

## COMMUNITY CONSERVATION AND DEVELOPMENT GOALS AND OBJECTIVES

### Need for Goals and Objectives

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

### Community Balance

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

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

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

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

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

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

### County Planning and Area Wide Planning

A key factor in formulating a set of local goals and objectives is the planning conducted at the county level. Typically, a county-wide comprehensive plan establishes a broad framework for the future growth and development of the county with the details of land use management and community conservation and development included in the local municipal plans. The Pennsylvania Municipalities Planning Code (MPC) mandates counties to adopt comprehensive plans and update the plans every 10 years. Wayne County is currently updating its comprehensive plan and Lackawanna County is working with Luzerne County on a joint comprehensive plan. MPC §301.4 states *municipal comprehensive plans which are adopted shall be generally consistent with the adopted county comprehensive plan*. This *Clifton-Lehigh Comprehensive Plan* is intended to maintain consistency with the recommendations of the *Wayne County Comprehensive Plan* and its update and the *Lackawanna-Luzerne Comprehensive Plan* to the extent that the county plans are not untenable in terms of the key provisions of the *Plan*.



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

### A Guide and Policy Statement

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

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

### General Community Development Objectives

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

<b><i>Cooperation</i></b>	Use the comprehensive planning process to explore the potential for cooperation between the Townships and other municipalities and each County on growth and development issues of area wide concern.
<b><i>Internal Coordination</i></b>	Strive for coordination between policies, plans, and programs in the community through cooperation among governing officials, appointed boards, community interest groups, and residents.
<b><i>Public Information</i></b>	Achieve greater awareness, understanding and participation of residents in carrying out the recommendations in the <i>Comprehensive Plan</i> via an active public information process using such methods as a web site, newsletter, and public meetings.
<b><i>Use of Land</i></b>	Attain the best use of the land within the Planning Area while allowing for reasonable residential and commercial development. The focus will be on the preservation of the environment and conservation of open space. This will ensure that the varying uses of land will complement one another and thus improve the economic, social, and aesthetic character of the overall Planning Area.
<b><i>Range of Land Uses</i></b>	To allow a range of residential and commercial uses at appropriate locations and establish performance standards through zoning to ensure that such uses do not unduly affect adjoining properties or the public health, safety and general welfare and are consistent with the historic and rural-residential character of the communities.
<b><i>Population Density</i></b>	Establish realistic population densities in order to ensure health standards, privacy and open space and in order to allow for the provision of community facilities and services in the most convenient and efficient manner.
<b><i>Streets and Roads</i></b>	Maintain and improve the street and road system for better internal circulation and to protect residential neighborhoods from through traffic.
<b><i>Facilities and Services</i></b>	Provide the necessary community facilities and services to meet the needs of increased development and the increasing and changing population.
<b><i>Environmental Protection</i></b>	Guide the location of future development and establish performance standards to minimize negative impacts ( <i>externalities</i> ) on the natural and community environment.
<b><i>Housing</i></b>	Provide the opportunity for a wide-range and variety of housing types at reasonable densities to meet the needs of all residents; newly-formed households, growing families and senior citizens.
<b><i>Economic Development</i></b>	Provide, within the context of overall community conservation, the opportunity for local business and strengthen the area economy by encouraging well-planned commercial, industrial, residential, and recreational growth which will provide for local employment, shopping facilities, and recreational opportunities which in turn will strengthen the local tax base.
<b><i>Plan Review/Update</i></b>	Initiate interim reviews of planning goals and objectives and the Comprehensive Plan and a full review/update no later than 10 years from approval of the current plan.
<b><i>Monitoring</i></b>	Update and revise planning goals and objectives, and the operational tools necessary for implementation, in light of new data and changing conditions, and to meet a changing population, in concert with maintaining community character and quality environment.

**GOAL 1**

**Protect and enhance the quality lifestyle of each Township by maintaining open space, and recognizing forest land and other open land as important elements of the local economy, character, and scenic setting.**

Each Township's physical environment, regional location and past development practices have shaped and maintained its character. The key is the Townships' rural-recreational landscape with the association with the Lehigh River, smaller streams and many lakes, Gouldsboro State Park, Tobyhanna State Park and thousands of acres of state and private forest land. Without careful planning, vigilant land use management, and continued community conservation, the quality lifestyle sought by so many from nearby metropolitan areas can succumb to the cumulative effects of the demands of an increasing population.

The Clifton-Lehigh Planning Area is perceived as an attractive community offering a high quality of life, located within an easy commute to regional metropolitan areas. While second homes once dominated in residential subdivisions, more and more families are making the Townships their full-time homes. Future development must be controlled and managed with an overriding concern to sustain the area's community character while meeting the needs and expectations of residents for employment, shopping, services and community facilities.

**Note About Open Space**

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

**OBJECTIVES:****Open Land Conservation and Rural Character**

**Preserve and conserve agricultural land, forest land, open space, significant natural features, and sensitive land areas to maintain rural character.**

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

- Protect Forestry - Do not overly restrict forestry enterprises with unnecessary zoning and other regulations.

**Commercial Uses**

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

- Performance Standards - Apply zoning performance standards to address noise, lighting, outdoor storage, and other potential effects as well as ensuring appropriate landscaping and signage.
- Commercial Design - Develop guidelines for commercial building design, landscaping and parking that will ensure high aesthetic quality while meeting basic development needs.
- Community Scale - Encourage community-scaled businesses with innovative design as opposed to strip commercial development.

**Nuisances**

**Control common law nuisances and threats to public health and safety due to, among others, noise, lack of property maintenance, poor building practices, junk accumulation, and odors.**

**GOAL 2**

**Conserve natural resources and open space and use the resources in a way to sustain the area's economy, including maintaining the water quality of lakes and streams and the Lehigh River**

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

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

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

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

**OBJECTIVES:****Conservation and Sensitive Natural Areas**

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

- Identification Identify sensitive natural areas such as wetlands, groundwater recharge areas, woodlands, steep slopes, poor soils and flood plains, and adopt regulations to protect such areas by requiring resource sensitive development.
- Critical Resource Areas - Promote the conservation of open space within the Townships and actively promote the long-term preservation and maintenance of valuable natural resource areas through public negotiated acquisition, private dedication of easements, and other cooperative efforts.
- Land Use Ordinances - Evaluate and develop land use ordinances in terms of effects on natural resources with the goal of maintaining open space to the greatest extent possible while allowing a reasonable density of development.
- Development Incentives - Implement adopted municipal policies to conserve a variety of irreplaceable and environmentally sensitive resource lands, including provisions for reasonable incentives to create a greenway and trail system for the benefit of present and future residents.
- Conservation Design - Use of *conservation subdivision design* to cluster residential development away from important natural, historic, scenic and cultural features, and preserve the resulting open space.
- Transferrable Development Rights - Use transferrable development rights to direct development to locations with adequate infrastructure and enable conservation-minded landowners to preserve their properties.

- Area Wide Cooperation - Coordinate environmental preservation efforts with neighboring jurisdictions, and establish an action plan targeting environmental concerns that require a regional approach.
- Economic Development - Encourage local economic development groups to make natural resource protection an integral part of all promotion efforts.

### **Water Supply and Quality and Surface Water Quality**

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

- E & S Control - Reduce erosion and sedimentation by requiring compliance with DEP regulations
- Stormwater - Adopt an up to date stormwater ordinance to control runoff through the use of BMPs.
- Water Quality - Consider the impacts of residential and nonresidential development on water quantity and quality and encourage the use of best management practices.
- Sewage Disposal - Monitor the effectiveness of on-lot sewage disposal systems and evaluate central sewage disposal as a means of correcting any widespread problems.
- Well Ordinance - Apply well construction standards with a well ordinance in areas not served by community water supply.
- Community Water Supplies - Apply well head protection standards to maintain good drinking water quality.

### **Wildlife Habitat**

#### **Protect critical wildlife habitat areas.**

Natural Areas - Protect sites of rare, threatened, and endangered species.

Forest - Conserve large forested areas that provide habitat.

Corridors - Protect wildlife corridors, consisting of networked open space areas and stream corridors.

### **Ridge Lines and Scenic View Sheds**

#### **Conserve ridge lines and scenic view sheds.**

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

**GOAL 3**

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

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

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

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

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

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

- Zoning - Develop/monitor zoning performance standards to control residential density and minimize conflicts between existing and future development, and update periodically to address changing conditions.
- Cooperative Zoning - Consider the use of cooperative zoning in the Planning Area as a means of directing higher density residential and commercial/industrial development to areas best suited for such development.
- District Location - Evaluate the location of zoning districts relative to one another.
- Commercial - Evaluate the allowed uses in commercial zoning districts and encourage retail, office, and service uses.
- Industrial - Create a separate zoning district for industrial manufacturing, warehousing, and similar high impact uses.
- Setback/Buffers - Provide appropriate setbacks and buffers between land uses.
- Landscaping - Provide landscaping along road frontages in commercial and industrial areas.
- Mixed Use - Incorporate commercial development performance standards in SALDOs and Zoning Ordinances to ensure a mix of uses can be developed while maintaining community character

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

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

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

- Scale - Provide opportunities for innovative and community-scaled retail commercial use as opposed to strip commercial development.
- Services - Facilitate community service uses such as a pharmacy and medical center.

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

- Tourism - Support the efforts of the chambers of commerce and the Pocono Mountains Visitors Bureau to maintain and promote tourism.
- Location - Welcome new commercial and industrial development to areas of existing similar development and where community facilities are adequate so that the development is compatible with existing land use and community character.
- Home Occupations - Encourage local economic viability by allowing home occupations consistent with residential districts.

- Economic Development - Recognize the importance of the regional economy and cooperate with local business development organizations to promote commercial development which builds on community assets and which will not compromise the quality of life.
- Government Efficiency - Continue to maintain an efficient government and keep taxes low as an incentive for economic development.
- Existing Business - Support the continued development and possible expansion of existing businesses providing local employment and contributing to the tax base.

**GOAL 4**

**Ensure that community facilities and services are provided to meet the needs of the Clifton-Lehigh Planning Area.**

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

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

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

**OBJECTIVES:****Public Facilities and Services****Maintain existing public facilities and services and plan carefully for new public facilities and services.**

- Maintenance - Provide necessary maintenance of existing municipal buildings, equipment and other community facilities to extend the useful life and forestall unnecessary capital expenditures.
- Efficiency - Manage all municipal facilities and services efficiently and effectively.
- Capital Improvements Program - Systematically identify the need for local municipal community facilities and services, including useful life replacement of existing facilities, and develop a capital budget to meet the needs.
- Water and Sewer Extensions - Evaluate the construction or extension of any central water supply or central sewage disposal service in terms of stimulating unwanted development.
- Cooperation - Encourage and participate in any area intergovernmental cooperation efforts for community facilities planning and economies of scale for joint purchasing, recreation and other facilities and services.
- Cable/Internet Access - Work with the cable provider via a Township franchise ordinance to ensure universal access to cable television service and high-speed (256 KBPS or higher) internet service.

- Cellular Telephone - As a matter of public safety, work with cellular communications providers to ensure the entire township is adequately served with 3G service, including the federally mandated locating abilities for mobile phone users within the bounds of the zoning ordinance relative to tower location and antenna collocation.
- Child Care / Elder Care - Monitor the need for additional child care and elder care facilities and work with community organizations to meet any identified needs.
- Urgent Care Service - Encourage regional health care providers to develop urgent care facilities to bridge the gap between doctors and emergency rooms to better use health care resources.

## Emergency Services

### Protect the Township with effective emergency services.

- Expanded Service - Identify isolated and under served areas and assess the need for expanded or additional fire and ambulance stations.
- Volunteer Organizations - Acknowledging the critical importance of such groups to the community, encourage and continue to support volunteer fire, ambulance and other public service organizations.
- Police Protection - Continue to rely on the State Police, but monitor the need for local police protection.
- Communications - Enhance public safety by ensuring local emergency management officials have access to television and radio broadcasts over-the-air and via cable and satellite providers.

## Water Supply and Sewage Disposal

### Ensure adequate water supplies and sewage disposal facilities.

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

## Storm Water

### Improve Stormwater Management.

- Existing Problems - Evaluate storm water management facilities and develop a plan to address existing problems.

- Improvements - Include required stormwater management improvements in the capital improvements program.
- Innovative Controls - Incorporate innovative stormwater management techniques into new development.
- Education - Address existing problems with stormwater runoff through outreach and education of landowners

**New Development**

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

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

**GOAL 5**

**Establish and maintain an adequate circulation system to safely and efficiently move people and goods.**

Safe and well maintained roads are vital to all communities, serving not only as the means of travel within the community, but as the direct link to the region and beyond. Interstate 380, Route 435 and Route 507 provide easy access to and from the Townships, and will certainly foster continued development. Local officials must plan carefully to ensure adequate funding for the improvement and maintenance of locally-owned roads. Land use management tools must consider the capacity of roads, directing commercial and higher density development to areas served by roads capable of carrying increased traffic and the trucks necessary to serve resort and other commercial establishments.

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

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

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

**OBJECTIVES:****Classification**

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

- Road Task Force - Work cooperatively as two Townships to address regional traffic impacts and highway improvement needs by informing the two counties, PennDOT and state representatives of important issues.
- Planning - Actively participate in all County and PennDOT highway planning programs.
- Improvements Program - Develop a local road and intersection maintenance and capital improvements program.

**Local Actions**

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

- Development Location - Limit higher density and higher traffic impact development to areas with adequate highway capacity via zoning.
- Parking and Access - Require adequate off-street parking and loading, limit curb cuts, and require well designed access points while allowing flexibility to achieve developmental goals without requiring excessive parking.
- New Development - Maintain up-to-date standards for construction of new subdivision roads.
- Road Linkages - Include the consideration of through road connections as part of the development review process.

- Road Dedication - Continue the policy of not accepting development roads for public dedication unless the road serves a clear benefit that accrues to the public as a whole and not only residents of the development.
- Official Map - Using an official map, establish and reserve public street alignments and adequate rights-of-way for planned street improvements.

**Pedestrians and Bicyclists**

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

**GOAL 6****Provide for secure and sound housing in a variety of types and densities.**

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

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

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

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

- Sound Housing - Encourage preservation of presently sound housing.
- Rehabilitation - Promote rehabilitation of houses in decline.
- Housing Programs - Encourage participation in all county, state and federal housing rehabilitation and assistance programs to ensure residents receive full benefit from such programs.
- Maintenance - Consider adopting standards which require the maintenance of dwellings to prevent dilapidation.

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

- Location - Coordinate the location of new housing with pending road improvements
- Density - Provide for varying densities suited to the Townships' character and landscape.
- Multi-Family - Allow multi-family dwellings in conservation design in all zoning districts at the same density as single-family dwellings.
- Amenities - Provide for recreation and open space amenities within residential developments

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

- Senior Housing - Encourage the development of nursing homes, adult care centers, assisted living facilities and other housing types which provide amenities that are attractive to retirees.

- Type and Density - Allow residential development of various types in suitable areas at a density sufficiently high to moderate the land cost of the increasing cost of housing, while requiring adequate off street parking, water supply and sewage disposal.
- Fair Share - Ensure that the Township provides for its required *fair share* of housing in any land use management ordinances.
- Innovative Design - Advocate conservation design, village style or traditional neighborhood development.
- Incentives - Consider density and design incentives to encourage the development of age-restricted and affordable housing.

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

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

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

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

**OBJECTIVES:**

<b>Historical Society</b>	<b>Work with local historical societies to promote historic preservation in the Planning Area.</b>
<b>Identify and Evaluate</b>	<p><b>Develop an inventory of historic resources and evaluate the resources for register status.</b></p> <ul style="list-style-type: none"> <li>• <u>Historic Register</u> - Based on the historic resources inventory, create a local historic register and consider nomination of qualifying structures and places to the National Register of Historic Places.</li> </ul>
<b>Adaptive Reuse</b>	<p><b>Encourage the adaptive reuse of historic resources.</b></p> <ul style="list-style-type: none"> <li>• <u>Adaptive Use</u> - Allow the adaptive use of large older homes and other buildings to enable owners to adequately maintain the structures.</li> </ul>
<b>Design Guidelines</b>	<b>Develop guidelines for residential and commercial development to encourage historically sensitive design.</b>
<b>Education</b>	<b>Educate property owners on the significance and value of historic resources, and of the opportunities for their preservation.</b>
<b>Funding</b>	<b>Identify funding sources for historic preservation.</b>

**GOAL 8**

**Provide adequate recreation facilities and programs for Township residents and conserve open space.**

Lehigh Township maintains a small playground adjacent to the Township Building and has worked with the Union Park Association to provide public recreation facilities. Clifton Township currently has no municipal recreation facilities but has adopted an Official Map which shows land adjacent to the township Building which could be developed with facilities.

**N**ational Recreation and Parks Association  
*We believe that parks and recreation:*

- *Enhances the human potential by providing facilities, services and programs that meet the emotional, social and physical needs of communities.*
- *Articulates environmental values through ecologically responsible management and environmental education programs.*
- *Promotes individual and community wellness that enhances the quality of life for all citizens.*
- *Utilizes holistic approaches to promote cultural understanding, economic development, family public health and safety, by working in coalitions and partnerships with allied organizations.*
- *Facilitates and promotes the development of grassroots, self-help initiatives in communities across the country.*

Source: <http://www.nrpa.org>

**OBJECTIVES:**

**Facilities**

**Create a coordinated system of parks and recreation facilities in the Township**

- Focus on maintaining and improving existing local municipal recreation facilities.
- Ensure improvements at existing facilities are made in accord with an overall plan and all facilities are maintained.
- Monitor population growth and demographic changes and consider the recreation needs of all age groups.
- Identify potential sites for recreation facilities and amend this Plan to include these sites.
- Show planned recreation facilities on an Official Map to ensure that the land can be acquired.
- Cooperate with area wide community recreation organizations to improve recreation facilities and programs.
- Consider land acquisition and capital improvements carefully in terms of community needs and the Township’s ability to finance and maintain new facilities.
- Develop a management plan that clearly identifies management needs and assigns responsibilities.

**Benefits of Parks and Recreation**

- **Source of community pride.**
- **Increased property values.**
- **Attracts and retains businesses.**
- **Primary factor in quality of life.**
- **Provides opportunities for fun and play.**
- **Builds strong family bonds, the foundation of our society**

**Open Space****Benefits of Open Land Preservation**

- **Maintains and honors a link to the past.**
- **Provides a legacy for future generations.**
- **A source of community pride.**
- **Maintains overall community property values.**
- **Sustains the local recreation economy.**
- **Promotes environmental health.**
- **Preserves the quality of life.**
- **Maintains the viability of the forest industry.**

**Preserve the natural heritage of the Planning Area by conserving large blocks of open space and scenic areas.**

- Develop an open space and greenway plan to inventory and prioritize open space preservation actions.
- Work with landowners and land trusts to encourage the use of an array of land protection options including conservation easements, land donations, and bargain sale of land to trusts and other conservation organizations.
- Promote land stewardship by supporting the conservation and public education efforts of the County Conservation Districts, the Lehigh River Watershed Conservation Management Plan, the Delaware Highlands Conservancy and North Branch Land Trust, and other conservation organizations.
- Identify key parcels of land and focus preservation efforts on these parcels via acquisition, easement, or allowing innovative development design techniques.
- Incorporate innovative design options in the zoning ordinance and subdivision and land development ordinance such as conservation subdivision design and transfer of development rights.
- Consider the use of local tax funds for the acquisition of conservation easements.

**Funding****Establish stable, equitable funding to support open space and recreation actions.**

- Budget Township funds for park and recreation facilities in concert with the increasing population and available resources.
- Develop a capital improvements budget to set money aside for anticipated facility needs.
- Always consider long term operation and maintenance costs as part of funding requirements.
- Establish an efficient management system to maximize effectiveness of available resources.
- Explore funding options for the acquisition of conservation easements.
- Use local capital expenditure funds to leverage grants for planning, acquisition and development.