woodlands. The density of development should be established through analysis of the natural, scenic, historic features, and resources at each site, and, steep slopes, floodplains, woodlands, and wetlands protected.

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

- P. Public education programs of watershed associations should encourage the community to be aware of water resources in their watersheds and to exercise good “housekeeping” and stewardship practices to help protect them. Trees should be retained, grading and direction of water consistent with approved stormwater management plans; and recharge of water encouraged.

Landscape management programs can be formulated to encourage residents to reduce nutrients and pesticides reaching streams and ground water. A regular program of household hazardous waste collection and public education programs should be maintained.

Develop watershed curricula for schools.

Establish nature centers in watersheds.

Educate recreational users of water resources regarding appropriate actions to protect water resources.

Public access and usage should be consistent with the need to protect water supplies.

- Q. Consider forming municipal advisory committees for watersheds to participate in regional planning and land acquisition activities within watersheds.
- R. Organize stream cleanup days within watersheds.
- S. Municipalities and community water system operators should note that the County Water Resource Plan includes:
1. Emergency Response Plan Requirements
 2. Model Wellhead Protection Overlay Zone
 3. Model Water Well Ordinance
 4. Sample Ordinance Regulating Individual Water Supply and Sewage Disposal Sites
 5. Sample Township On-Lot and Community Sewage Disposal System Ordinance
- T. Discuss with municipalities involved in regional planning efforts the merits of seeking a grant to establish the implications of watershed based planning and zoning, which involves redistributing future growth and development to those areas which would have the least impact on water quality.
- U. Encourage preparation of water budgets and modeling of impacts of water withdrawal within watersheds in the County during watershed planning. The premise of a water budget is that a volume of water is in motion flowing through the subsurface and surface of a watershed. Water is being added to the system

through groundwater recharge from precipitation events. Water is also constantly leaving the system by stream discharge, water withdrawals (pumping), and evapotranspiration. An accounting exercise of the inflows, outflows, and changes in storage within a subbasin is called water budget. Cumulative ground water management targets can be established.

Post development conditions within watersheds should sustain:

- ground water recharge and subbasin ground water balances,
- stream baseflows,
- stable stream channel conditions,
- the flood carrying capacity of the receiving streams and their floodplains, and
- the water quality conditions necessary to meet at least state water quality standards, support natural aquatic species and their habitats, and protect sources of public drinking water supplies.

V. Identify water conservation and water re-use methods for implementation in the County.

W. Pursue funding for a model program for integrated resources planning. (See Appendix 10)

X. Prepare a County-wide water resources plan.

Municipal Ordinance Actions

Y. Encourage municipalities to adopt provisions in their zoning ordinances to protect water resources. Provide model ordinance provisions for municipal consideration and provide technical assistance to municipalities in adopting such provisions. Examples of provisions which can be adopted follow. Each municipality would have to review current regulations and the appropriateness of additional regulations.

1. Adopt Wellhead Protection Provisions for Community Water Supplies:
 - a. Regulate/Restrict potential contaminating uses
 - b. Regulate/Restrict potential contaminating substances
 - c. Establish performance standards for uses in overlay zones near water supplies
 - d. Establish design standards for uses in overlay zones near water supplies
 - e. Establish operating requirements for uses in overlay zones near water supplies
 - f. Establish review process for uses in overlay zones near water supplies
2. Adopt provisions for Wetland, Wetland Buffer, Wet Areas, Lake, Water Body, and Hydric Soil Protection:
 - a. Restrict development in wetlands
 - b. Establish consistent wetland, wet area, lake, and water body buffer (margin) requirements
 - c. Require wetland delineation in hydric soil areas
3. Adopt Floodplain Protection Provisions:
 - a. Severely restrict development in floodplains to compatible open space uses
4. Establish River and Stream Corridor Overlay Zoning and require Riparian Buffers:
 - a. Restrict development and impervious surfaces
 - b. Require riparian (vegetative) buffers to moderate water temperatures, protect wildlife habitats, control sedimentation, and reduce pollution

Riparian buffers are particularly important to the County because of the number of watercourses in the County. A riparian buffer is an area of vegetation that is maintained along the shore of a water body to protect stream water quality and stabilize stream channels and banks.

Buffers provide the following benefits:

- filter runoff – Rain that runs off the land can be slowed and infiltrated in the buffer, settling out sediment, nutrients and pesticides (nonpoint source pollution) before they reach streams.
 - take up nutrients – Fertilizers and other pollutants that originate on the upslope land are taken up by tree roots. Nutrients are stored in leaves, limbs and roots instead of reaching the stream. Through a process called “denitrification,” bacteria in the forest floor convert nitrate to nitrogen gas, which is released into the air.
 - provide shade – The leaf canopy’s shade keeps the water cool, allowing it to retain more dissolved oxygen, and encouraging growth of plants and aquatic insects that provide food for fish.
 - contribute leaf food – Leaves that fall into the stream are trapped on fallen trees and rocks where they provide food and habitat for organisms critical to the aquatic food chain.
 - provide habitat – Streams that travel through woodlands provide more habitat for fish and wildlife. Woody debris provides cover for fish while stabilizing stream bottoms.
 - provides migration corridors for wildlife.
 - safeguard water supplies by protecting groundwater recharge areas.
 - provide flood control.
 - provide stormwater management potential – natural vegetation provides a basis for innovative stormwater management systems. Stormwater flows from retention basins can be directed to, and allowed to flow through, buffers to reduce nutrient and sediment loads.
 - improve water and air quality.
 - stimulate economic opportunities such as by providing valuable open space which may increase land values and, therefore, the tax base.
 - provide some federal tax incentives to landowners (depending on a landowner’s financial situation) willing and able to place some of their lands under conservation easement.
 - reduce grounds maintenance.
 - provide recreational opportunities, and associated economic benefits for recreation-related businesses.
 - provide educational and research opportunities for local schools and colleges.
 - provide windbreak, shade and visual buffer.
- c. Require greenways and trails consistent with Regional Open Space and Recreation Plans

5. Adopt Surface Water and Groundwater Protection Provisions:

- a. Protect delineated aquifers and headwaters through design standards, construction guidelines, use restrictions, and impervious limits.

Z. Pursue funding for a model program for watershed-based zoning.

Watershed-based zoning involves directing future growth and development to those areas that would have the least impact on river, stream, or lake water quality. Zoning districts would have varying overall impervious cover limit, with an overall goal to reduce impervious cover in the watershed. The U.S. EPA identifies the following steps in *Protecting Water Resources with Smart Growth*:

1. Conduct a comprehensive stream inventory.
2. Measure current levels of impervious cover.
3. Verify impervious cover/stream quality relationships.

4. Project future levels of impervious cover.
5. Classify subwatersheds based on stream management “templates” and current impervious cover.
6. Modify master plans/zoning to correspond to subwatershed impervious cover targets and other management strategies identified in subwatershed management templates.
7. Incorporate management priorities from larger watershed management units such as river basins or larger watersheds.
8. Adopt specific watershed protection strategies for each subwatershed.
9. Conduct long-term monitoring to periodically assess watershed status.

Table 12

PROTECTING WATER SUPPLIES			
Stream Corridor Protection	Aquifer Protection	Groundwater Resource Protection Provisions	Hydrogeologic Impact Analyses
<ul style="list-style-type: none"> • Restrict development and impervious surfaces • Require riparian vegetative buffers • Encourage use of best management practices • Encourage stream habitat improvement • Encourage conservation easements/donations/dedications • Protect wetlands and wetland margins • Require floodplain and wetland studies where not identified • Restore stream banks and crossings • Greenway development 	<ul style="list-style-type: none"> • Review development plans to prevent groundwater pollution • Limit impervious surfaces • Establish performance standards for commercial and industrial uses • Protect aquifers through controlling uses and potential polluting activities • Utilize appropriate sewage disposal and water supply techniques, with appropriate standards and management • Protect headwaters and groundwater recharge areas • Best Management Practices 	<ul style="list-style-type: none"> • Wellhead Protection • Increase watershed awareness • Regulation/restriction of potential contaminating uses • Performance standards • Design standards • Operating requirements • Review process 	<ul style="list-style-type: none"> • Proposed supply locations • Geologic conditions, recharge rate, degree of renovation • Aquifer characteristics; groundwater movement, use, yield, quality, quantity, well interference • Test well results and impacts • Plan to protect groundwater system underlying and adjacent to the site: prevention, remediation, emergency management • Monitoring of groundwater quality and quantity

III. ACTIONS TO PROTECT SCENIC AND HISTORIC RESOURCES

Administrative and Planning Actions

- A. Establish tree planting and landscaping programs in existing developed areas.
- B. Encourage landscaping of cleared/open areas in existing developments.
- C. Minimize visual blight along the road corridors in the County to enhance the business climate and tourism. Work with municipalities and PennDOT to identify illegal and/or non-compliant signage and driveways and enforce applicable regulations. Establish responsibility in each municipality for addressing this issue.
- D. Encourage municipalities to support the activities of individuals and groups which identify, document, evaluate and protect historical resources and increase public awareness of the County's history and historic resources.
- E. Encourage municipalities to support the planning of trails to link historic sites and erect informative markers and exhibits at historic resources.
- F. Encourage municipalities to support the integrity of Historic Districts in the County.
- G. Encourage municipalities to support regional or municipal historical commissions where not existing, to be actively involved in historic preservation. The commission(s) would be instrumental in administration of any historic resource overlay zoning which is adopted. The commission(s) would also:
 - 1. Identify, evaluate, mark and foster awareness of historic resources
 - 2. Investigate participation in Certified Local Government Program
 - 3. Inform and involve the public
 - 4. Encourage retention, restoration, enhancement and appropriate adaptive re-use of historic resources and discourage removal of historic structures
 - 5. Conceive programs, events and interpretive signage and exhibits which emphasize the history of the County
 - 6. Evaluate the potential for historic districts and support their creation if warranted. If created, support the adoption of voluntary or mandatory Design Guidelines and Sign Controls for the Historic District(s).
- H. Encourage retention of natural buffers within developments and retention of natural and historic landscapes.

Municipal Ordinance Actions

- I. Encourage municipalities to adopt provisions in their zoning ordinances to protect scenic and historical resources. Provide model ordinance provisions for municipal consideration and provide technical assistance to municipalities in adopting such provisions. Examples of provisions which can be adopted follow. Each municipality would have to review current regulations and the appropriateness of additional regulations.
 - 1. Consider the merits of Scenic Road Overlay Zoning:
 - a. Require greater setbacks from scenic roads
 - b. Require additional landscaping, trees and screening on site
 - c. Establish standards for siting buildings and building height
 - d. Require retention of existing desirable vegetation when it will not conflict with road safety concerns
 - e. Impose sign limitations

- f. Require access management
 2. Review Sign Regulations:
 - a. Regulate billboards
 - b. Adopt consistent and appropriate signage standards along road corridors in the County
 - c. Encourage appropriate signage in existing Boroughs, villages, and hamlets with consideration of materials, colors, lighting, location, purpose, lettering, and construction
 3. Require landscaping and buffering within commercial and industrial developments
 4. Consider adoption of Historic Resource Overlay Zoning for historic resources deemed important by the municipalities. Such zoning could:
 - a. Identify, list, and map historic resources
 - b. Require developers to do analyses:
 - Nature of historic resources on and near property
 - Impact of proposals on historic resources
 - Mitigation measures
 - c. Encourage adaptive reuse of historic buildings
 - d. Discourage removal of historic structures
 - e. Utilize use, coverage, density, intensity and yard bonuses for architectural treatments, building design, amenities, and open spaces/buffers compatible with existing resources, appropriate reuse of existing resources and donation of façade easements
 - f. Encourage architecture, materials, and development patterns characteristic of the area
 - g. Discourage uses likely to result in demolition of historic resources and uses inappropriate in historic areas
 5. Consider adoption of Demolition by Neglect Provisions:
 - a. Require property owners to protect and maintain important historic properties so that they are not demolished by vandalism or the elements, such as requiring unoccupied structures to be sealed and/or secured by fencing
- J. Encourage municipalities to adopt provisions in their subdivision and land development ordinances to protect scenic and historic resources. Provide model ordinance provisions for municipal consideration and provide technical assistance to municipalities in adopting such provision. Examples of provisions that can be adopted follow. Each municipality would have to review current regulations and the appropriateness of additional regulations.
1. Establish development guidelines for development near scenic roads and vistas and historic resources.
 2. Require tree plantings along streets, including use of native species, in both major and minor developments and both residential and non-residential developments.

IV. ACTIONS TO MANAGE GROWTH WITHIN THE COUNTY

- A. Achieve consistency between County policies and financial incentive policies and this Plan and the identified growth areas.
- B. Consider the location of community facilities which are consistent with identified growth areas.
- C. Examine cost effective ways, including regional cooperation, to provide supportive infrastructure to growth areas.
- D. Support revitalization efforts in the Boroughs, villages and hamlets in the County and provide technical planning assistance in revitalization and Main Street efforts.
- E. Study whether the Transfer of Development Rights concept is, or could be in the future, an appropriate technique to direct growth to designated growth areas.
- F. Pursue techniques identified in this Plan to protect natural resources and preserve open space.
- G. Encourage Municipal Act 537 plans and water supply planning to be coordinated with this plan and municipal and multi-municipal plans, to promote compact, efficient, orderly, and phased development within designated growth areas.
- H. Encourage municipalities to allow higher densities of development that can support public sewer and water facilities within growth areas, where and when public sewer and water facilities are made available. Consider densities in the range of five dwelling units per acre in town center environments.

V. ACTIONS TO ESTABLISH COUNTY-MUNICIPAL PARTNERSHIPS TO ADDRESS GROWTH, PRESERVATION, AND DEVELOPMENT ISSUES

Administrative and Planning Actions

- A. Institute a County Planning Technical Assistance Program for municipalities. Elements for discussion for inclusion in the program include:
1. Resources to support regional comprehensive plans
 2. Resources to support regional open space and recreation plans
 3. Providing technical assistance through the County Planning Staff
 4. Resources to support zoning ordinance updates to implement regional comprehensive plans
 5. Resources to support subdivision and land development ordinance updates to implement regional comprehensive plans
 6. Resources to support Conservation Development reviews of ordinances
 7. Resources to support Conservation Development Ordinances
 8. Providing model zoning ordinance provisions
 9. Providing model subdivision and land development provisions
 10. Providing model resource protection and stormwater management ordinances
 11. Identification of grant opportunities and assistance in preparing grant applications
- B. Encourage and assist the Boroughs and Townships containing villages to apply for grants for revitalization and streetscape plans, addressing such issues as landscaping, signage, street furniture, lighting, parking locations and design standards, enhancing the sense of community identity through providing public spaces, enhancing gateways to the communities, and incorporating natural features such as stream corridors into the streetscapes where feasible. Help coordinate such efforts with PADCED and PennDOT. Encourage participation in the Main Street, Elm Street, Home Town Streets, and Safe Routes to School programs.
- C. Consider the merits of Transportation Impact Fees (TIF's) in the County, and multi-municipal TIF studies pursuant to multi-municipal comprehensive plans. This will enable a comprehensive approach to road improvements, which is a major concern of municipal officials, in recognition that: (1) traffic from one municipality often goes through another in the County (2) major road corridors pass through several municipalities, and sometimes form the boundary of municipalities (3) costs of TIF studies often discourage municipalities from preparing them (4) TIF studies can provide substantial return on investment (5) developers should participate in the process of managing transportation impacts of developments.
- D. Provide municipalities with data available in the County GIS (Geographic Information System).
- E. Utilize the Office of Community Planning as a repository of data on community planning.
- F. Periodically have community planning staff conduct workshops for municipal officials on planning topics.

Municipal Ordinance Actions

- G. Establish a regular program of workshops with municipal officials on Smart Growth techniques.

Review real-life examples of techniques such as Conservation Development, Traditional Neighborhood Development, Planned Residential Development, and forms of "Cluster Development" to aid municipal officials in choosing what to encourage in their municipalities.

Address the issue of whether density incentives should be used to encourage such techniques and density disincentives provided for using more commonly used development techniques such as dividing entire parcels into one and two acre lots.

Address increased utilization of incentive-based zoning and overlay zoning in municipal ordinances.

- H. Provide a toolbox to municipalities which is a compilation of sample ordinance provisions, design guidelines, development techniques, and other information useful in managing growth which can serve as guidelines for updating municipal land use regulations and review procedures and initiating community enhancement programs.
- I. Explore what characteristics and elements constitute “Livable Communities” within Pike County, and work to incorporate those elements in municipal and multi-municipal planning efforts and ordinances. Work with developers to see that those elements are incorporated into the plans which they prepare.

Defining these elements includes addressing what are the defining characteristics and architecture of existing communities in Pike County, what make them special and unique, what elements create a sense of place for Pike County residents, and how Pike County can remain different from every other place in America. To say that there is a sense of place is to say that there is a location which is distinctive, to which people attach meaning, where there is a sense of a physically defined area, and where past and future experiences can be shared with other people.

Examples of elements of livable communities to address include:

1. Methods of controlling the safety and esthetic impacts of automobiles. Ways of doing this include providing residents a choice of mobility, such as using bicycles and walking; use of alleys; providing sidewalks and/or walking paths; incorporating traffic calming techniques; and reducing curb cuts through sidewalks.
 2. Provision for interconnected, multi-purpose streets. This allows use of streets for vehicular travel, parking, and walking on safe, protected walkways. Alternative routes to destinations are provided and traffic dispersed. Street trees are provided. Collector streets are placed at the periphery of neighborhoods.
 3. Provision for community gathering places and settings for public, market, or institutional uses, such as greens and squares.
 4. Provision for lot increments to allow a variety of lot sizes.
 5. Consideration of traditional setback and lot size to dwelling footprint ratios which allow greater utilization of developed land.
 6. Provision for mixed uses and range of housing opportunities in terms of type, cost, and type of household targeted. Appropriate uses might include convenience and neighborhood service businesses and civic and community functions.
 7. Physical and visual access to and incorporation of natural resources.
 8. Provision of useful open space which is safe, comfortable, and linked to other uses.
 9. Incorporation of prominent buildings such as schools, civic buildings, and places of worship which serve as community activity and cultural centers.
 10. Architectural elements and appearance which complement the existing built environment.
 11. Preservation of important character-defining historic, architectural, and landscape features. New development should fit into its environment rather than destroy and/or redefine it.
 12. Connections between private living spaces and public spaces, such as porches and pathways.
- J. Explore what elements and characteristics constitute “Rural Character” within the County, and protect those elements through use of multi-municipal open space and comprehensive plans and municipal ordinances. These elements include such features as:
 1. Forestland
 2. Water resources
 3. Agricultural land

4. Ridgelines
5. Hamlets
6. Scenic roads and views
7. Existing open spaces
8. Existing recreational areas
9. Historic and characteristic buildings

K. Explore those elements which create memorable experiences for those who live, work, and visit within Pike County, and protect and enhance those elements through the use of multi-municipal open space and comprehensive plans and municipal ordinances.

VI. ACTIONS TO ENCOURAGE MULTIMUNICIPAL COMPREHENSIVE PLANNING TO MANAGE GROWTH IN THE COUNTY

Administrative and Planning Actions

- A. Provide organizational and technical assistance in the preparation of multi-municipal comprehensive plans.

Municipal Planning Actions

- B. Encourage multi-municipal plans to consider the following planning approaches:
1. Direct development to designated and future growth areas consistent with growth areas identified in the County Comprehensive Plan.
 2. Provide for the accommodation of housing in different dwelling types and at appropriate densities for households from all economic and demographic groups within the Region.
 3. Where deemed appropriate by the municipalities, provide for mixed use development in order to enhance the vitality and usage of developed areas, reduce vehicular trips, facilitate multi-modal access for those who are less mobile, and provide nuclei of public facilities and activity centers near residences.

For example, mixed use could occur within existing centers to reflect existing development patterns, such as the case of the Boroughs, villages and hamlets; within new developments, such as commercial parks, planned residential developments, and new town centers; to provide for commercial facilities providing convenience and/or day to day needs within large residential developments; within buildings, such as residences above commercial uses within the Boroughs, villages, and new commercial development; and in major corridors such as Route 6/209, Route 739, and Route 507.

4. Provide for a balance of residential and non-residential land uses within Regions to meet the needs of existing and future residents.
5. Provide for consistent and compatible land use planning and zoning along municipal boundaries.
6. Maintain the rural character of those areas which still have that character.
7. Allocate land uses over the entire Region in an appropriate manner, rather than on a municipal basis.
8. Emphasize open space conservation during residential development.
9. Promote infill and revitalization within existing centers and nearby areas in conformity with the general character of the existing centers.
10. Minimize the conflict between non-residential and residential uses and attain compatibility between present and future land uses.
11. Identify appropriate future character for designated commercial and industrial areas.
12. Encourage development with pedestrian scale.
13. Encourage attractive streetscapes.
14. Respect and protect existing living environments in the community.

15. Require well-designed developments in scale and character of the setting.
16. Maintain connections to natural features and corridors and scenic vistas.
17. Discourage development in areas subject to natural and infrastructure constraints.
18. Identify and plan for primary development areas where there is available or planned infrastructure capacity.
19. Tie the type and intensity of development to the adequate provisions of transportation, water, sewerage, drainage, parks and recreation, and community facilities by developers.
20. Work to establish consistent policies on use of impact fees within the County's municipalities.
 1. Assist municipalities in the preparation of Regional Open Space and Recreation Plans so recreation impact fees can be changed in lieu of required dedication.
 2. Review the appropriateness of using Transportation Impact Fees with municipalities, the process to go through, costs involved, and the opportunity to undertake joint transportation impact fees across municipal boundaries pursuant to multi-municipal comprehensive plans.
21. Identify areas which should be protected from development or receive only very low density development because of natural constraints or assets, and/or lack of supporting facilities and services.
22. Identify significant natural resource lands and stream corridors for perpetual open space conservation.
23. Achieve a balance between the need for economic growth and the need for environmental conservation and preservation.
24. Conduct municipal level analyses of developable vacant land and housing capacity.
25. Encourage location of community facilities within growth areas.
26. Examine methods of building flexibility into parking requirements, such as shared parking facilities and reserve parking requirements, to minimize impervious surfaces.

VII. ACTIONS TO ADDRESS IMPACTS OF TREMENDOUS GROWTH

- A. Organize seminars where representatives from municipalities within and outside the County can share their experiences in implementing techniques to address development impacts, such as use of impact fees; negotiated contributions and improvements; negotiated design enhancements; and ordinance standards for on-site improvements and design enhancement.
- B. Work together as a County, municipalities, school districts and state legislators, to attain a more favorable tax structure and examine alternatives to reliance on property taxes to fund education.
- Work together to secure legislation that will authorize additional impact fees for municipalities and facilitate use of existing authorized fees.
- Work together to secure revisions in funding allocation formulas and programs to address the impacts of growth in the rapidly growing regions of Pennsylvania, including restoring population adjustments to state funding formulas.
- Work with PennDOT Central Office to increase allocations of PennDOT county maintenance funding to address increased vehicle volumes in rapidly growing areas.
- C. Work to establish consistent policies on use of impact fees within the County.
1. Assist municipalities in the preparation of Regional Open Space and Recreation Plans so recreation impact fees can be changed in lieu of required dedication.
 2. Review the appropriateness of using Transportation Impact Fees with municipalities, the process to go through, costs involved, and the opportunity to undertake joint transportation impact fees across municipal boundaries pursuant to multi-municipal comprehensive plans.
- D. Implement policies for economic development.
- E. Encourage municipalities to prepare Official Maps, designating proposed public facilities, streets, and trails. Consider the need for preparation of a County official map after preparation of County-wide functional plans.
- F. Encourage municipalities to consider Capital Improvements Programming, and assist in identifying funding sources for improvements.
- G. Encourage municipalities to require developers to perform impact studies, including fiscal impact studies, prior to zoning changes and approval of development plans.

VIII. ACTIONS TO IMPROVE THE QUALITY OF DEVELOPMENT

Municipal Ordinance Actions

- A. Encourage municipalities to consider provisions in Subdivision and Land Development Ordinances requiring predesign meetings and joint site visits between planning commissions and developers prior to preparation and submission of subdivision and land development plans. These up-front discussions with developers will allow discussions regarding municipal expectations as to design quality, architecture, landscaping, signage, and required improvements/contributions.
- B. When municipalities have adopted streetscape plans, recommend requiring street furniture/pedestrian amenities as required improvements pursuant to those plans.
- C. Assist municipalities in assuring adequate improvement requirements and standards, design standards and performance standards are included in zoning and subdivision and land development ordinances. Provide model ordinance provisions for municipal consideration and provide technical and financial assistance in adopting such provisions.
- D. Encourage municipalities to adopt approaches in their zoning ordinances to obtain enhanced developed areas. Provide model ordinance provisions for municipal consideration and provide technical assistance to municipalities in adopting such provisions. Examples of approaches which can be adopted follow. Each municipality would have to review current regulations and the appropriateness of additional regulations.
1. Require buffers and/or performance and design standards where there will be potentially conflicting uses.
 2. Require impact statements (environmental, traffic, services, fiscal, etc.) with requested zoning amendments necessitating a zoning district change, to address the impacts of the requested amendment.
 3. Give emphasis to density bonuses for development served by public sewer and public water when they are available or planned.
 4. Require sufficiently large lots when on-lot sewage disposal will be used.
 5. In some zoning districts, such as neighborhood commercial and village zoning districts, consider if limits on building size will be appropriate to maintain existing character.
 6. In zoning districts for existing centers, consider emphasis on encouraging architecture consistent with existing community and/or architectural character.
Consideration should be given to meeting with architects in the County to see if it is possible to achieve a consensus on an architecture or architectures which are considered characteristic of Pike County.
 7. In some or all Commercial districts, typical “big box” architecture could be discouraged through architectural treatments of building facades.
 8. Consider corridor overlay zoning along major commercial roads, such as Route 6/209, Route 6, Route 739, and Route 507 to enhance the appearance of these corridors, enhance safety and traffic movements, and maintain economic viability. Such overlay zoning would address:
 - a. Coordinate landscaping, signage, lighting, street furniture, paving materials, design of site improvements, and building façade appearance throughout the road corridors
 - b. Increase pedestrian and vehicular connections to adjoining properties and within properties
 - c. Increase size and quantity of landscape material
 - d. Integrate historic resources into development
 - e. Provide site amenities
 - f. Renovate building facades
 - g. Minimize curb cuts and unrestricted access
 - h. Provide more attractive signage
 - i. Locate parking to the rear and side of buildings where appropriate and feasible

- j. Integrate architecture, landscaping and screening
 - k. Encourage pedestrian oriented design (e.g., sidewalks and benches)
 - l. Encourage pedestrian oriented spaces
 - m. Screen loading areas, outdoor storage and dumpsters
 - n. At the time it would be appropriate, provide safe bus stops with shelters, with pedestrian connections to buildings
9. Encourage areas for economic development to be developed as coordinated, attractive commercial and business areas and discourage additional strip commercial development.
10. Monitor the appropriateness of allowing Transit-Oriented Development (TOD) near future transit hubs and stations. TOD typically provides for a mixture of higher density residential development with commercial and office development.
11. Consider Traditional Neighborhood Development (Neotraditional Development), Village Extension, and Village Design within and near the Boroughs, Villages, and Hamlets. These methods promote the following concepts:
- a. Creation of a sense of community
 - b. Pedestrian oriented design
 - c. Central community facilities
 - d. Public spaces
 - e. Shallow setbacks
 - f. Street trees
 - g. Alleys where appropriate
 - h. Compact development
 - i. Interconnected streets, closer to a grid pattern
 - j. Historic development patterns of towns
12. Identify provisions to protect the character of the Boroughs, villages, and hamlets and have streets, buildings, and public spaces integrated to create a sense of place with pedestrian scale. Consideration can be given to promoting or adopting the following as standards:
- a. Allow only appropriate uses in scale, and compatible with, existing appropriate uses. Discourage uses which would transform the character of the area.
 - b. Utilize coverage, density, intensity, and yard bonuses for architectural treatments, building design, amenities, street furniture, open spaces and parking designs consistent with the character of the area.
 - c. Require pedestrian amenities as required improvements of land developers.
 - d. Construct parking areas to the rear and side of buildings and establish standards for design, buffering and landscaping of new parking facilities.
 - e. Require signage appropriate to the community.
 - f. Establish appropriate standards for driveway design and access to streets to provide for appropriate access management.
 - g. Minimize use of drive-through facilities.
 - h. Encourage new development to be compatible with, and integrated into, existing attractive streetscapes when appropriate, with consideration of:
 - Maintaining appropriate siting patterns including setbacks on lots
 - Respecting the massing (volume created by sections of the building) within the neighborhood
 - Using materials of similar appearance and texture to those on existing attractive buildings
 - Using similar architectural details as other buildings in the neighborhood

- Maintaining the scale and proportion of buildings near new structures. Scale deals with the relationship of each building to other buildings in the area; and, proportion deals with the relationship of the height to the width of a building and with the relationship of each part to the whole
 - Use of similar roof shapes
 - Maintaining similar footprints of buildings and rooflines (matching façade masses with existing buildings)
 - Using similar building heights
 - Having store fronts of commercial buildings compatible with existing buildings
13. In the Boroughs, villages, and hamlets, regulate conversions of buildings, addressing:
- Locations where permitted
 - How use is treated procedurally
 - What type of building can be converted
 - Density of converted units
 - Lot size for converted building
 - Impervious surface/open space requirements
 - Units per structure allowed
 - Structure size requirements
 - Dwelling unit size minimum
 - Neighborhood compatibility standards
 - Parking requirements to assure adequacy
 - Screening of parking and common areas
 - Structural revisions limits on buildings

IX. ACTIONS TO IMPROVE THE CIRCULATION SYSTEM

Administrative and Planning Actions

- A. Work with the Pike County Road Task Force, municipalities, Legislators, and PennDOT to list needed transportation improvements on the 12-year transportation program and accomplish construction of those improvements on the list. Work with PennDOT to support this Comprehensive Plan.

Improvements already programmed include:

- Reconstruction of Route 209 through the Delaware Water Gap National Recreation Area from Milford to Bushkill
- Bicycle PA Route Y/1 Corridor Improvements
- Milford Streetscape Improvements
- Route 434 Relocation
- Route 590 Curve at Woodloch Pines Safety Improvement
- Route 739 Curve Highway Restoration
- Route 6/209 Improvements
- Continued State Route 2001 Improvements
- I-84 Improvements
- Route 402 Bridge over I-84 Restoration
- S.R. 1005 Shohola Bridge Restoration
- S.R. 1011 Pond Eddy Crossing Bridge Replacement
- S.R. 2006 Log Tavern Road Bridge Replacement
- Route 434 Balliard Creek Bridge (Greeley) Replacement
- S.R. 2007 Mink Pond Road Bridge Replacement
- S.R. 4003 Rattlesnake Creek Bridge Replacement
- Aumuller Bridge No. 24 Replacement
- Matamoras Streetscape enhancements

Additional potential improvements include:

- Additional acceleration and deceleration lanes and intersection geometry at intersections along major road corridors, such as Route 6, to facilitate turning movements and traffic flow
- Facilitating turning movements at the Broad Street-Harford Street intersection in Milford
- Enhancements to the Route 739 and 507 corridors
- Provision of closed loop traffic signalization systems
- Origin-destination study of drivers in the Milford area
- Widening of Route 6/209

- B. Work with PennDOT to assure adequate maintenance of roads which receive substantial volumes of truck and school bus traffic in addition to automobile traffic.
- C. Work with PennDOT to establish appropriate speed limits, reducing them as necessary, in existing developed areas.
- D. Develop access management plans in cooperation with PennDOT to address access to major roads and access design standards. Encourage cooperative efforts of landowners to manage and share access.
- E. Work with PennDOT to keep traffic signal timing current and optimized.
- F. Work to accomplish implementation of the recommendations of the Congested Corridor Improvement Project Study of Route 6/209.

- G. Identify additional necessary improvements to road corridors in growth areas, including Route 6/209, Route 6, Route 739, Route 507, Route 2001, Route 390, Bushkill Road, Log Tavern Road, and Silver Lake Road; to protect and increase road capacities and address signage, access and retention of open space.
- H. Enhance a multi-modal circulation system consisting of road, transit, pedestrian, and bicycle systems.
1. Encourage plans for greenways and riparian buffers along the streams pursuant to Regional Open Space and Recreation and Greenways Plans.
 2. Encourage pedestrian pathway improvement programs to enhance walkability in centers, such as completion of gaps in and extensions of the systems to provide improved access to schools, day-to-day shopping facilities, community facilities, future transit facilities, and employment opportunities. ADA requirements should be complied with. Pedestrian crossings at street intersections can be facilitated through consideration of crosswalks, stop signs, limitation of cartway radii, discouraging curb cuts over sidewalks, and use of pedestrian buttons and pedestrian cycles at signalized intersections. PennDOT involvement for safety at State roads will be important. Pedestrian circulation can be enhanced through amenities such as benches; maintenance and improvement of existing pathways; and adequate buffering and setbacks from roads.

Encourage provision of pedestrian circulation systems within private communities.
 3. Work to connect transportation modes to one another.
 - a. As the County continues to grow, monitor the need for park and ride facilities in the County, such as the Route 739 park and ride. Consider whether informal park and ride sites should be formalized. Consider working with community associations and developers to have park and ride facilities constructed at entrances to developments along major roads, or reservation made for such facilities where connections could eventually be made to a transit system.
 - b. As the County continues to grow, monitor the feasibility for a County transit authority. In the interim, monitor the feasibility of expanding upon the system serving seniors in the County through the Pike County Area Agency on Aging or establishing service from other transit entities. Monitor needs, ranging from limited circulator systems to more substantial fixed-route systems with full-size vehicles. Work with schools, community organizations, business and other groups interested in increasing the mobility of the elderly, physically impaired, employees and those without auto, and providing an alternative to automobile use. Initial potential service areas could be from Milford to Matamoras and Port Jervis, with connections to interstate rail and bus facilities; to the County Business Park and Administration Center; and a loop of growth areas including Routes 6, 434, 739, and SR 2001.

As access to multi-modal hubs is increased, monitor the needs for additional park and ride facilities at those hubs. Encourage mixed use activity centers near auto/bus/bike/pedestrian hubs and park/bike/walk and ride facilities when appropriate and physically feasible, where patrons can accomplish more than one task.

Monitor the feasibility of creating Transit Revitalization Investment Districts (TRID's) pursuant to authorization in the Municipalities Planning Code.
- I. Encourage landowners to cooperate with PennDOT and the municipalities in the redesign of existing strip development areas to manage access and improve streetscapes.

- J. Monitor the need for Transportation Development Districts within the Route 6/209, Route 6, Route 739, and Route 507 Corridors.

The Transportation Partnership Act (Act 47 of 1985, as amended) allows municipalities to create Transportation Development Districts to assist in the financing of transportation facilities and services. Roads, railroads, and public transit are eligible. If municipalities propose a district, property owners who represent more than a 50 percent of the assessed valuation within a proposed district must be in favor of the district. The creation of the Transportation Development District allows municipalities to impose assessments upon benefited properties within that District to construct transportation improvements.

- K. Continue to work with transportation organizations and agencies providing services to seniors to facilitate their mobility by determining desired destinations and means of providing access to those destinations.
- L. Encourage municipalities to prepare municipal transportation plans, Official Maps, and capital improvement plans as resources permit, and provide assistance for multi-municipal transportation planning efforts within multi-municipal comprehensive plans.

As part of those plans, continue monitoring efforts in the County, maintain information on traffic counts, carrying capacity, and level of service at points of interest.

- M. Monitor the need for, and work to institute, appropriate traffic calming techniques in the Boroughs, villages, hamlets, and residential neighborhoods where excessive traffic volumes and/or speeds affect quality of life. Traffic calming techniques are discussed in Appendix 11.
- N. Encourage municipalities to consider PennDOT Transportation Enhancement, Home Town Streets, and Safe Routes to School programs.
- O. Work with PennDOT and Milford and Matamoras-area municipalities to address traffic congestion within the Boroughs during peak hour periods and seasonal variations.
- P. Address how to balance the scenic character of County roads with future improvements to accommodate increased vehicular traffic including alternative modes of travel.
- Q. Establish adequate construction cross-sections for new and rebuilt roads that will stand up under construction and delivery equipment loads.
- R. Encourage PennDOT to better maintain roads in poor weather conditions.
- S. As growth continues in the County, review with PennDOT and municipalities the need for new and/or improved access points to I84.

Municipal Ordinance Actions

- T. Encourage municipalities to adopt provisions in their zoning ordinances and subdivision and land development ordinances to manage access to roads. Provide model ordinance provisions for municipal consideration and provide technical assistance to municipalities in adopting such provisions. Examples of provisions which can be adopted follow. Each municipality would have to review current regulations and the appropriateness of additional regulations.
1. Establish access location standards
 2. Establish access point separation requirements
 3. Require access to streets of lower functional classification
 4. Require internal road systems
 5. Require coordinated/shared ingress and egress
 6. Require interconnection of properties – access, parking, loading
 7. Establish separations from intersections
 8. Require coordinated traffic movements
 9. Require acceleration and deceleration lanes where appropriate
 10. Require left and right turn lanes where appropriate
 11. Establish design standards for intersections, driveways, internal circulation, and parking lot design
 12. Minimize entrances to roads
 13. Prohibit inappropriate turning movements
 14. Require signalization of high volume driveways

While particularly crucial along the Route 6/209, Route 6, Route 739, and Route 507 corridors, access should be managed along all roads within the Region.

- U. Encourage municipalities to adopt provisions in their subdivision and land development ordinances to require appropriate studies and improvements of developers. Provide model ordinance provisions for municipal consideration and provide technical assistance to municipalities in adopting such provisions. Examples of provisions that can be adopted follow. Each municipality would have to review current regulations and the appropriateness of additional regulations.
1. Establish appropriate road design standards for each functional classification of road. Safe, buffered, and sufficiently set back bike and pedestrian lanes can be included in the cross-sections with consideration of the Pennsylvania Statewide Bicycle and Pedestrian Master Plan and Guide for the Development of Bicycle Facilities by American Association of State Highway and Transportation Officials (AASHTO). Bike and pedestrian lanes can be required on those roads determined to be appropriate by the municipality.
 2. Require traffic impact studies for proposed developments. Such studies would require analysis of existing circulation conditions, the impact of proposed development and resulting circulation conditions and the need for traffic improvements to adequately support the development.
 3. Establish appropriate standards for driveway design and access to streets for access management. Coordinate with zoning ordinance design standards and access management provisions. Plans should be reviewed for access management concerns.
 4. Require developers to recognize existing trails and to provide for new trails. Standards for trails can be included in the Ordinances. Sufficient rights-of-way and easements can be required during the review process. Require developers to provide pedestrian paths and sidewalks.
 5. Secure appropriate ultimate rights-of-way along roads.
 6. Require necessary roadway improvements along the frontage of developments

X. ACTIONS TO PROVIDE COMMUNITY FACILITIES AND SERVICES

A. Increase educational and cultural opportunities.

1. Determine the appropriate means to increase higher education opportunities within the County at various milestones of County growth – whether through a branch of an existing community college or eventual creation of a new College.
2. Encourage higher education programs which identify with the natural resources of the County, are a community resource, and an element in economic development. Examples would include a community college with a relationship with the Yale School of Forestry or similar school or with an environmentally-based curriculum.
Further explore the concept of an Eco-Science Center in the County.
3. Work with Pike County Child Care Information Services to review needs of day care services within the County at appropriate locations, and encourage municipalities to consider permitting such facilities at or near employment centers.
Consider establishment of a head start pre-school program.
4. Encourage and support the enhancement of the Pike County Public Library system with the development of a strong main library and vibrant local branches.
5. Encourage location of local radio and TV sources of news within the County.
6. Encourage a dialog between the school districts and municipalities regarding development activities, school facilities needs, location of school facilities, and school bus routes. Encourage cooperation with the school districts to assure availability of school district facilities to the County's residents.
Encourage location of school facilities within growth areas and existing centers to provide proximity to residences, facilitate access, and enhance opportunities to function as community activity centers.

B. Increase recreational opportunities.

1. Investigate opportunities for municipalities to develop recreational facilities on National Park Service land and other publicly owned lands.
2. Encourage increased accessibility of State Parks, Gamelands, and Forests through provision of readily accessible areas for parking and trails.
3. Establish a mechanism for the County to provide technical assistance to municipalities in organizing and securing grants for open space, recreation, and greenways planning and development of facilities pursuant to those plans.
4. Assist municipalities in determining what facilities are needed to best serve youth within the County in their Open Space and Recreation Planning processes.
5. Establish developer responsibilities to provide community facilities and incorporate responsibilities into comprehensive plans and land use regulations.

C. Identify steps to foster an increased sense of County identity.

1. Services now provided outside the County, services shared with other entities, or services provided by organizations from outside the County, should be annually analyzed to determine if services should be provided by an in-County agency.
2. Encourage the U.S. Postal Service to revise zip codes and addressing systems within the County so people living within Pike County have zip codes and place addresses which are inclusive of Pike County.

3. Maintain a dialog in the County as to what should be the expected level of services to residents of the County, with consideration of the existing character of the County, maintaining County identity, affordability, and what can, is and should be provided outside the County.
4. Continue development of packets for distribution to new residents, realtors, and developers within the County to inform them of issues facing the County, resources within the County, goals for the future of the County, and how they can help maintain the quality of life in Pike County which brought people to the County.
5. Monitor the impacts of gambling in adjoining counties on Pike County.
6. Encourage municipalities and community associations to promote involvement of new residents in community programs and bring together citizens, the business community, and the school district to plan and organize community-wide activities, events, and programs to foster community spirit, economic development, and community attractiveness.

D. Improve health care and human services opportunities for County residents.

1. Periodically monitor the feasibility of supporting a hospital within the County as the County grows. In the interim, encourage practitioners providing additional or expanded services meeting unmet needs to locate at appropriate locations within the County. In particular, a centrally located facility which provides coordinated access to specialty outpatient services and urgent care may represent an unmet need which could possibly be met through a centrally located shared site which maximizes individual health systems resources.
2. Continue to monitor the needs of residents as identified by County departments and visioning efforts and address those needs. Develop a human services plan which identifies needs, providers, priorities for programs, and funding sources.
3. Encourage volunteerism for community organizations and identify means of increasing volunteerism.
4. Identify additional funding sources for volunteer organizations and ways of providing support to their operations.
5. Continue to provide information and assistance to residents in directing them to available services.
6. Continue to address the needs of seniors within the County, particularly housing needs and mobility needs.

E. Enhance the provision of emergency services within the County.

1. Analyze police/fire/emergency protocols within the County to identify which organization should be contacted for each type of emergency.
Analyze coverage based upon need for asset protection, response time, and population distribution.
2. Continue efforts to coordinate efforts of volunteer fire companies and emergency medical services and determine the best approach to organize and provide fire and emergency services within the County.
3. Work to improve Advanced Life Support planning and funding within the County.
Identify methods of encouraging volunteerism, funding training, and funding operations.
4. Continue to determine the most appropriate methods of providing enhanced law enforcement service within the County and coordinated enforcement among public and private law enforcement organizations through discussions of representatives of State, County, and municipal government and private owners associations.
5. Involve fire company, emergency services and school district personnel in review of subdivision and land development plans, where appropriate.
As developments are built, require the developer to provide for fire protection, addressing water supply, distribution, and storage, fire hydrants, building protection, and access of fire vehicles.

The design of developments should address emergency access and egress, including multiple access/egress points and evacuation routes. Bridges and roads should have adequate design and construction for emergency vehicles.

6. Support efforts to expand the supply, distribution, and training in use of defibrillators in the County, as well as awareness of their locations.
7. Support the continued need for appropriate training facilities for the County's emergency services volunteers.

F. Facilitate efficiency in provision of government services.

1. Optimize and improve the abilities of the County in obtaining grants to offset rising costs of needed services, studies, infrastructure, equipment, etc.
2. Prepare a master facility plan for new and/or expansion and renovation of County facilities as necessary for providing projected County services for appropriate space utilization.
3. Continue to expand the County GIS system and expand its usage in planning, conservation, taxing, assessment, emergency 911, and core management functions.
4. Review past experience of the Council of Governments (COG), the feasibility of reorganizing it, and the support needed to make it effective.
5. Review recycling/composting opportunities in the County.
6. Expand use of the concept of municipal cleanup days throughout the County.
7. Work with municipalities to identify methods and financing sources to improve ordinance and code enforcement.
8. Stress the needs and importance of the PUC or other appropriate agency to develop a system of public notification of changes to public utilities and services.
9. Discuss with PaDEP and other state agencies the need to establish a program to assist landowners who need assistance when well capacity is diminished.
10. Facilitate access to community facilities through the transportation system.
11. Continue and expand cooperation and dialog among the Townships and the Boroughs and community entities such as the fire companies, emergency services, authorities, and the School Districts on provision and sharing of services, equipment, facilities and programs on a regional basis; comprehensive planning; recreation planning; utility planning; transportation planning; implementation of this plan; code enforcement; emergency services planning; and police protection.
12. Encourage existing developments to address existing environmental quality problems.
13. Identify opportunities for training for municipal officials and staff and opportunities for technological enhancements in municipal government. Identify means in which DCED can provide assistance.
14. Review current recycling practices in the County and determine how recycling can be enhanced.
15. Establish a recycling transfer station along Route 739 on County property, or other viable location, to save costs incurred when transporting municipal recycling center loads to landfills outside the County.

XI. ACTIONS TO ENCOURAGE ADDITIONAL ECONOMIC DEVELOPMENT

- A. Prepare a strategic plan for economic development within the County.
Determine the most appropriate marketing approach for the County.
Work to create family sustaining jobs in the County through mechanisms identified below.
- B. Work to sustain a diversified environmentally friendly economy which is not dependent on one business or type of business. Promote business development of environmentally responsible and focused companies.
Identify retail and service needs of residents and encourage location of these businesses in the County.
Work to provide a variety of business environments within the County, including planned business centers; vital downtowns; coordinated, managed corridors; individual sites for small businesses; rental flex space; multiple-tenant buildings; sites near identified I-84 interchanges; and home-based businesses, appropriately located in accordance with municipal zoning ordinances.
- C. Analyze the skills of the County workforce, and identify and work to establish necessary mechanisms to train and educate the County workforce.
- D. Facilitate access of the workforce to jobs within the County.

Identify potential business development areas within the County and coordinate transportation and utility planning and programmed road improvements to provide adequate access and services to those locations.
- E. Work to provide “shovel-ready” sites for businesses in the County and facilitate the development of sites in the County Business Park.
- F. Inventory the adequacy and accessibility of infrastructure and utilities to support business development and work to meet identified needs. Major elements include sewer, water, roads, natural gas, electricity, broadband, and wireless.
- G. Complete a feasibility study for a Pike County Business Incubator.
- H. Continue to periodically survey the needs of existing businesses within the County with regard to employee training, financing, recruitment, and marketing, and identify programs to meet those needs.

Maintain a dialog with businesses in the community to determine their needs and concerns in order to retain existing businesses and assure their experience in the County is positive.
- I. Work with local financial institutions to provide loan programs for local businesses.

Consider development of a locally controlled micro revolving loan fund.
- J. Identify opportunities to participate in the recently approved Pennsylvania Economic Stimulus Package Programs. The Package includes:
- . Business in our Sites
 - . Building PA
 - . New Pennsylvania Venture Guarantee Program
 - . New Pennsylvania Venture Capital Investment Program
 - . First Industries Fund
 - . Core Industries
 - . Second Stage Loan Program
 - . TIF Guarantee Program
 - . Infrastructure and Facilities Improvement Program

- . Keystone Innovation Zones
- . Section 108 Loan Pool
- . Elm Street
- . Penn Works

The most recent elements of the package are:

- Business in Our Sites will offer flexible loans and grants for local municipalities and their economic development partners to create future business growth and attract opportunities through the acquisition and preparation of key sites for development. The program would provide communities with grants and loans of up to \$250,000 to pay for the reclamation of industrial land.
 - Building PA will provide funding for the development of real estate assets within the Commonwealth. Funds will be loaned to private investors and foundations looking to match funds to facilitate projects within the Commonwealth.
 - New PA Venture Guarantee Program will allow the Commonwealth to more actively partner with the investment community by structuring a program that provides guarantees to venture capital companies interested in Pennsylvania businesses. These guarantees will provide increased capital for Pennsylvania businesses to grow and create jobs.
 - New PA Venture Capital Investment Program will provide capital to Pennsylvania-focused venture capital companies that agree to match those funds and make investments in Pennsylvania businesses.
 - First Industries Fund. First Industries will provide grants, low-interest loan financing and loan guarantees for agriculture and tourism.
 - 2nd Stage Loan Program will provide guarantees for bank loans to second stage manufacturers and technology companies for working capital and other financing needs. Targeted toward manufacturing, advanced technology and biotechnology, these funds will support growth in these sectors.
 - Tax Increment Financing (TIF) Guarantee Program. Through TIF, communities can borrow funds for projects that will develop blighted areas and then repay those borrowed monies through the new tax revenues that will be generated as a result of the development. A combination of technical assistance and loan guarantee assistance is proposed to encourage small communities to utilize this program.
 - Infrastructure & Facilities Improvement Program is a multi-year grant program that will provide grants to certain issuers of debt in order to assist with the payment of debt service.
 - Penn Works will help fund grants and loans for sewer and water projects to spur economic development. *The Pennsylvania Department of Community and Economic Development is the primary contact for most of these programs.*
- K. Encourage retail services and public and community facilities to locate within growth areas to maximize accessibility to residential areas and the circulation system.
- L. Encourage municipalities to zone appropriate areas for economic development pursuant to multi-municipal Future Land Use Plans and identified targeted business types.

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

Particular areas to consider include:

- Portions of the Route 6/209 infill/growth corridor between Matamoras and Milford.
- Portions of the growth areas designated along Route 6 west of Milford.
- Growth area along Route 390 north of I-84.
- Growth area at intersection of Route 6 and Route 402.
- Portions of the Route 507 infill/growth corridor.
- Portions of the SR 2001 –Bushkill Road growth area.
- Portions of the growth area along Route 739 south of Lords Valley.

- M. Encourage appropriate adaptive re-use of vacant and underutilized commercial buildings and sites owned and/or identified by PIDCO.

Inform Pike IDA of areas and buildings zoned and available for commercial and industrial development in the County.

- N. Identify an approach to retaining young people within the County after completion of high school, including providing education, training, job, housing, and social and recreational opportunities.

Encourage expansion of housing and health care choices to provide a continuum of opportunities throughout a person's lifetime, including active retirement communities with graduated nursing care.

- O. Conduct a barrier analysis to economic growth within the County.

- P. If Transit Revitalization Investment Districts (TRID's) are established in the County in the future, determine to what extent they will be used to promote economic development.

- Q. Support revitalization efforts in Matamoras and Milford.

- R. Study to what extent sustainable forestry and wood products businesses should be or should not be a focus of economic development in the County, in the context of expressed concerns of County residents in past surveys.

- S. Continue and engage partnerships for economic development, including marketing. Partners include SBDC at Scranton, NEPA, Penns Northeast, and Small Business Administration (SBA).

Determine if joint marketing of I-84 business parks (Pike, Wayne and Orange Counties) would be appropriate.

Promote peer to peer marketing, such as current residents to businesses they work for, hunting and fishing club members to businesses they work for, existing businesses to businesses, and realtors and bankers to others in their professions.

- T. Maintain a Business Resource Library.

- U. Encourage further development and expansion of higher educational facilities in the County and use as an economic and community development tool. Determine the roles of Northampton Community College and the Yale School of Forestry.

- V. Build upon Delaware Water Trail development and the existing river trip industry to enhance landings and support facilities at the communities along the Delaware River; relate and tie those landings to other destinations and attractions within the communities; and use this as an economic development tool for the communities.

XII. ACTIONS TO RETAIN TOURISM AS A MAJOR COMPONENT OF ECONOMIC DEVELOPMENT

- A. Promote sustainable ecotourism within the County
1. Inventory natural, historic, cultural, archeological, recreational, and architectural resources, including boating, hunting and fishing environments and wildlife habitats
 2. Promote recognition of Pike County's natural resources.
 3. Develop programs to view wildlife and understand their habitats.
 4. Develop a system of guidebooks and easy to use maps for leisure users that describe natural, recreational and cultural features along specific routes.
 5. Consider the merits of promoting access to areas off I84 through high quality gateway sites, information centers, and appropriate signage.
 6. Support directives of the Scenic Rural Character Preservation Bond Committee to balance Economic Development and Land Preservation.
 7. Pike County's tourism industry is dependent on its scenic ridge lines and as a home of conservation thought (Grey Towers) and Environmental Education (PEEC).
 8. Review suggestions from various groups to assess the quality and quantity of off-season travelers to the County.
 9. Protect identified natural, historic, recreational, cultural, landscape, archeological and architectural resources and their settings, including hunting and fishing environments and wildlife habitats.
 10. Appropriate use of Hotel Tax Revenues to support and retain tourism as Pike County's major component of economic development.

- B. Consider the creation of a Heritage Park Region encompassing Pike County and conduct a Heritage Area feasibility study.

Clearly identify the cultural heritage which gives the County and other potential included areas regional distinctiveness, protect that heritage, and limit inappropriate intrusions into the natural and built environment.

- C. Identify and support the most appropriate marketing approach for the County, and expand tourism marketing.

Define goals for tourism within the County, develop a marketing plan appropriate to Pike County, and target groups to be encourage to visit, and perhaps locate, within the County.

Work with the Delaware Water Gap National Recreation Area and the Upper Delaware Council to promote tourism.

Develop a series of itineraries based on a variety of interests.

Maintain a Pike County calendar of events.

- D. Identify and map existing trails and bikeways in the County and expand upon the existing system.

As road corridors in the County are enhanced, where appropriate include necessary improvements to facilitate use of rights-of-way for walking, jogging, and biking.

Investigate opportunities for rails to trails facilities along the railroad line within the northern portion of the County.

Work to promote the Lackawaxen River Corridor/Greenway from Hawley to Lackawaxen, consisting of the Lackawaxen River, Towpath Road, and Stourbridge Line Railroad.

Further refine and implement the Conceptual Greenways plan prepared as part of this Plan with the Pike County Open Space, Greenways, and Recreation Plan and other related plans

Plan for connections to the McDade Trail to accomplish an easily accessible and usable trail along the entire length of the Delaware River within the County. Plan for connections of the trail system into settlements such as Milford, Matamoras, Mill Rift, Shohola, and Lackawaxen.

Build upon regional and state promotion efforts, such as the Pennsylvania Route 6 Association campaign, "Take the High Road!", including the state bicycle route over its entire length.

- E. Work to establish a uniform system of wayfinding signs to enable people to readily find attractions within the County.
- F. Maintain a significant presence in the I-84 Visitors Center and maintain information centers at least at the western and eastern gateways to the County.
- G. Support revitalization efforts in the County's centers and corridors.
- H. Promote water-related tourism, including:
 - provide additional public access to waterways;
 - create a linked water trail system;
 - increase the scope and frequency of stream and river trash collection;
 - maintain or improve recreational water quality and avoid impacts from recreational use;
 - improve the connections of communities to their waterways.
- I. Continue to support the emergence of Arts/Culture as an important element of tourism in Pike County.

XIII. ACTIONS TO ADDRESS EFFORTS OF COMMUNITY ASSOCIATIONS TO SERVE RESIDENTS

- A. Facilitate discussions to address what can be done to support efforts of private residential community associations in providing services, facilities, and infrastructure to residents; how such associations could be organized and managed; how the associations can more effectively accomplish their responsibilities; how future problems can be minimized through effective review and development processes, requirements, and standards for developers, and actions and contributions of developers; and how public safety concerns can be addressed within and outside private communities.
- B. Provide a toolbox to community associations to be used as guidelines for improving infill development and requiring and retrofitting adequate infrastructure within their developments.

Work with the Associations to identify methods of assuring infill development is properly reviewed, appropriate storm water management and erosion controls are implemented, and natural drainage patterns and natural resources recognized.

Identify mechanisms to assure appropriate infrastructure is in place prior to transfer of responsibilities from developers to community associations.

- C. Discuss approaches to dealing with individually-owned lots within developments which regularly appear on tax sale lists. Determine whether appropriate approaches are to incorporate lots into open space, encourage proper development, incorporate them into other lots, or a combination of these and other approaches.
- D. Discuss opportunities for retrofitting additional access, especially for emergency services, to private communities.
- E. The Pennsylvania State Game Commission should involve community associations in discussions on deer management.

XIV. ACTIONS TO ADDRESS HOUSING NEEDS OF COUNTY RESIDENTS

- A. Study and address concerns of individuals living and working or retired in Pike County are having increased difficulty finding suitable housing as housing costs rise within the County.
- B. As growth and need develops in the County, annually review Wayne County's administration of Pike's programs to determine whether a separate Pike County housing agency a separate Pike County Housing agency, such as a Housing Authority or Community Housing Development Organization (CHDO), 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.
- C. Work to secure participation of local banks in loan programs.
- D. Foster programs which encourage home renovation and rehabilitation.
- E. Foster programs which facilitate affordable senior and family housing.
- F. Encourage municipal zoning to allow a variety of housing types and densities at appropriate locations within the County, consistent with land use goals.
- G. Consider the use of designated Recorder of Deeds fees for increasing housing choices or programs for County residents.
- H. Foster programs which facilitate home ownership.

XV. ACTIONS TO ENHANCE THE INFRASTRUCTURE SYSTEMS TO SUPPORT RESOURCE PRESERVATION, GROWTH MANAGEMENT, APPROPRIATE ECONOMIC DEVELOPMENT, AND QUALITY OF LIFE ENHANCEMENT

Administrative and Planning Actions

- A. Coordinate municipal policies and plans on construction and extensions of public sewer and water facilities with this plan to assure consistency.
Alternative methods should be reviewed, and the highest levels of sewage treatment which are practical and economically feasible should be implemented, and consistent with the water quality designation of affected streams.
Within growth areas, identify, and consider acquisition of, appropriate lands which could be used for disposal of treated wastewater.
- B. Consider the establishment of programs for retrofitting existing stormwater collection, conveyance, and management systems.
- C. Evaluate retrofit opportunities for stormwater systems in established non-residential developments, facilities, and buildings.
- D. Plan for a system of greenways throughout the County.
- E. Work with the Pike County Road Task Force, municipalities and PennDOT to identify necessary transportation improvements in areas designated for growth, to place those improvements on the Twelve-year Road Program, and complete the improvements.
- F. Encourage utilization of state-approved new sewage disposal technologies within the County where appropriate.
- G. Work with municipalities to develop an approach to facilitate construction and/or extension of public sewer and water facilities as necessary within growth areas to serve existing and future needs and support higher densities and varieties in type of appropriate uses.
Work with PaDEP to explore the most appropriate methods to provide for sewage collection and treatment within growth areas and the County's watersheds.
Encourage the municipalities and authorities involved in the Milford to Matamoras corridor to work with PaDEP in arriving at the most appropriate method to expand public sewer and water service throughout the corridor.
Investigate options for financing extensions or development of public sewer and water systems. Identify opportunities to link utility system construction with economic development initiatives to increase funding options.
A Sewer and Water Task Force could review the recommendations of the Pike County Small Water Regionalization Study and Pike County Water Resources Plan (Water Supply Plan and Wellhead Protection Program). A Task Force could address issues such as expansion, interconnection and regionalization of systems and the role that municipal and private water systems should play in the County.
- H. Pursue funding for studies of, or additional PennDOT studies of, the major road corridors serving growth areas, to identify means of improving, managing, enhancing, and beautifying those corridors, including Route 6/209, Route 6, Route 507, Route 739, Route 390, SR 2001 (Milford Road), SR 2004 (Silver Lake Road) and Log Tavern Road.
- I. Encourage electric utilities to enhance plans for reliable service within the County.

- J. Continue to encourage improvement of telecommunications facilities within the County. While facilitating telecommunications needs of municipal officials and residents, this will also support business development, telecommuting, and emergency services.
Establish a model cell tower ordinance for use by County municipalities.
- K. Secure additional PennDOT aid in facilitating vehicular movement throughout the County during periods of impaired driving conditions.
Work with PennDOT to secure recognition of the special transportation needs within the County because of rapid growth, typical winter conditions, and the large number of long-distance commuters.
- L. Monitor designation of responsibility for preparing emergency action plans for dams in the County, which need them, and monitoring needs for dam repairs.
- M. Consider the creation of a County-wide Hazard Mitigation Plan, or encourage municipalities to pursue a municipal plan, to address all hazards that historically impacted or may impact the County and residents in the future.

Municipal Ordinance Actions

- N. Within each Act 167 Stormwater Management Designated Watershed, develop and implement a uniform stormwater management ordinance that is consistent with PaDEP recommendations for the control of peak flow and the reduction of pollutants. Implement municipal ordinances which not only address stormwater flows and flooding related problems, but also address non-point source pollutant loading and manage total suspended solids.
Coordinate use of stormwater management ordinances and zoning and subdivision and land development ordinances to address conservation design subdivisions.
 1. Minimize the volume of stormwater runoff generated and control peak flows.
 2. Protect surface and groundwater quality and reduce sediments, nutrients, and chemicals.
 3. Protect existing recharge and require stormwater recharge through infiltration of rainfall and stormwater.
 4. Minimize land disturbance and review municipal requirements for impervious surfaces.
 5. Minimize tree removal.
 6. Minimize impervious surfaces such as roads and parking areas.
 7. Protect and utilize natural drainage systems using alternatives to storm sewer systems where feasible, such as swales, wetlands, and buffers.
 8. Protect and supplement vegetated stream buffers.
 9. Protect the stability of receiving stream channels.
 10. Protect adjacent lands from increased discharges and new direct stormwater discharges.
 11. Require and assure continued effective facility and maintenance operation plans.
 12. Maintain the flood carrying capacity of receiving streams and their floodplains.
 13. Educate homeowners regarding the need to maintain stormwater management systems, prevent pollution through good housekeeping practices, and not engage in improper discharges to systems.
 14. Use additional Best Management Practices.