


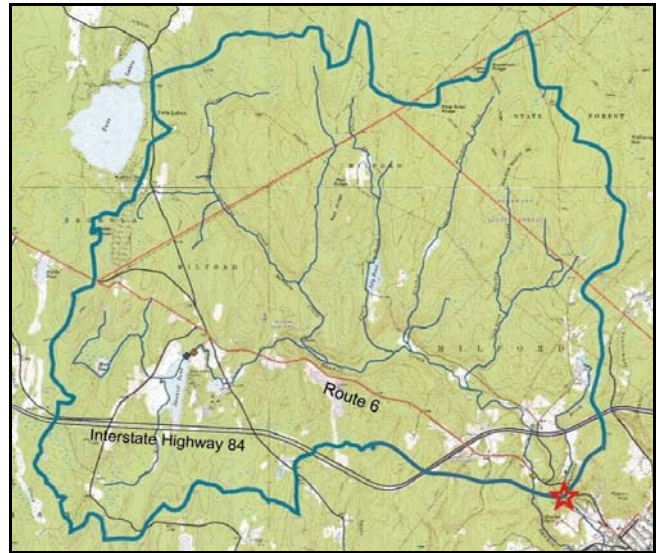


COMMUNITY FACILITIES AND SERVICES			
#	ACTION	RESPONSIBILITY	TIMING
County Facilities			
29	Planning and Design - Recognize the importance of County facilities to the Planning Area and work with the County to ensure that any new County facilities are developed in consideration of the effects on parking, and if developed within the Historic District, maintaining its integrity..	Planning Commissions Council Supervisors County Officials	ongoing
Delaware River, Sawkill Creek, and Vandermark Creek as Part of the Community			
30	<p>Access - Incorporate improved access to the Delaware River, the Sawkill Creek and the Vandermark Creek into any open space, trail and recreation planning. The possibilities include:</p> <ul style="list-style-type: none"> Improving the River Park area owned by the Borough and connect it to the Ballfield via a stairway. Including the River Park area in any identified walking or trail routes. Incorporating Delaware River access in any public acquisition plans for the Santos Farm. Working with willing landowners to allow public access to the Sawkill and Vandermark Creeks similar to <i>The Glen</i> Trail. Securing the Mott Street Bridge as an integral part of Sawkill Creek access. 	<p>Planning Commissions, Council, Supervisors, Community Groups</p>	ongoing
	 <p>Borough River Park Property</p>	 <p>Sawkill Creek</p>	
		 <p>The Glen</p>	
Community Facilities for New Development			
31	SALDO Enforcement - Continue the enforcement and update as necessary of current subdivision and land development ordinances to ensure that roads, drainage and other community facilities are installed to standards which will result in quality, durable facilities.	Planning Commissions Supervisors Council	ongoing






Milford Water Treatment Plant and Storage Tank



Milford Springs Source Water Area

WATER SUPPLY AND SEWAGE DISPOSAL			
#	ACTION	RESPONSIBILITY	TIMING
Water Supply			
1	Source Water Protection Plan - Work with the Milford Authority to improve the public water system and protect water quality considering the <i>Source Water Protection Plan</i> in meeting Township and Borough goals.	Planning Commissions Supervisors, Council Milford Authority	on-going
2	Zoning - Consider the inclusion of groundwater protection standards in each zoning ordinance. (See sample zoning <i>Groundwater Protection Zoning Section</i> in the Appendix.)	Planning Commissions Supervisors Council	1 -2 years
3	Township Groundwater Protection Program Consider developing a groundwater protection program: <ul style="list-style-type: none"> Involve the community by organizing a committee of interested individuals from the community, and neighboring communities Determine sources and uses of the community's water supply and define the proposed groundwater protection areas. Identify possible contamination sources-past, present, and future-in the groundwater protection areas. Establish goals and priorities based on an evaluation of the groundwater threats. Implement appropriate management measures, including plans for future needs. 	Citizens Planning Commission Supervisors Conservation District	3 - 5 years
Sewage Disposal			
4	On-Lot Sewage Disposal <ul style="list-style-type: none"> Monitor existing on-lot sewage disposal systems and order corrections when malfunctions occur. Ensure that all new systems meet DEP regulations. Update sewage facilities plans as needed. Consider an on-lot sewage management program. 	SEO's Supervisors Council	<ul style="list-style-type: none"> •ongoing •ongoing •as needed •1 - 3 years

WATER SUPPLY AND SEWAGE DISPOSAL			
#	ACTION	RESPONSIBILITY	TIMING
5	<p>Central Sewage - If the central sewage disposal system moves forward, Milford Planning Area officials will:</p> <ul style="list-style-type: none"> • Carefully identify the service area based on disposal needs aimed at correcting problems and meeting commercial development potential in existing commercial zones. • Acquire disposal capacity only in the amount necessary to handle the identified service area. • Strictly limit connections to only the service area to avoid stimulating residential development in adjoining areas. This is particularly important in Milford Township where hundreds of acres are available for subdivision. 	Supervisors Council Milford Authority	3 - 5 years
6	<p>General Sewage Disposal Actions</p> <ul style="list-style-type: none"> • Encourage DEP to actively investigate the use of alternative sewage disposal methods to meet the needs of municipalities in high quality and exceptional value watersheds. 	Supervisors Council Milford Authority	ongoing

HISTORIC PRESERVATION			
#	ACTION	RESPONSIBILITY	TIMING
1	<p>Borough Actions - Continue and strengthen the historic preservation program by:</p> <ul style="list-style-type: none"> • Making additional public investments in the Borough to enhance its historic character. (e.g., streetscape improvements.) • Improving the public information efforts of the ARB about the benefits of historic preservation and how the Borough ordinance works. A web site would be a good approach. • Integrating the historic district ordinance with the zoning ordinance – each is aimed at protecting overall community property values while balancing individual property rights with the public benefit. • Carefully evaluating the range of commercial uses in the Commercial and Limited Commercial Zoning Districts to ensure historic district compatibility. • Continuing to allow <i>no impact</i> home occupations in all zoning districts to encourage productive use of historic structures. • Requiring that parking areas for new commercial and institutional buildings be to the side and rear of the building. • Prohibiting parking in the front yards of residential properties and that garages be accessed from alleys. 	<p>Planning Commission Council, ARB</p>  <p>Community House</p>  <p>Forester's Hall (www.fs.fed.us)</p>	ongoing
2	<p>Township Actions</p> <ul style="list-style-type: none"> • Conduct an inventory of historic resources in the entire Township to include Indian sites, buildings, old roads, etc. • Consider the development of a local historic register program. • Incorporate the preservation of historic resources in conservation design for residential development. • Continue to allow home occupations in all zoning districts as a means of encouraging productive use of historic structures which tend to be larger and more difficult to maintain. <p>C Prepare and adopt design guidelines for commercial, industrial, and institutional development to encourage the most efficient use of commercial land and development consistent with the Township's character.</p>	<p>Planning Commission Supervisors</p>  <p>Grey Towers (www.pinchot.org)</p>	1 - 2 years

<p>Benefits of Historic Preservation</p> <ul style="list-style-type: none"> • Creation of local historic districts stabilizes, and often increases residential and commercial property values. • Increases in property values in historic districts are typically greater than increases in the community at large. • Historic building rehabilitation, which is more labor intensive and requires greater specialization and higher skill levels, creates more jobs and results in more local business than does new construction. • Heritage tourism provides substantial economic benefits. Tourists drawn by a community's (or region's) historic character typically stay longer and spend more during their visit than other tourists. • Historic rehabilitation encourages additional neighborhood investment and produces a high return for municipal dollars spent. • Use of a city or town's existing, historic building stock can support growth management policies by increasing the supply of centrally located housing. <p>Source: <i>Planning Commissioners Journal</i>, No. 52, Fall 2003, p. 4.</p>
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Hickory Hills, Milford Township



Townhouses, Wheatfield Village, Milford Township

HOUSING			
#	ACTION	RESPONSIBILITY	TIMING
1	Higher Density Development - Adopt standards to ensure that higher density development is directed to identified growth areas served by an adequate water supply, sewage disposal system, and other improvements.	Planning Commissions Supervisors Council	1 year
2	Flexible Development Techniques - Promote <i>conservation design</i> development, planned residential development, traditional neighborhood development and development incentives such as density bonuses for age-restricted and affordable housing.	Planning Commissions Supervisors Council	1 - 2 years
3	Land Use Ordinances - Review land use ordinances in terms of standards not directly linked to public health and safety which increase housing costs.	Planning Commissions Supervisors Council	ongoing
4	Housing Programs - Work with the Wayne County Housing Authority to ensure that the housing needs of low-income and elderly households in the are being addressed, and encourage Pike County to consider a Pike Housing Authority..	Planning Commissions Supervisors Council	ongoing
5	Cooperation - Cooperate with area municipalities and the County to plan for housing needs regionally and consider joint housing plans.	Planning Commissions Supervisors, Council Housing Authority	ongoing



Apartments, East High Street, Milford Borough



West Ann Street, Milford Borough