

# Pike County

## Planning for the Future

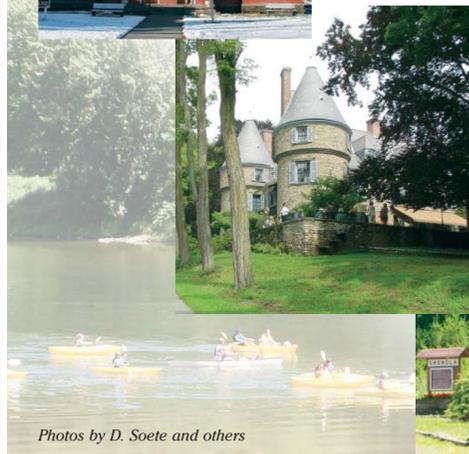
Growing Naturally!

## Pike County is Growing Naturally

It is no surprise that Pike County is *Growing Naturally*. The County's high quality natural resources and its broad base of public lands create a rural atmosphere and an exceptional quality of life for residents. Natural resources and public lands have attracted residents and visitors to Pike County for over a century. After all, Pike County is one of the closest destinations for enjoying the outdoors for more than 11 million people living in the major metropolitan areas to the east. The proximity of the County to New York City and other metropolitan areas and the exceptional lifestyle which Pike County can provide combine to make it an attractive place to visit and live. Our growth over the past four decades has shown how important these qualities are. Since 1970, Pike County's residential population has grown a staggering 385%. This number does not include the thousands of tourists who visit the area on weekends or vacations. Once visitors see what this area has to offer, they often decide to stay.

**We know Pike County will continue to grow, and it will be important as we move into the future to encourage growth that respects and preserves Pike County's most sensitive natural resources. This balance can only be achieved through thoughtful planning and implementation of best management practices.**

Pike County and its Office of Community Planning are key players in helping our County and our communities develop the tools needed to encourage growth and guide it in a manner that respects the sensitive natural, cultural, and historic features which make Pike County unique. Pike County's thirteen local municipal governments are also critical players shaping the future landscape of the county through comprehensive planning and land use ordinances that implement "smart growth" strategies and best planning and management practices. Our County and our local communities cannot achieve this important balance on their own. An educated and involved citizenry plays an equally important role in the future character and complexion of Pike County's landscape



Photos by D. Soete and others

*Smart growth helps communities shape the future. With appropriate planning, local governments can make land use control and development decisions that will improve their communities' overall quality of life by protecting the best of their unique economic, political, social and environmental characteristics.*

— Past President, National Assoc. of Counties

Understanding how we grow into the future needs to be based on analyses of where we have grown historically and where development exists, then laying a thoughtful plan that will act as a guide into the future. With these tools and best planning practices, coupled with the support and involvement from local, county, and state government officials and the public, Pike County can, and will, continue to grow smarter!



## Private Land Stewardship

Just as the County and our municipalities are laying a plan for how Pike County and our communities should grow into the future, private landowners play an equally important role in the future character and complexion of Pike County's landscape.

Our forests are perhaps the most characteristic natural resource in Pike County's landscape. Beyond their scenic value, forests are integrally related to the quality of many other natural resources. Forests purify the air, filter the surface water and recharge groundwater. They create wildlife habitat, shade streams keeping them cool for fish and aquatic species and regenerate soil. Our private forest woodlands are also a tremendous economic resource.

Well over 120,000 acres in the County are forested tracts of land held in private ownership. How these lands are managed over the long-term will play an important role in the future character of Pike County's landscape.



### Protecting Your Resources

Protecting and managing private forest lands are an essential part of managing your biggest financial investment — your land. By envisioning what you as a landowner want your land to be and setting goals and a plan for the future, you begin a land management planning process that can protect the quality of the soil, water, and forest resources on your property and thus protect value. Knowing what you have on your property and deciding what is most important to you will form the foundation for everything else you will do on your land. Management such as timber harvesting and other forest management activities have both short and long-term effects on the entire forest ecosystem. To ensure that these effects are positive, the use of Best Management Practices (BMPs) is essential. BMPs must also remain flexible to adapt to future changes in your forested land.

Just as there are Smart Growth Principles for Future Development of our Communities, there are also planning and best management tools that can assist you in managing your lands today to create a legacy for the future.

*Our Pennsylvania forefathers began a legacy of land and water conservation — one that should continue as we grow ... naturally.*

## Current Residential Development

The Pike County Office of Community Planning completed a mapping analysis to identify existing residential subdivisions in the county. (See map reverse side) The map serves as a useful planning tool to help us better understand the scale of existing residential development, what potential still exists for infill development, how we might further develop our county greenway network as an asset to residents in these subdivisions, and how we might better plan for infrastructure needs that may occur in the future.

The analysis and mapping was created using Geographic Information Systems (GIS) technology as well as planning surveys, historic development maps, and other planning information and resources. GIS technology allowed professional planners to map the developments electronically to more easily analyze the data. Information collected included: number of lots, developed lots, total acreage, sewage disposal and water supply methods, school district and nearest fire department, and other data. The location of the county's residential developments in relation to public lands, state highways, and municipalities is also shown. (Note: The map and data refers to residential development only; commercial development is not included.)

This map is a snapshot in time and is subject to updates and revisions. There are developments proposed that will need to be added to the map. GIS technology allows for future changes and edits as the maps are updated.

### Data from the study showed:

- 🏠 192 Residential Developments of 15 lots or more currently exist in Pike County
- 🏠 These 192 developments cover a total of 53,248 acres in the County and include 49,381 lots; of which, 25,928 lots or 53% are developed. This statistic shows the tremendous number of housing lots that are still available in developments throughout the county.
- 🏠 146 of the 192 Developments mapped are already over 50% developed.
- 🏠 70% of the developments use Individual On-Lot water supplies (single family well);
- 🏠 94% of the developments utilize Individual On-Lot Sewage Disposal (sand mound, drip irrigation, etc.)
- 🏠 Seven developments contain 2,000 lots or more — the largest being Hemlock Farms (3,717 lots), Saw Creek (2,833 lots), and Birchwood Lakes (2,600 lots).
- 🏠 33 developments contain 200 lots or more.
- 🏠 Palmyra Township mapped 47 developments of 15 lots or more while Porter Township mapped the fewest with 5 developments.

### Number of Residential Developments by Municipality\*

Blooming Grove Township	9
Delaware Township	16
Dingman Township	29
Greene Township	30
Lackawaxen Township	28
Lehman Township	11
Matamoras Borough	0
Milford Borough	0
Milford Township	7
Palmyra Township	47
Porter Township	5
Shohola Township	18
Westfall Township	6

\*Total is more than 192 as some developments cross municipal boundaries.

## Marcellus Shale

As we plan for the future of our county and our region, a critical new challenge and opportunity has presented itself in the form of the Marcellus Shale. Municipalities and the county must begin the process of integrating the prospects of Marcellus Shale activities into the existing community and county planning for the future. Landowners must assess their own goals to determine if Marcellus plays a role in the long-range management plan which each private landowner has for the future of their land. Everyone must address the protection of water resources and the impacts this activity presents to our changing landscape.

Currently only a small amount of private land acreage in Pike County is leased to the gas companies for possible production. There are, however, other impacts both negative and positive that must be planned for. Even if no wells are drilled in the county, the surrounding areas are expected to see significant Marcellus Shale gas drilling activity. There are still impacts which will need to be addressed in Pike County's future — water withdrawals, job creation, transportation and roads, environmental issues, infrastructure expansion on natural resources, the area's tourism economy, and local business economic opportunities — to name a few.

## Pike County Marcellus Shale Task Force

In late 2010, the Pike County Commissioners appointed a Marcellus Shale Task Force to build capacity for addressing current and future issues and opportunities related to Marcellus Shale activity in Pike County. The hope is to create a framework within which the County through planning, education, cooperation and communication can address concerns and opportunities related to Marcellus Shale gas activity in Pike County — minimizing negative impacts and ensuring that positive impacts are fully realized.

A tremendous number of informational resources on Marcellus Shale have been circulated by the industry, by citizens groups concerned about the activities, by scientific and academic institutions, and others. It will be important as we all move forward to obtain the most accurate information.

The County hopes that the Task Force can create a communication network that will provide fact-based information to facilitate effective decisions and build capacity to address the issues and opportunities that arise.

Please visit <http://www.pikepa.org/marcellus.html> for more information.



## Pike County Board of Commissioners

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MAP INDEX  
DEVELOPMENT NAME - CODE - MUNICIPALITY - TOTAL LOTS (DEVELOPED LOTS)

# PIKE COUNTY RESIDENTIAL DEVELOPMENTS (15 PARCELS OR MORE)

- A. Miller Dev. - AM - Dingman - 16 (13)
- Al's Acres - AA - Greene - 63 (54)
- Al-Wa-Da - AW - Palmyra - 40 (22)
- Ann & Howell Dev. - AH - Palmyra - 53 (33)
- Auten Dev. - AU - Delaware - 87 (57)
- Balsdeville Valley - BV - Lackawaxen - 26 (13)
- Beechwood - BE - Palmyra - 41 (22)
- Between the Lakes - BT - Shohola - 38 (29)
- Big Woods - BW - Palmyra - 101 (70)
- Birchwood Lakes - BL - Delaware - 2600 (866)
- Bloss Acres - BA - Greene - 22 (7)
- Blue Heron Lake - BH - Porter - 172 (50)
- Blue Heron Woods - BHW - Lack/BG/Palmyra - 151 (1)
- Bluestone Ridge - BN - Dingman - 31 (23)
- Brandwood Estates - BD - Shohola - 38 (23)
- Buena Vista Estates - BE - Greene - 20 (10)
- Cabin Ridge - CR - Lackawaxen - 16 (8)
- Camelot Forest - CF - Blooming Grove - 128 (90)
- Camp Indian Trails - IT - Dingman - 83 (54)
- Canal Acres - CA - Lackawaxen - 34 (12)
- Catchall Landing - CT - Lackawaxen - 56 (33)
- Claude Seelye Dev. - CS - Palmyra - 18 (14)
- Cold Hill - CH - Greene - 18 (10)
- Colony Cove - CC - Palmyra - 39 (38)
- Conashaugh Lakes - CL - Dingman - 914 (551)
- Country Club Woods - CW - Dingman - 76 (70)
- Coutts Brothers Dev. - CB - Palmyra - 30 (16)
- Cranberry Ridge - CBR - Dingman - 39 (30)
- Crescent Lake - CRL - Dingman - 90 (27)
- Crooked Oaks - CO - Dingman - 29 (27)
- Deerwoods - DW - Palmyra - 44 (22)
- Delaware Crest Preserve - DC - Delaware - 15 (12)
- Dirk Dev. - DD - Palmyra - 61 (33)
- Earl Ness Dev. - EN - Porter - 61 (50)
- Earl Unger Dev. - UN - Palmyra - 15 (13)
- East Cove - EC - Shohola - 17 (12)
- East Cove Woods - EW - Shohola - 39 (27)
- Eilenberger Dev. - EI - Porter - 67 (61)
- Emery Dev. - EM - Milford Twp. - 18 (15)
- The Escape - ES - Palmyra/Greene - 494 (406)
- Evergreen Park - EP - Shohola - 28 (12)
- Fairview Lake - FV - Palmyra - 28 (21)
- The Farm Properties - FP - Lackawaxen - 16 (10)
- Farmstead Dev. - FS - Westfall - 22 (21)
- Fawn Hill - FH - Greene - 31 (17)
- Fawn Lake Forest - FLF - Lackawaxen - 2071 (745)
- Fieldstone Ridge - FR - Westfall - 22 (21)
- Foxcroft Woods - FX - Dingman - 25 (23)
- Fred Kuhn Dev. - FK - Lackawaxen - 27 (18)
- Friendly Acres - FA - Lackawaxen - 118 (77)
- Game Ridge - GR - Greene - 20 (9)
- Glass House Hill - GH - Westfall - 47 (39)
- Glen at Tamiment - GT - Lehman - 456 (400)
- Gold Key Lake - GK - Dingman - 2025 (985)
- Grant Wilson Dev. - GW - Greene - 42 (18)
- Greenwood Hills - GE - Milford Twp - 38 (33)
- Happy Hollow - HH - Shohola - 86 (73)
- Hemlock Farms - HF - B.G./Dingman/Porter - 3717 (3150)
- Hemlock Grove - HG - Palmyra - 120 (69)
- Hemlock Point - HP - Palmyra - 93 (68)
- Hickory Acres - HK - Lackawaxen - 15 (14)
- Hickory Hills - HC - Milford Twp. - 56 (47)
- Highland Acres - HL - Delaware - 72 (37)
- Hinkel Estates - HE - Shohola - 58 (37)
- Hitching Post - HT - Blooming Grove - 38 (37)
- Holbert Dev. - HD - Lackawaxen - 20 (15)
- Huggy Bear - HB - Lackawaxen - 156 (47)
- Hunters Ridge - HR - Lackawaxen - 42 (23)
- Illigasch Dev. - IL - Palmyra - 30 (21)
- Ivywood - IV - Palmyra - 15 (14)
- Keystone Park - KP - Milford Twp/Westfall - 76 (63)
- L. Ansley Dev. - LD - Palmyra - 38 (38)
- L. Simons Dev. - LS - Palmyra - 64 (47)
- Lake Adventure - LA - Dingman - 1794 (\*\*\*\*)
- Lake In the Clouds - LC - Greene - 297 (129)
- Lake Jamie - LJ - Greene - 50 (48)
- Lake Kemadobi - KM - Delaware - 90 (27)

- R. Tragus Dev. - RT - Palmyra - 25 (22)
- Rhoades Dev. - RH - Greene - 111 (65)
- Rinehimer Dev. - RI - Greene - 195 (151)
- Riverside Estates - RE - Westfall - 46 (30)
- Riverview Acres - RV - Lackawaxen - 105 (23)
- Robert Wilson Dev. - RW - Greene - 253 (206)
- Rocky Acres - RK - Greene - 87 (50)
- Roland Acres - RO - Lackawaxen - 18 (5)
- Rose Dev. - RD - Greene - 45 (27)
- Rustic Acres - RA - Lehman - 203 (170)
- Sagamore Estates - SG - Shohola - 325 (180)
- Sand Spring Acres - SS - Palmyra/Greene - 26 (21)
- Saw Creek Estates - SW - Lehman - 2833 (2202)
- Sawkill Crossing - SC - Dingman - 16 (11)
- Sawkill Run - SR - Milford Twp. - 24 (22)
- School House Ridge - SHR - Milford Twp. - 33 (29)
- Shepherds Dev. - SD - Delaware - 74 (66)
- Shohola Acres - SA - Shohola - 26 (17)
- Shohola Falls Trails End - TE - Shohola - 1850 (\*\*\*\*)
- Shohola Heights - SH - Shohola - 40 (26)
- Shohola Lake Farms - SL - Dingman - 19 (9)
- Skytop Ranches - SKY - Blooming Grove - 38 (30)
- Skyview Lake - SK - Greene - 497 (187)
- Spinnlers Point - SP - Palmyra - 157 (120)
- Split Rock - SPR - Greene - 20 (13)
- Spring Brook Estates - SB - Dingman - 27 (23)
- Spruce Run Creek - SRC - Porter - 45 (42)
- St. Vincents Point - SV - Lackawaxen - 21 (15)
- Steiner Dev. - ST - Palmyra/B.G. - 19 (17)
- Stone Hedge Farms - SE - Dingman - 24 (22)
- Stony Hollow Village - SHV - Lehman - 166 (112)
- Sugar Hill - SU - Greene - 196 (73)
- Sugar Hill Forest - SF - Greene - 17 (8)
- Sunrise Lake - SRL - Dingman - 975 (760)
- Sunset Acres - SAP - Palmyra - 16 (10)
- Sunset Acres - SAL - Lehman - 36 (20)
- Sunset Point - SUP - Palmyra - 74 (66)
- Symphony West - SPW - Shohola - 21 (10)
- Tafton Heights - TH - Palmyra - 17 (17)
- Tafton View - TV - Palmyra - 96 (51)

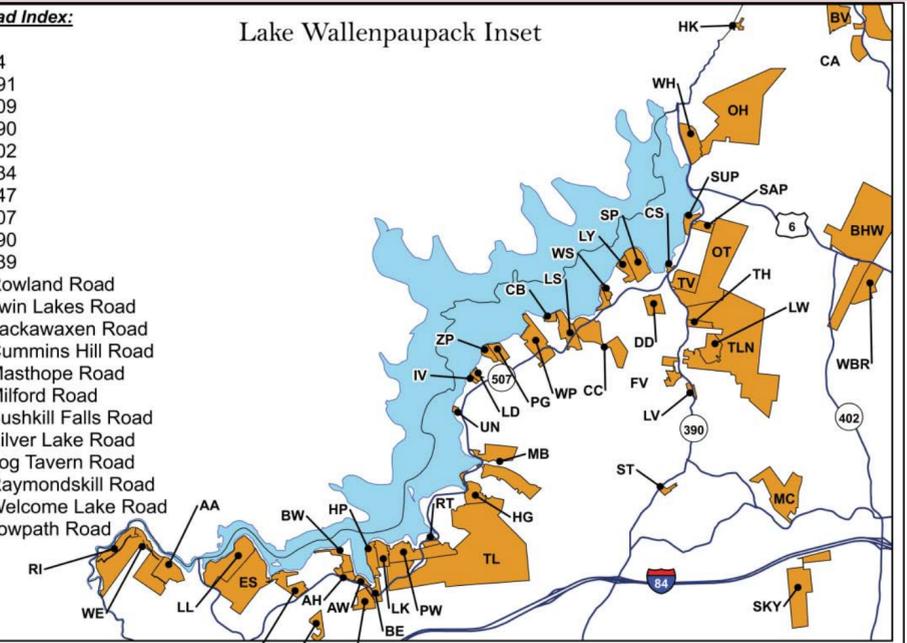
- Lake Teedyuskung - LT - Lackawaxen - 87 (76)
- Lake Wallenpaupack Estates - WE - Greene - 506 (98)
- Lake Wenonah - LW - Palmyra - 21 (14)
- Lakeview Acres - LK - Palmyra - 73 (49)
- Laurel Hills - LH - Dingman - 44 (37)
- Laurel Lane - LL - Palmyra/Greene - 160 (135)
- Laurel Ridge - LR - Lackawaxen - 17 (9)
- Lenape Village - LV - Palmyra - 17 (15)
- Log Tavern Lake - LTL - Dingman - 75 (62)
- Long Pine Acres - LP - Lackawaxen - 16 (12)
- Lynndale - LY - Palmyra - 83 (83)
- Maple Park - MP - Shohola - 77 (43)
- Maplewood Estates - ME - Lackawaxen - 73 (9)
- Marcel Lake Estates - MLE - Delaware - 1038 (374)
- Masthope Rapids - MR - Lackawaxen - 2229 (1188)
- Meadow Ridge Acres - MW - Delaware - 41 (33)
- Meadow View Acres - MV - Dingman - 26 (24)
- Mel-Chris Woods - MC - Blooming Grove - 60 (28)
- Millbrook - MB - Palmyra - 300 (141)
- Mount Haven Dev. - MH - Dingman - 20 (12)
- Mountain Shadows - MS - Lehman/Delaware - 27 (16)
- Mountain View Estates - MVG - Greene - 18 (8)
- Mountain View Estates - MVL - Lackawaxen - 16 (13)
- Nitche's Pond - NP - Dingman - 38 (23)
- Oak Hill Estates - OH - Palmyra - 18 (15)
- Oak Ridge Crossing - OC - Dingman - 55 (48)
- Old Marcel Lake - OML - Delaware - 128 (85)
- Old Mill Estate - OME - Dingman - 43 (32)
- Otter Springs - OT - Palmyra - 45 (42)
- PA Lakeshores - PA - Shohola - 964 (196)
- Panther Hills - PH - Greene - 29 (7)
- Panther Lake - PL - Greene - 165 (62)
- Paupack Gardens - PG - Palmyra - 46 (46)
- Pederson Dev. - PD - Dingman - 70 (4)
- Penn Wood Dev. - PW - Palmyra - 106 (95)
- Pine Acres - PC - Milford Twp. - 35 (29)
- Pine Hill - PI - Greene - 39 (20)
- Pine Ridge - PR - Lehman - 1536 (1065)
- Pocono Acres - PO - Delaware - 48 (42)
- Pocono Mt. Lake Est. Section 5-7 - L5 - Dela./Lehman - 514 (158)
- Pocono Mt. Lake Est. Section 5A - SA - Lehman - 326 (55)
- Pocono Mt. Lake Estates - LE - Lehman - 1865 (653)
- Pocono Mt. Lake Forest - LF - Delaware - 946 (337)
- Pocono Mt. Water Forest - PWF - Dela./Dingman - 479 (332)
- Pocono Mt. Woodland Lakes - PWL - Dingman - 1673 (1188)
- Pocono Ranchlands - PRL - Lehman - 1735 (716)
- Preston Flury Dev. - PF - Palmyra - 77 (65)
- R. Perry Dev. - RP - Palmyra - 58 (34)

- Tanglwood Lakes - TL - Palmyra - 1036 (649)
- Tanglwood North - TLN - Palmyra/B.G. - 730 (296)
- Tauschman Dev. - TA - Palmyra - 62 (62)
- Tink Wig Mt. Lake Estates - TW - Lackawaxen - 826 (302)
- Top of the Mountain - TM - Greene - 59 (47)
- Trace of Lattimore - TOL - Delaware - 84 (65)
- Tranquility Falls - TF - Greene - 125 (57)
- Tuscorora Dev. - TU - Lackawaxen - 56 (17)
- Twin Lake Park - TP - Shohola - 50 (43)
- Twin Lake Preserve - TLP - Shohola - 24 (20)
- Twin Lake Woods - TLW - Shohola - 66 (48)
- Valley View - VV - Westfall - 18 (14)
- Walker Lake - WK - Shohola - 205 (134)
- Welcome Lake - WL - Lackawaxen - 65 (24)
- Westcolang Park - WC - Lackawaxen - 80 (17)
- Whispering Pines - WP - Palmyra - 37 (28)
- White Birch Run - WBR - Blooming Grove - 26 (12)
- White Sands Beach - WSB - Palmyra - 45 (30)
- Whitetail Ridge - WR - Greene - 23 (16)
- Wild Acres - WA - Delaware - 2110 (1249)
- William Soose Dev. - WS - Palmyra - 30 (20)
- Wilson Hill Dev. - WH - Palmyra - 154 (88)
- Winding Brook - WB - Dingman - 31 (29)
- Woodland Meadows - WM - Greene - 37 (30)
- Woodledge Village - WV - Lackawaxen - 291 (53)
- Woodloch Pines - WD - Lackawaxen - 402 (389)
- Zimmerman Pines - ZP - Palmyra - 17 (13)
- RV Park - No Permanent Residences

### State Road Index:

- Route 6
- Route 84
- Route 191
- Route 209
- Route 390
- Route 402
- Route 434
- Route 447
- Route 507
- Route 590
- Route 739
- 1003 - Rowland Road
- 1005 - Twin Lakes Road
- 1012 - Lackawaxen Road
- 1013 - Cummins Hill Road
- 1014 - Masthope Road
- 2001 - Milford Road
- 2003 - Bushkill Falls Road
- 2004 - Silver Lake Road
- 2006 - Log Tavern Road
- 2009 - Raymondskill Road
- 4003 - Welcome Lake Road
- 4006 - Towpath Road

### Lake Wallenpaupack Inset



### Legend

- Residential Development
- State Game Lands
- Promised Land State Park
- Delaware State Forest
- Upper Delaware Scenic and Recreation River Corridor
- Delaware Water Gap National Recreational Area

