

**COMPREHENSIVE PLAN
TABLE OF CONTENTS**

INTRODUCTION AND OVERVIEW

Planning Needs 1
 Gateway Community 1
 Planning Issues Overview 2
 Planning Process 4
 Need for Continued Planning 5
 Sidebar - State Mandated Plan Review 5

SUMMARY OF FINDINGS

Community Character and Development History 1
 Growth and Development, and Existing Land Use 1
 Community Facilities and Services 2
 Water Supply and Sewage Disposal 3
 Historic Preservation 4
 Highways and Transportation 4
 Housing 5
 Economic Development 5
 Demographics and Economic Base 6
 Financial Analysis 6
 Planning and Development in Contiguous Municipalities, Pike County and the Region 7

GOALS AND ACTIONS SUMMARY

General Community Development Objectives 1
 Goals 2
 Overall Actions 3
 Key Implementation Strategies 3
 Land Use, Natural Resources Conservation and Environmental Protection 4
 Community Facilities and Services 8
 Water Supply and Sewage Disposal 14
 Historic Preservation 16
 Housing 17
 Economic Development 18
 Capital Improvements Program 19
 Official Map 19
 Transportation 19

COMMUNITY CONSERVATION AND DEVELOPMENT GOALS AND OBJECTIVES

Need for Goals and Objectives 1
 Sidebar - Shared Vision 1
 Sidebar - Maintaining Community Character, Milford Borough Policies for Decision Making 2
 A Guide and Policy Statement 2
 General Community Development Objectives 2
 Sidebar - Note About Open Space 3
 Goal 1 - Quality Lifestyle 4
 Goal 2 - Natural Resources and Open Space 6
 Goal 3 - Economic Base 7

Goal 4 - Housing 8
 Goal 5 - Community Facilities and Services 8
 Goal 6 - Road System 9

COMMUNITY SURVEY

Milford Borough 1
 Milford Township 3

COMMUNITY CHARACTER AND DEVELOPMENT HISTORY

Regional Location 1
 General Characteristics 1
 Development History 1
 Past, Present and Future 4

LAND USE, NATURAL RESOURCE CONSERVATION AND ENVIRONMENTAL PROTECTION

Summary of Planning Issues 1
 Growth and Development Overview 2
 Importance of Regional Location 2
 Need for Area Wide Planning 3
 Land Use Overview 3
 Residential Land 3
 Commercial/Industrial 3
 Public and Semi-Public Land 4
 Woodland and Agricultural Land 6
 Potential for Development 7
 Existing Land Use Management Regulations 7
 Future Land Use 7
 Current Zoning Districts Affirmed 7
 Traditional Zoning and Performance Zoning 8
 Cooperative Zoning 8
 Municipal Long Term Commitment 8
 Open Land and Natural Area Conservation 8
 Fiscal Benefits of Open Land Preservation 8
 Conservation Subdivision Design 10
 Goals for Conservation Design Development 10
 Sidebar - Preservation/Conservation Techniques 10
 Milford Springs Watershed 11
 Environmental Protection 14
 Sidebar - Conservation Easements 13
 Sidebar - Milford Township Design Guidelines 15
 Santos Farm 15
 Ridge Lines and Scenic Vistas 15
 Residential Neighborhoods 16
 Specific Actions for Residential Development 16
 Nonresidential Development 16
 Specific Actions for Nonresidential Development 16
 Forestry 17
 Mineral Extraction 17
 Other Specific Land Use Control and Environmental Protection Actions 17

COMMUNITY FACILITIES AND SERVICES

Overview 1

growth and Development 1

Planning and Cooperation 1

Plan Focus 1

Facility and Service Providers 1

Intermunicipal Cooperation 1

Schools 3

Sidebar - School Districts and the Pennsylvania Municipalities Planning Code 3

Township Government 3

Borough Government 3

Facilities and Services 4

Community Surveys 4

Township and Borough Facilities 4

Local Road Maintenance 4

Milford Township Facilities and Staff 5

Milford Borough Facilities and Staff 6

Road Maintenance Cooperation 7

Recreation Opportunities 7

recreation Facilities 7

Recreation and the Planning Code 8

Sidebar - Milford Borough Parks and recreation Plan 9

Resident Expectations 9

Pinchot Greenway Trail Feasibility Study / Master Plan 9

Other Specific Actions Related to recreation 11

Police Protection 11

Fire Protection and Ambulance Service 12

Emergency Management 14

Solid Waste Disposal and Recycling 14

Shade Trees 15

Sidewalks and *Streetscapes* in the Borough 15

Side Street Sidewalks 16

Parking in the Borough 17

County Facilities 19

Pike County Public Library 19

Delaware River, Sawkill Creek and Vandermark Creek as Part of the Community 20

Community Facilities for New Development 21

Community Facility and Service Priorities 21

WATER SUPPLY AND SEWAGE DISPOSAL

Water Supply 1

Groundwater Quantity 1

Sidebar - How much groundwater do we have? 1

Sidebar - Groundwater Overview 2

Water Quality 2

Sidebar - Groundwater Recharge Rates 2

Sidebar - The Hydrologic Cycle in Pennsylvania / How Groundwater Moves 3

Conservation and Protection 4

Milford Municipal Authority 5

Sidebar - Sawkill-Vantine Connection 6

Water Source Protection 6

Sidebar - Protective Easement for Springs 11

Nitrogen and Chloride Aquifer Study 12

Pike County Water Resources Plan 12
 Water Supply Actions 13
 Sidebar - Land Use and Water Quality and Quantity 14
 Sewage Disposal 14
 On-Site Sewage Systems 14
 Actions Related to On-Site Sewage Disposal 15
 Central Sewage Collection and Treatment 16
 General Sewage Disposal Actions 17

HISTORIC PRESERVATION

Historic Resources 1
 Milford Township 1
 Sidebar - National Register of Historic Places 1
 Milford Borough Historic Districts 2
 Sidebar - Benefits of Historic Preservation 3
 Borough Historic District Ordinance 3
 Recent Community Survey 4
 Historical Architectural review Board 4
 ARB Design Guide 4
 Sign Design Assistance 5
 Borough Actions 5
 Sidebar - Historic Preservation Planning 5
 Township Actions 6

TRANSPORTATION

Summary of Planning Issues 1
 The Transportation System 1
 Access - Mobility 1
 Highway Classification Factors 1
 Highway Functional Classification 2
 Expressway 3
 Arterial Highway 4
 Collector Road 4
 Local Road 4
 Roads in the Milford Planning Area 4
 Traffic Volume 5
 Road Network Level-of-Service 5
 Congested Corridor Improvement Program 5
 Corridor Improvement Alternatives 7
 Other Problem Areas 7
 Milford-Montague Toll Bridge 7
 Need for Regional Transportation Planning 8
 Milford Borough Traffic Planning 8
 Municipal Roads -- Condition and Future Plans 8
 Condition of State Roads 8
 Bridges 8
 Subdivision Roads 9
 Bicycle Routes 9
 Airports, Railroads and Public Transportation 9
 Other Road and Intersection Actions 9

HOUSING

Municipalities Planning Code Requirements 1

Affordability in a Gateway Community 1

Housing Affordability Considerations 1

Age and Condition of Housing 1

Sidebar - Affordable Housing Study 2

Home Ownership 3

Housing Value 4

Recent Real Estate Demand 5

Housing Affordability in the Planning Area 5

Specific Housing Actions 8

Sidebar - Higher Density Housing in the Planning Area / Density Bonuses 8

ECONOMIC DEVELOPMENT

Background 1

The Role of the New York City Metro Area 2

The Tourism Sector 2

Tourism Assets 3

Strengths, Weaknesses, Opportunities and Threats 5

Recommended Economic Development Actions 6

CAPITAL IMPROVEMENTS PROGRAM

C.P. - Budgeting Device 1

Informal v. Formal 1

Prioritization of Municipal Needs 2

OFFICIAL MAP

Pennsylvania Municipalities Planning Code 1

What Is an *Official Map*? 1

What Misconceptions Surround The *Official Map*? 1

What Are the Benefits of the *Official Map*? 2

What Can Be Included on the *Official Map*? 2

REGIONAL PLANNING AND INTERMUNICIPAL COOPERATION 1

PLANNING PROCESS AND INTERRELATIONSHIP OF PLAN ELEMENTS AND IMPLEMENTATION STRATEGIES

Framework for the Future 1

Planning *Process* 1

Conservation of Community Character 1

Community Vision 2

Community Involvement 2

Implementation Strategies 2

DEMOGRAPHICS AND ECONOMIC BASE

Demographics 1

Historic Population and Recent Trends 1

Population Density 4

Population Projections 4

Age of Population 5

Age of Housing 7

Housing Units 7

Housing Demand 9

Housing Value 9

Types of Housing Units 9

Household Size 10

Vacancy Rate 11

Seasonal Housing 11

Travel Time to Work 11

Seasonal Population 13

Municipal Immigration 13

Economic Base 14

Existing Economic Production Units 14

Employment by Sector and Job Type 14

Income levels 16

Poverty Status 18

Regional Economy and Tax Consequences 18

Future Considerations 18

Demographic Profiles 19

FINANCIAL ANALYSIS

Introduction 1

Taxing Authority 1

Sidebar - Second Class Townships 2

Sidebar - Boroughs 3

Revenue and Expenditure 4

Municipal Comparisons 7

Real Estate Tax Potential 9

Other Revenue Sources 10

Future Considerations 11

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

Planning Code 1

County Planning 1

Regional Planning 1

Planning and Zoning in Contiguous Municipalities 2

Contiguous Municipality Review 2