

Price Township
Monroe County, Pennsylvania

Comprehensive Plan
Update - 2002



Brodhead Creek

Price Township Comprehensive Plan Committee
Price Township Board of Supervisors

Shepstone Management Company
www.shepstone.net

Price Township, Monroe County Comprehensive Plan Update 2002

Foreword

This Plan was prepared by the Price Township Planning Commission and Board of Supervisors. We were also assisted by Monroe County Planning Commission and Shepstone Management Company. We also received tremendous help from the many individuals who took the time to complete our survey of voters.

This Comprehensive Plan is intended to offer a concise description of Price Township and its needs as of 2002 updating the 1968 Comprehensive Development Plan for Price, Smithfield, and Middle Smithfield Townships. Those municipalities continue to be partners in planning.

This update is designed to provide a policy framework for the Township as it looks forward to the twenty-first century. The Township is a relatively small and maturing community but also situated in the middle of great deal of activity with major consequences for the County and the region. Among the purposes of this Plan is taking a long range view of this activity as it impacts upon Price Township and the surrounding region.

**Duly enacted and adopted by the Price Township Board of Supervisors, at
Price Township, Monroe County, Pennsylvania.**

This 20th day of June, 2002.

Donald G. Cramer
Chairman

John F. Brush
Supervisor

Richard R. Mosher
Supervisor

ATTEST:

Richard R. Mosher
Price Township Secretary

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1.0 Background Studies

1.1 Regional Relationships

Price Township's growth comes largely from the New York City metropolitan area. It is, in fact, only about 75 miles from Manhattan, which is the heart of the nation's largest urban area, the New York - Northern New Jersey - Long Island SMSA. The region had a population of 21,199,000 people in 2000 and Price Township has, by extension, become an integral part of that metropolitan economy. The 1991 American Demographics Desk Reference, discussing the growth of the Poconos, described the area as "just across the river from New York's outlying suburbs," noting that "many ... residents work in those suburbs" and "in the 1990's, even the suburbs have suburbs." The attraction of Price Township to New York City residents is, moreover, likely to increase in the short-term at least) given the events of September 11, 2001.

The New Jersey relationship is crucial to understanding the sources of Price Township's growth. By 1950, urban development had pushed outward from New York City to include most of Morris and Passaic Counties and a few communities along the eastern borders of Sussex and Warren Counties, Sparta and Washington being two examples. However, portions of both Morris and Passaic, including the communities of West Milford, Ringwood, and Kinnelon still had densities of less than 75 persons per square mile, the point at which, based on 1990 U.S. population density, an area was more urban than rural.

Development at densities of 75 persons per square mile or more had, by 1990, however, encompassed all of Sussex and Warren Counties except that portion along the Delaware Water Gap National Recreation Area where Federal land purchases made it impossible to build and distorted the numbers. This growth also followed I-80 into Monroe County, which had a density of 158 persons per square mile in 1990. It had increased to 229 persons per square mile by 2000, making the County the 23rd most densely populated county in Pennsylvania. Although this is still less than the Pennsylvania average of 274 persons per square mile, the County added 71 persons per square mile in the last decade. Moreover, the U.S. average in 2000 was only 80 persons per square mile.

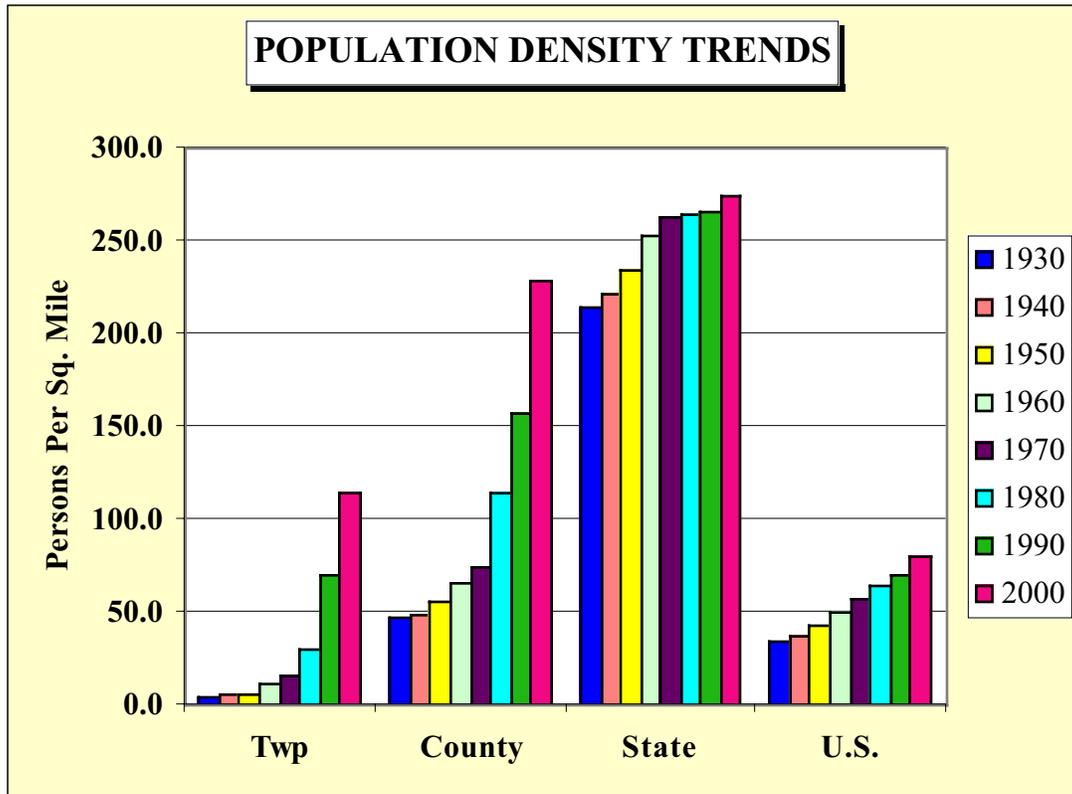
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Price Township's population density in relation to that of Monroe County, Pennsylvania and the U.S. over the period 1950 to 2000 is illustrated in the following table and chart:

**Table I.1.1 Population Density, 1930-2000
(Persons Per Square Mile)**

<u>Year</u>	<u>Twp</u>	<u>County</u>	<u>State</u>	<u>U.S.</u>
1930	4.6	46.6	214.9	34.7
1940	5.2	49.1	220.9	37.2
1950	6.4	55.6	234.2	42.6
1960	11.1	65.2	252.6	50.7
1970	16.2	74.8	263.1	57.5
1980	29.4	114.3	264.7	64.1
1990	70.1	157.6	265.1	70.3
2000	113.7	228.4	274.0	79.6



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While Price is still a relatively small community it has begun to share in the region's rather remarkable growth and visitation. It now has a population density exceeding the national average after years of having only a handful of persons per square mile. These changes and regional influences were succinctly described in a 1991 "Inventory and Analysis of Adjacent Land Uses" report published by the National Park Service. It studied those areas adjacent to the Delaware Water Gap National Recreation Area, stating the following:

"In the 1970's a wave of development began moving westward into the Poconos along the Interstate 80 transportation corridor. Commuters and retirees were attracted to the area by its close proximity to metropolitan New York/New Jersey, affordable housing, lower taxes, and rural amenities. Development impacts were felt first in Monroe County (but) in the 1980's the focus shifted to Pike County, with populations moving in both from the south and along the Route 15/23 and Route 206 corridors, which carry traffic into the Poconos from northwestern New Jersey. Current growth rates for the counties adjacent to the National Recreation Area are among the highest in New Jersey and Pennsylvania. Pike and Monroe Counties are presently the two fastest-growing counties in Pennsylvania ... and Sussex County is one of New Jersey's fastest-growing counties ... This growth trend is rapidly changing the region's rural character. Many vacation and seasonal homes are now being converted to year-round residences, permanent residential and commercial developments have rapidly expanded, and land has been changing hands at record levels. In addition, the increasing proliferation of time-share units - officially listed as seasonal dwellings - are actually occupied throughout the year."

The second-home buyers that produced the original explosion of growth were attracted by the recreational opportunities and natural environment but they are also attracted by the lower land and building prices, rural character, quality of life and lower taxes the region offered. Over time, large numbers of second homes have been converted to first homes. Many were planned as eventual permanent residences when they were first constructed or acquired. Retirees and second-home owners are also now being supplemented by first-home buyers. This has, in fact, long been the stronger trend in Price Township. These are households who

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are relocating from the metropolitan area. Some migrate to the County to both live and work while others reside locally and retain jobs in the City or its outlying regions, creating the "suburbs of suburbs" discussed earlier. It is the same pattern which led to development of the original suburbs, but this time the jobs to which commuters travel are not in the City itself, but rather in those early suburbs (e.g. Morris and Passaic Counties). Eastern Monroe County's future is inextricably linked to that of the New York City metropolitan area. Planning for the future must take this central fact into account, for it affects everything from cultural interests to economic development to future growth.

1.2 Natural and Historic Features.

The following inventory of natural and historic features is largely excerpted from the 1968 Comprehensive Development Plan and the Monroe County Historic Preservation Plan (1980). Both remain relevant today in regard to these features. Additional information from the Natural Areas Inventory of Monroe County is also included. The Planning District referenced herein incorporates the Townships of Price, Smithfield and Middle Smithfield Townships.

1.2.1 Geology.

Price Township, the northwest half of Middle Smithfield Township, and the extreme northwest corner of Smithfield Township, are situated in the Glaciated Low Plateau section of the Appalachian Plateau Province. It is characterized by a nearly horizontal rock strata. Through the course of time the entire region was elevated and streams eroded the surface so that the area now has the appearance of very hilly country. The area northwest of U.S. Route 209, is underlaid by bedrock of the Catskill Continental Group which consists generally of non-marine shale and sandstone. This Group is an important bearer of very good quality water that adequately supplies most of the drilled wells.

The depth of bedrock below the surface depends on its soil cover which is composed primarily of Glacial Drift. There are generally two types of unconsolidated material deposited by the glaciers and overlaying the bedrock in the Planning District. Glacial Till, the most dominant material in the Planning District, is a heterogeneous mixture of fine clay rock

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fragments that yield small supplies of good water. The thickness of the till over bedrock varies from 0-200 feet because of the combined earth movement and erosion process as previously discussed. The fine clay content generally implies a low rate of permeability, resulting in drainage problems.

The other type of deposit, Glacial Outwash, consists of clay, sand, "quicksand", and gravel. Quicksand is composed of stratified fine sand that has a tendency to flow when disturbed. These deposits are most common along the flood plains and low terraces along the Delaware River and other major streams in the District. Generally, the depth of sediment varies from 50 to 150 feet, although extensive erosion may create very shallow depths to bedrock in certain areas. Glacial outwash yields very large supplies of good water, and is usually subject to flooding and characterized by soils of rapid permeability.

Geologic limitations for development include; 1) low permeability that can slow the regeneration of ground water supplies, 2) rock outcroppings, shallow depths to bedrock and seasonal high water tables that can make it difficult to locate on-site sewage disposal fields, and 3) "quicksand" conditions in the glacial drift areas that can create soil stability and affect the feasibility of structural foundations.

1.2.2 Topography.

The topography in the eastern two-thirds of Monroe County generally slopes down from the Pocono Plateau in the west to the Delaware River Valley on the southeast edge of the planning area. The terrain is characterized by parallel ridges and valleys oriented northeast and southwest. The high ridges vary from 1,000 to 1,400 feet with local relief ranging between 300 and 500 feet. The lowest point in both the County and the Planning District is 280' at the Delaware Water Gap where the river cuts through the Kittatinny Mountains.

There are several parts of the Township that contain a preponderance of excessive slopes (20 percent or greater). These areas, inventoried by the Monroe County Planning Commission and maintained in their GIS

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system, present problems for intensive development but offer opportunities for recreation, scenic routes, and low density development. The main concentrations of steep slopes generally parallel the major creek beds, including the Brodhead Creek in Price Township. About 17% of the Planning District has slopes of 20% or more.

1.2.3 Soils.

The Monroe County Soil Survey identifies sixty-seven different soil types within the County. These soils have been categorized according to the degree of soil limitation (slight, moderate, and severe) imposed upon various uses. Large proportions of Price Township soils are subject to severe soil conditions that inhibit on-site sewage disposal and building construction but there are plateau areas of Lackawanna-Wellsboro-Oquagua soils associations along the lower ridges that can be used for development.

Existing soils limitations data from the Soil Survey is also being incorporated in the GIS system the County is making available to the Township. Most of the developable areas suitable for on-site construction based on soils, are located in the upland areas away from Route 447 and the Brodhead Creek (which is subject to frequent flooding in many areas).

1.2.4 Wetlands.

Wetlands, also mapped through the GIS system, comprise some of the more significant hindrances to development in the Township. There are many areas with fluctuating water tables just below the surface, rising to the surface only during wet periods. Some of the lowlands along the stream valleys are often poorly drained and sometimes water saturated. The importance of identifying these areas is that they form the flood plains for the various watercourses. The soils along these plains are often made up of soft, sandy deposits from the water.

Although there are no significantly large wetlands in the Township, numerous small swamps dot the countryside. Many of these swamps are located at the headwaters of streams and along or near their banks.

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Wetlands, nevertheless, are not limited to the lowlands. Early glaciation has scraped out many depressions in which swamps have formed. These swampy depressions can be found throughout the Planning District, but particularly in the northern reaches of Price Township.

The most predominant, and one of the more critical soil limitations throughout the Planning District, is the seasonal high water table. This condition of water saturated soils is likely to be found almost anywhere in the Township.

1.2.4 Lakes and Streams.

While the Delaware River serves as the natural drainage channel for the entire eastern half of Monroe County, most of the Township is located within the Brodhead Creek sub-basin, the most prominent of tributary basins in the Planning District. Long-range planning issues related to the prevention of water pollution and flooding and the preservation of an adequate water supply, natural drainage channels, and valley open space are shared among the municipalities of Eastern Monroe County and require regional solutions. This is why the Township has regularly participated in regional water quality sampling programs.

Some of the lowlands and wetlands along the watercourses in the Planning District are subject to flooding. Severe floods occurred in 1955 and 1957 when the Delaware River and its major tributaries overflowed their banks and there has been flooding along the tributaries periodically since then. Following the 1955 flood, extensive levees were constructed along the Brodhead Creek in the Stroudsburg area. This stream is subject to frequent flooding within Price Township.

1.2.5 Climate

The Township is in the cooler part of the temperate zone and is generally characterized by short mild summers and fairly long, moderate winters. The Pocono Plateau to the northwest provides some shielding from the really cold polar masses. The topographical features of the Planning District have a direct influence on the climate. Although the planning

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area is not rugged enough for a true mountain climate, the ridge and valley influence on air movements affects the temperature extremes, which are generally greater than elsewhere in the same temperate zone. The vertical air movements within the region tend to shorten the growing season by causing freezes later in the Spring and earlier in the Fall.

The mean temperature for the District is 50 degrees Fahrenheit with a maximum mean monthly temperature of 73°F in July and a mean monthly low of 28°F in February. Temperatures of 95 degrees F. occur occasionally and each winter there are usually several days of below 0 degrees F.

Precipitation averages about 48 inches per year and is fairly evenly distributed throughout the year. July is the wettest month with 4.7 inches per year and February is the driest month with 2.9 inches per year. Precipitation is generally more than adequate for local needs. Snowfall averages over 50 inches per year with most of it falling in January and February. The surface runoff in the Spring has occasionally caused flooding problems along the major drainage channels.

1.2.6 Unique Natural Features

The Natural Areas Inventory of Monroe County, which is not considered necessarily complete, identifies one site within Price Township that is part of the Delaware State Forest. A scenic geologic feature known as High Falls is also identified in the northernmost tip of the Township. This waterfalls reportedly "cascades over gray and red sandstones, siltstones and claystones of the Long Run Member of the Catskill Formation (Devonian age) at the escarpment of the Pocono Plateau."

1.2.7 Historical Resources

This section has been contributed largely by Adam Mosher. Reference sources include:

- a) Monroe County Historical Preservation Plan, 1980.

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- b) Monroe County Sesquicentennial, 1986.
- c) History of Northampton, Lehigh, Monroe, Carbon and Schuylkill Counties, Daniel Rupp, 1845.
- d) Ringing Axes and Rocking Chairs-the Story of Barrett Township, Peggy Bancroft.
- e) History of Monroe County During the Civil War, Leroy J. Koehler.
- f) History of Monroe County, Pennsylvania, Monroe County Historical Society, 1976.

John Price settled Price Township in 1768, after being driven out by Native Americans during an earlier attempt in 1756. Price and other early settlers of the township followed the Brodhead Creek north from the Stroudsburgs and settled along its banks and tributaries. Price Township was incorporated in 1798 when it was split from Smithfield Township, then part of Northampton County.

Small farms prevailed in the Township, although rocky soil limited their prosperity. The primary industries in these early days were flagstone quarrying and lumbering. Primarily a lumber township, Price at one time had as many as 10-15 sawmills. These mills and the tanneries that went with them led to population growth and the eventual split of the Township. Paradise Township was carved out of Price in 1848, with Barrett following suit in 1859.

Price Township, along with Monroe County as a whole, was the site of major unrest during the Civil War. A Democratic stronghold, residents regarded the war as "Mr. Lincoln's War." Therefore, when the draft was instituted, residents outside the town limits took to the woods rather than be rousted into service. The problem escalated to such an extent that cavalry troops were called into the county to enforce the draft.

The township was a leading area for draft dodgers at the time; it's isolated

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woods being all too easy to escape into. On October 5, 1864, "Private Leander K. Dease was patrolling the woods of the roads of Price in search of deserters. Near the home of Jacob Miller, shots were fired from ambush and the cavalryman fell mortally wounded from his horse."

A man named William Mosteller was driven from the Township and the houses of Union men riddled with bullet holes. It is recorded that the people regarded these events as "humorous episodes." In addition a man named Henry M. was "found comfortably lodged in a cabin with several saddles of venison." Upon his arrest his father protested that the venison was actually inside the house and the troops had stolen it.

Voters in 1860 split their votes between Stephen Douglas and Abraham Lincoln, giving 15 votes to each, but in 1864 rejected Lincoln in favor of McClellan by a vote of 38 to 2, reflecting the attitudes of Price Township residents toward the Civil War.

The wilderness environment of Price Township, that continues to the present day, has been prized from the early 19th century on for hunting and fishing. Many hunting and fishing clubs have been established over the years, along with State Forest lands that currently occupy 21% of the Township. Price is, indeed, the only municipality in Monroe County not to have a borough or village within its limits.

Monroe County's first state park was built at Snow Hill in the Delaware State Forest. The lake and picnic area were developed by the Civilian Conservation Corps, which had an expansive camp along Laurel Run during the Great Depression.

Monroe County's Historic Preservation Plan (1980) listed 17 historic structures and one site in the township. The four major structures are:

- a) Price Township Election House (ca. 1900). Located on municipal grounds, this structure is a potential National/State Register nominee.
- b) Lesoine School (ca. 1880). This building is located at the

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intersection of Schoolhouse and Circle H Roads.

- c) Rockledge Manor (ca. 1900). This building is located at the intersection of Route 447 and Snow Hill Road.
- d) McComas Chapel and Cemetery (ca. 1867). This building is located on Route 447 near Colony Village.

There are no important historic areas identified within the Township in the Monroe County Historic Legacy report.

1.3 Existing Land Use

Table 1.3.1 following illustrates Price Township existing land use as of 2001 based on assessment data. An Existing Land Use Map generated by the Monroe County Planning Commission has also been prepared as a separate document. This data will be available on a continually updated basis using the Geographic Information System (GIS) that the Township has acquired through the County.

Table 1.3.1 - Price Township Existing Land Use

Land Use	Acres	Percent
Forest	7,340.2	46%
Cultural/Parks/Recreation	3,862.1	24%
Residential	2,993.9	19%
Vacant	1,550.6	10%
Resorts/Camps/Hotels	219.9	1%
Agriculture	40.9	0%
Services/F.I.R.E.	36.2	0%
Government Services	31.3	0%
Communication/Transportation/Utilities	13.9	0%
Retail Trade	6.4	0%
Not Elsewhere Classified	9.9	0%
Total	16,105.3	100.0%

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There is no directly comparable existing land use data from earlier years but it is apparent that residential acreages have greatly increased. The 1976 County Existing Land Use inventory suggested as few as 541 acres of residential land. The current total includes large parcels with single houses on them so the data must be used cautiously, but the trend is fairly apparent. There is little commercial land.

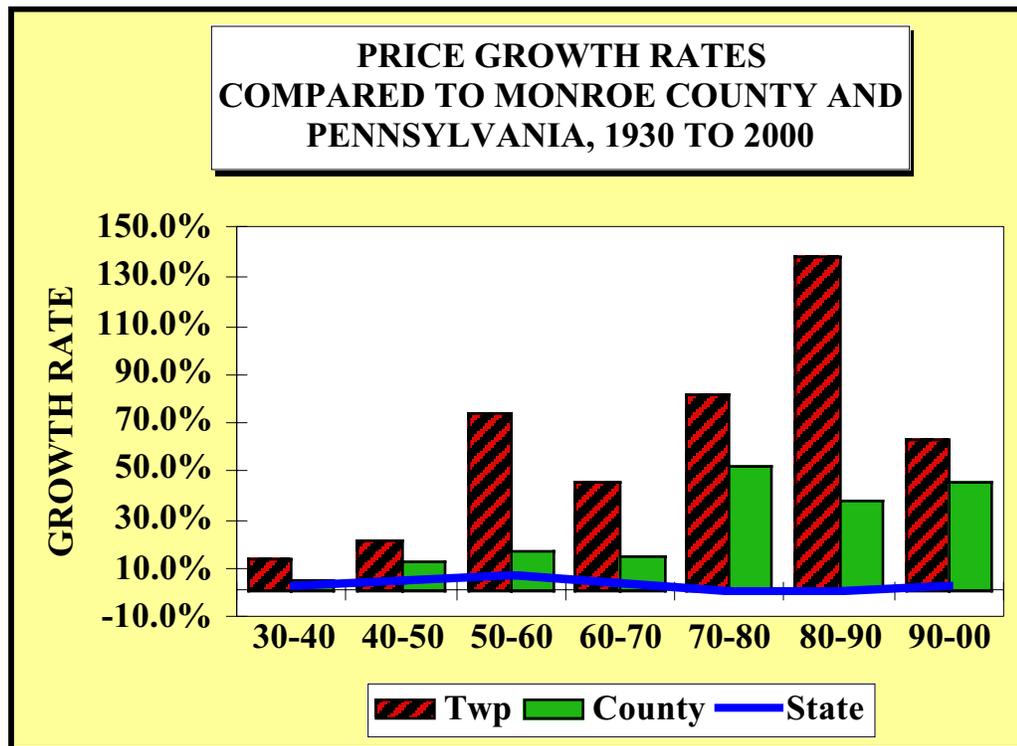
1.4 Population and Economic Base.

1.4.1 Population Trends.

The U.S. Census figures, reviewed in the following sub-sections, show 2,649 people lived in Price Township in 2000, an increase of 62.2% over 1990. This was a much smaller rate of increase than the 138.7% experienced between 1980 and 1990 but, of course, the base was small. The 1990-2000 growth rate was, nonetheless, still well above the increasing County rate of growth (44.9%) as it has been since 1940. The Township added 1,016 persons between 1990 and 2000, up slightly from the 949 persons gained a decade earlier. The rate of growth might well have been greater but for the real estate recession of the early 1990's. Recent building activity suggests continuing rapid growth.

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Given this history and the recent rebound in the economies of adjacent New Jersey and New York State from which Price derives its growth, it is reasonable to expect the current trend to continue at about the same level. The Township's population can be expected to grow to some 4,300 persons by 2010 if one extends this rate of growth forward.

Certainly growth will continue at some level and the Poconos have gained population at an overall rate that it is nothing short of phenomenal when compared against the pattern of the Commonwealth as a whole. The Poconos are, indeed, unlike the rest of Pennsylvania and quite different from the rest of the Northeast. They represent not only a vacation area, but also the advancing edge of the New York metropolitan area.

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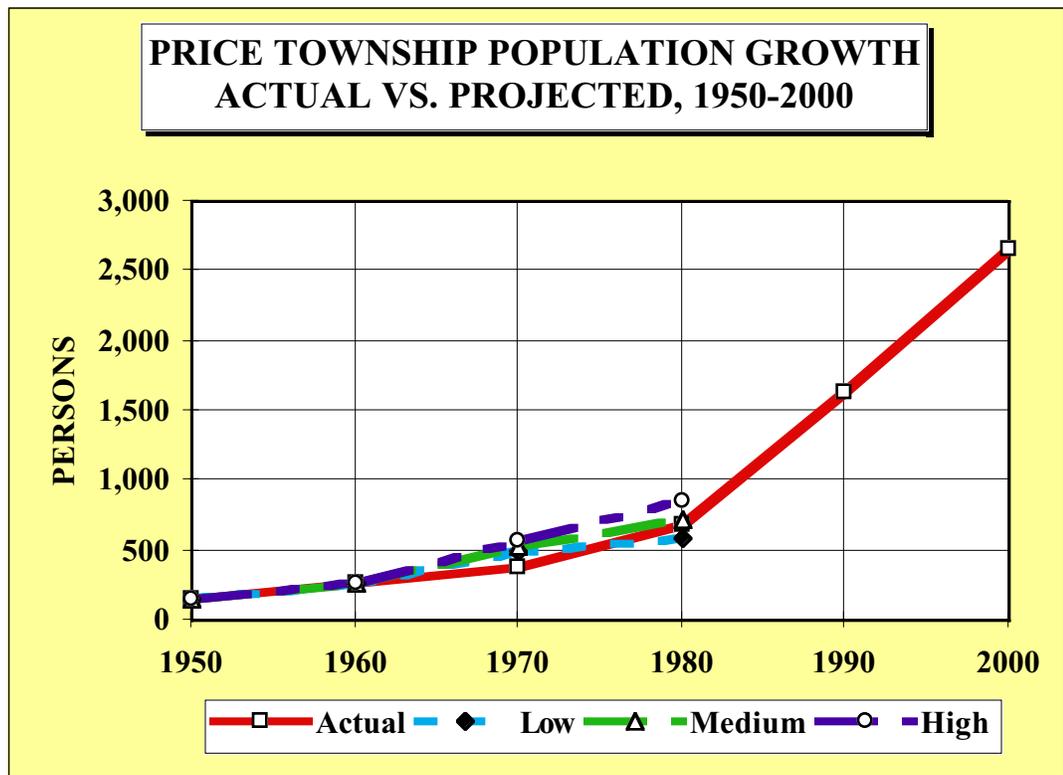
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Table 1.4.1 - Price Township Population Trends

Year	Price Twp.	Chg.	% Chg.	Monroe County	% Chg.	PA (000's)	% Chg.
1930	107	N/A	N/A	28,286	N/A	9,631	N/A
1940	122	15	14.0%	29,802	5.4%	9,900	2.8%
1950	148	26	21.3%	33,773	13.3%	10,498	6.0%
1960	258	110	74.3%	39,567	17.2%	11,319	7.8%
1970	377	119	46.1%	45,422	14.8%	11,801	4.3%
1980	684	307	81.4%	69,409	52.8%	11,864	0.5%
1990	1,633	949	138.7%	95,709	37.9%	11,882	0.1%
2000	2,649	1,016	62.2%	138,687	44.9%	12,281	3.4%

Source: U.S. Census Estimate

The pattern is one of steady growth as the chart following indicates:



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1.4.2 Age of Household Members.

Price Township is somewhat similar to Monroe County as a whole insofar as age of the population is concerned, with 35.0% of the people under 25 years of age. The County proportion, by contrast, was 35.4%.

The over 65 years age group, however, represented only 8.6% of all Price Township residents compared with 12.3% for the County, giving the Township a lower median age of 36.1 years compared to 37.2 years for the County. This reflects the large number of young families moving into the Township at the present time. That trend is also indicated by the larger than County proportions of persons aged 25-34 years (12.3% vs. 10.9%) and 35-44 years (21.9% vs. 17.9%). There are also more school age children. Those aged 5-9 years represented 9.3% of the Township's 2000 population but only 7.7% of the County total. The 10-14 years group was 9.0% of the Township but 8.5% of the County.

Table 1.4.2 - Price Township Population by Age, 2000

<u>Age Cohort</u>	<u>Price Township</u>		<u>Monroe County</u>	
	<u>2000</u>	<u>%</u>	<u>2000</u>	<u>%</u>
<5 Years	172	6.5%	8,280	6.0%
5-9 Years	247	9.3%	10,676	7.7%
10-14 Years	238	9.0%	11,754	8.5%
15-19 Years	160	6.0%	10,574	7.6%
20-24 Years	110	4.2%	7,777	5.6%
25-34 Years	325	12.3%	15,186	10.9%
35-44 Years	581	21.9%	24,778	17.9%
45-54 Years	379	14.3%	19,858	14.3%
55-59 Years	113	4.3%	7,057	5.1%
60-64 Years	97	3.7%	5,711	4.1%
65-74 Years	151	5.7%	9,916	7.1%
75-84 Years	63	2.4%	5,549	4.0%
85+ Years	13	0.5%	1,571	1.1%
Totals	2,649	100%	138,687	100%
Median Age	36.1 Years		37.2 Years	

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1.4.3 Population by Sex.

The male gender makes up the majority of the population in Price Township with 51.4% (1,361 persons) in 2000 as compared to 48.6% (1,288 persons) for the females.

1.4.4 Years of Education.

The 1990 U.S. Census (latest available for this data) indicated 80.4% of the population aged 25 years or more had a high school diploma. Only 19.5% possessed a college degree. The drop-out rate for the Township was 19.6% as of 1990.

1.4.5 Income.

Census data gathered during the 1990 Census (again, the latest available for this data) indicates per capita income for Price Township was \$12,924 compared to \$13,630 for the County as a whole.

Table 1.4.3 - Price Township Incomes, 1990

	Price Township	Monroe County
Per Capita	\$12,924	\$13,630
Median Household	\$35,071	\$32,465
Median Family	\$36,299	\$36,514

Median household income in the Township, however, was \$35,071 compared to \$32,465, a substantial variation. This reflects the low number of single-person households in the Township. A comparison of family incomes, where this factor is removed, indicates very little difference between Township and County.

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1.4.6 Employment Status.

Price Township had 826 employed persons over 16 years of age in 1990 and 368 or 44.5% of these persons were females. The unemployment rate as a whole was 4.8% in 1989 and for females it was 5.7%. There were 162 females, with children, in the labor force and their unemployment rate was only 3.0%, reflecting the fact these persons generally did not enter the labor force without jobs and needed to maintain them to support families. Moreover, they were probably employed mostly in year-round positions which did not experience seasonal layoffs.

Some 61.5% of families had two or more workers with a combined mean income of \$44,251. Some 10.7% of all families had no workers and their average income was a very low \$13,949.

1.4.7 Employment by Occupation.

The table below provides a breakdown of the employed Township population aged 16 years or more in 1990 by occupation.

Table 1.4.4 - Price Township Employment by Occupation, 1990

<u>Industry</u>	<u>Employed Persons 16+</u>
Managerial	21.8%
Sales and Support	30.3%
Service Occupation	11.1%
Farming/Forestry/Fish	0.5%
Precision/Craft/Repair	18.6%
Operator/Laborer	17.7%

1.4.8 Place of Employment.

Current statistics regarding place of employment for Price Township residents were not readily available, but it is clear the vast majority of jobs are outside the Township. Moreover, the proximity of Price to the New

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York City metropolitan area makes it likely the majority of jobs are outside the County and Commonwealth. The economic future of the Township is inextricably linked to that urban area.

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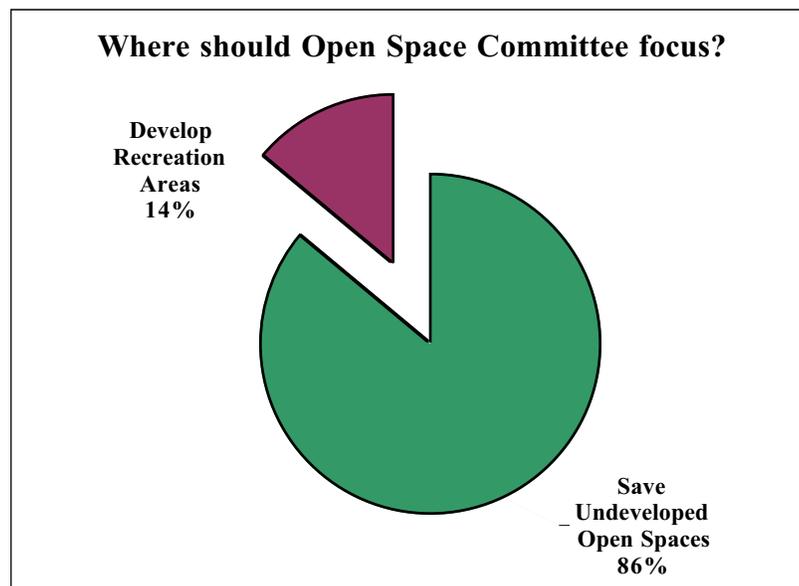
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2.0 Community Development Goals and Objectives

2.1 Community Survey

The Township Board of Supervisors, in cooperation with the Township Planning Commission and Open Space Committee, did a survey of Township voters in 2000 to determine attitudes toward open space policies. This was in anticipation of the Regional Open Space Planning process the Township later joined (see Section 3.4.2 of this Plan). The survey was simple and informal, handed out individually to interested voters who appeared at the polls during the Fall election. Some 222 voters or approximately 12% of the adult population responded. Some of the most important results were as follows:

- When asked "where should the Price Township Open Space Committee focus its efforts," some 191 residents or 86% said they "would like to see Price Township save undeveloped open spaces." A total of 31 or 14% said, instead, that they "would like to see Price Township develop recreation areas."

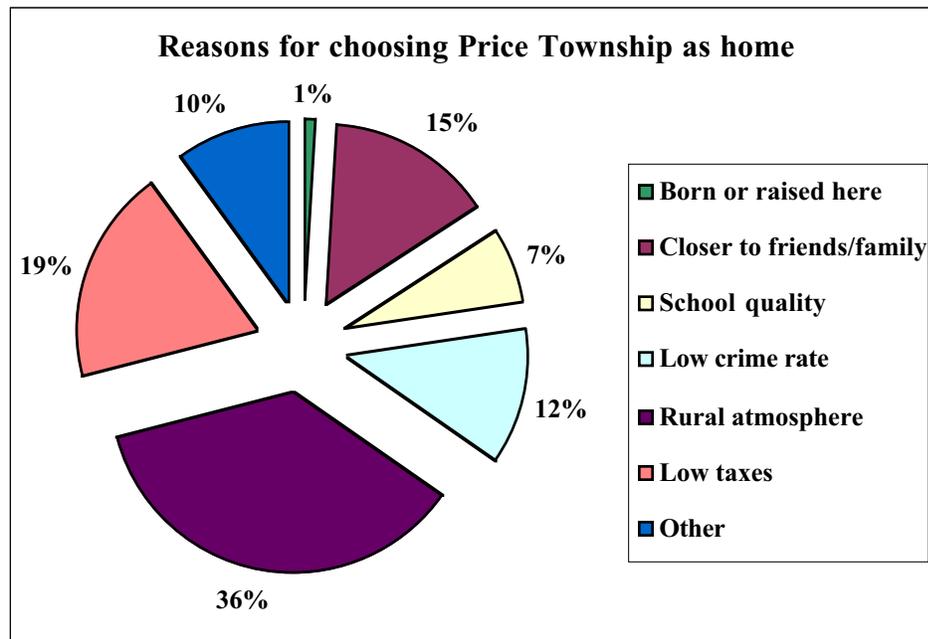


- When asked to cite the reasons for choosing Price Township as their home, the most popular explanations were "rural

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atmosphere" (36%) and "low taxes" (19%).



2.2 General Goals and Objectives

Those goals listed below were developed from workshop discussions with local officials and use of the community survey data discussed above. These goals, viewed in the context of Township characteristics also described above, lead to the specific objectives and plans which follow.

2.2.1 Promote the Township's public health, safety, and general welfare.

- Control common-law nuisances attributable to noise, odors, and unsightly uses.
- Ensure the availability of public services and promote the availability of private support services.
- Request developers to provide recreation areas and open spaces in conjunction with new projects, a minimum of 10% in the case of

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conventional subdivisions and 40% for conservation subdivisions with 50% or more desirable. Fees in lieu of dedication may also be appropriate.

2.2.2 Maintain Price Township's character as a rural community.

- Through the use of land use regulations, direct development toward areas of the Township possessing adequate services and good access and away from areas having significant physical limitations for growth.
- Enforce regulations to control the proliferation of signs and billboards.
- Employ zoning standards to improve and protect community appearances.

2.2.3 Prevent the loss of health, life, or property due to fire, floods, or other natural disasters.

- Strictly enforce the Federal Flood Plain Program.
- Incorporate industry and basic health and safety standards particular to various land uses in supplementary zoning regulations.

2.2.4 Minimize pollution of Township land, water and air.

- Maintain an up-to-date sewage facilities plan.
- Require developers to address stormwater and erosion sedimentation concerns on a pre-development basis through incorporation of planning criteria in land use regulations.
- Coordinate emergency management planning with County Emergency Management office.

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2.2.5 Coordinate programs of various levels of government to meet Township needs.

- Maintain a working relationship with County, regional and other organizations which can help the Township in meeting various needs.
- Participation in programs which allow the Township to coordinate and spread the cost of governmental activities with adjoining municipalities.

2.2.6 Provide and improve public services.

- Identify capital improvements that will serve the needs of the Township population and accommodate desirable development including but not limited to emergency services, recreation facilities, library services, roads, etc. and budget for them on a long-term basis.
- Seek community facilities grant and loan funds, where appropriate, to supplement local revenues and hasten the provision of essential improvements.

2.2.7 Continually improve the road system.

- Develop a highway improvement and maintenance plan and a highway capital improvements program, to be coordinated with PennDOT activities.
- Maintain an up-to-date road ordinance setting standards for new road construction as well as roads to be dedicated to the Township.
- Identify accident-prone areas, document these and pursue measures to remedy any problems found.
- Control street encroachments and access to Township highways.

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- Control the creation of new driving hazards by applying access, parking, setback, and road standards to evaluate new subdivisions, commercial developments or other projects.
- Establish a cooperative program with PennDOT to address safety issues on Route 447, as well as other State routes and monitor position of local projects on the PennDOT 12-year highway improvement program.

2.2.8 Stimulate economic development to produce a more balanced self-sustaining community with a broad tax base and lower taxes.

- Provide for commercial and industrial development giving consideration to land capability, proximity to the transportation network, and compatibility with adjoining uses.
- Evaluate land use regulations with a view toward making housing more economical through use of positive incentives and streamlining of procedures but without compromising density standards.
- Provide for all types of housing, such as multiple and manufactured housing, using appropriate land use regulations to ensure such housing is built to standards which preserve rural character.

2.2.9 Acquire and use the most current information about geology, hydrology, topography, and soils, using the County's Geographic Information System (GIS) to influence future land development.

- Structure land use regulations to regulate development in areas of steep slopes, poor soils, and other limiting factors which are not mitigated by the provisions of central sewage services or other similar factors.
- Require specific documentation of the availability of land area to

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accommodate on-lot sewage disposal systems where high water table, steep slopes or other unique natural features exist.

2.2.10 Preserve the natural environment and Township open space.

- Encourage practices such as open space design development and planned unit development, that preserve open space as much as possible and take advantage of existing services, working with Smithfield, Middle Smithfield and Delaware Water Gap on regional solutions.
- Request developers to preserve as much forest cover as possible in the layout of new projects and demand landscape buffering of adjoining residences with commercial.
- Implement the Eastern Monroe Open Space & Recreation Plan see Section 3.4.2 of this Plan.

2.2.11 Preserve existing historical and natural landmarks and geographic land formations.

- Pursue the identification of historic buildings or other areas of cultural value by working with state agencies and funds and encouraging participation by knowledgeable local persons and groups.
- Encourage the adaptive reuse and rehabilitation of these sites, where economically feasible, through regulatory and other positive incentives.

2.3 Specific Land Use Goals and Objectives.

The following are specific land use objectives and recommendations for improving upon Price Township's existing land use regulations:

2.3.1 Provide for the orderly future growth and development of Price Township.

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- a) Minimize the removal or disruption of historic uses and structures and preserve the architectural elements of existing buildings of significance (e.g. those identified in the Monroe County - Historic Legacy study and - the Monroe County Historic Preservation Plan) by offering zoning incentives for the preservation and/or adaptive reuse of these structures and other uses traditional to Price Township or integral to its culture.
- b) Create mechanisms that will allow new developments to function as extensions of existing development patterns rather than standing in contrast to them.
- c) New planned residential projects should be allowed to incorporate small mixed-use neighborhoods of commercial and higher density residential development around which community activities can evolve, provided these areas are maintained at a modest scale consistent with the rural character of the Township, do not negatively affect neighboring properties and are effectively buffered from highways and other residences.
- e) While home-based businesses should be allowed, they should be carefully reviewed for impacts on adjoining properties (e.g. parking, lighting and traffic) as well as the overall character of the areas in which they are located and there should be strict controls on the conversions of these uses to permanent commercial uses. Separation of such uses for purposes of sale as on-going enterprises should be prohibited.
- f) Treat non-conforming use changes and expansions as Conditional Uses, provided that all non-conforming uses are ensured an appropriate minimum level of expansion. This is intended to provide more flexibility to accommodate growth under appropriate guidelines while also gaining the ability to require correction of previous site planning deficiencies (e.g. closing off excess accesses, lowering signs or adding landscaping and/or curbs).

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- g) Encourage the redevelopment of those existing commercial areas experiencing traffic flow and other design problems. New signalizations, flag lots, elimination of curb cuts, use of joint accesses and private access drives, buffering of activities from the highway with landscaping, reduction of sign heights and sizes, use of ground signs and limitations on the numbers of signs, are all improvements that can be secured through negotiation as projects are expanded or updated and come before the Township for approval. These same features should also be obtained in connection with new developments.
- h) Also, encourage the reuse of abandoned and other previously developed sites where redevelopment offers the potential to not only address a present need but also clean up mistakes from the past. Traffic, environmental and aesthetic problems should be corrected by working cooperatively with property owners to redesign and upgrade projects.
- i) Direct new commercial growth to those areas of the Township with access to major thoroughfares, employing the use of town center concepts to preserve the character of lands in between such centers.
- j) Provide for a balanced tax base and community where homes, services and jobs can be secured with minimal travel by encouraging the development of small wood or metal craft enterprises (e.g. crafts, furniture, tool and die shops) and other light manufacturing.

2.3.2 Protect the health and safety of residents and visitors through education and enforcement of building code requirements, on-site sewage system regulations and floodplain development standards.

2.3.3 Preserve the character of existing residential streets and rural highways and promote safe, efficient and uncongested circulation of pedestrian and vehicular traffic.

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- a) Streets should, whenever possible, be designed in such a manner as to preserve natural topography and tree cover, minimize cut and fill and preserve and enhance views on or off the subject parcel.
- b) Developers should be required to provide for walking as well as vehicular connections within developments and with adjacent land uses, including trails and bikeways (but not necessarily sidewalks). These can be provided in some instances by setting the cartway to one side of a right-of-way to allow a trail or bikeway on the other side.
- c) Street widths and alignments should be carefully scaled to neighborhood size and be patterned after the character of existing residential streets. It is important not to overbuild what will be low-traffic roads and to maintain low density development along existing roads with limited capacities. A Township traffic impact study requirement for projects of 250 or more trip-ends per day can help in this regard. It is likewise important not to overbuild parking areas.
- d) Maintain a visual sense of place for the Township which reflects its generally rural atmosphere by requiring the protection of scenic buffers along major highways and streams. These buffers are valuable open spaces and should be counted as such. It is also important in this regard to favor interior lots over those laid out along public highway frontages.
- e) Establish partnerships with other municipalities, the County and land conservancies such as the Pocono Land Trust to accept donations of or purchase conservation easements on key tracts which act as scenic buffers or serve as important links in the open space system.

2.3.4 Protect the surface and groundwater supplies from pollution and otherwise protect the quality of the physical environment through water testing programs.

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2.3.5 Encourage uses of land and building designs that create harmonious appearances and avoid future blemishes on the landscape and blight.

- a) Establish tree removal standards and require preservation of the landscape in its natural state, insofar as practicable, by using topography, tree cover, and natural drainageways to determine road and lot configurations rather than treating them as elements to be modified to fit some preconceived development scheme.
- b) Require new construction be specifically related to the terrain and to the use, scale, architecture and historical context of those existing buildings in the vicinity that have functional or visual relationships to the proposed buildings.
- c) Develop and enact new design review and landscaping criteria for major impact uses, setting standards that will substantially upgrade the quality of new development in the Township.
- d) Require, as part of the conditional use review process, landscaping in front of and around new commercial uses to provide a separation of these activities from the highway. Also, require buildings be placed along front yards with parking in the rear, mandating use of internal rear alleys, parking lot connections and sidewalk connections so customers can move freely from one commercial use to another without re-entering onto major streets. Apply these same requirements to the change and/or expansion of existing non-conforming uses.
- e) Require the filing of development plans and obtaining of Township permits in advance of clearing or excavation of significant commercial sites and require restoration in cases of violations.

2.3.6 Encourage flexibility in development of land to facilitate economical provisions of streets, utilities and parks; preserve the natural and scenic qualities of open lands for public use and enjoyment; and

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provide varied housing choices.

- a) New planned unit developments should be required to reflect the physical diversity of small towns, mixing housing types, lot sizes and shapes. Such projects should be restricted, through the use of floating zones, to areas where infrastructure exists to accommodate higher density development. (A floating zone is a zoning district defined by the presence of such factors or land characteristics rather than specific boundaries.) Planned unit developments should provide for no less than 50% open space and up to 70% where commercial uses are proposed, provided that usable recreation area such as golf course property is counted toward open space. Wetland areas creatively incorporated into recreation uses should similarly be allowed (e.g., use as a golf course water trap or trail attraction). Commercial uses should be restricted to residential or mixed-use projects of substantial scope. The Township should regulate planned unit developments through a combination of conservation subdivision, multiple dwelling and hamlet standards.
- b) All open space (landscaped and usable) should, in order of priority, be designed to; 1) establish linkages with other Township open space and recreation areas as well as those of adjoining Townships as provided in the Monroe County Comprehensive Plan, and 2) add to the visual amenities of the area by maximizing its visibility for persons passing the site or overlooking it from nearby properties.
- c) The types of open space required should be a reflection of how passive and active open spaces are now used in the neighborhood or village, whether they are adequate, and how they may be complemented and linked.
- d) Incorporate requirements for open space design development consideration at the sketch plan stage of subdivision approval.
- e) Encourage, through extensive education and the use of modest

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density bonuses, the use of conservation subdivision techniques that involve the clustering of housing units as a device to preserve open space in conjunction with new development, particularly with respect to tracts to be linked with other valuable open spaces.

- f) Continue to provide areas in the Township for large lot residential development as a means of controlling overall density, provided clustering of housing units is still made available as an option.

2.3.7 Facilitate communication by requiring that signs be compatible with their surroundings and promote the distinctive identity of the Township, the occupant, services, or type of product provided thereon.

- a) Employ comprehensive sign regulations to discourage excessive sign proliferation and encourage the use of ground signs over pole signs. A preferred sign program should be developed in cooperation with the Chamber of Commerce Committee on Signage Improvements to reward property owners for the use of ground signs, landscaping and other appropriate design features, by giving them the ability to create additional sign area if they use these practices.
- b) Require the streetscapes of significant new commercial developments be designed in detail to avoid repetitious setbacks, driveways, elevations, and landscaping so as to create variety, interest and a more attractive overall commercial environment.

2.3.8 Preserve the beauty of the community and the economic value of the land by actively protecting open space and requiring the preservation of natural and scenic resources, including the surface drainage system, topographic features and wildlife habitats.

- a) Utilize funding provided through the Monroe County Open Space Initiative and other sources to pursue the protection of valuable open space with emphasis on; a) large undisturbed wildlife habitats with linkages to other open spaces, b) important scenic

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views, c) actively used recreation areas and d) other open space and trail linkages.

- b) Focus other Township efforts at open space protection on the protection and enhancement of specific recreational resources and natural attractions.
- c) Improve upon existing Township land use regulations by specifically addressing, through conditional use review criteria, factors such as the preservation of drinking water quality, air quality, stream water quality and wildlife habitats. Also address overall density of development, proximity of commercial development to residences, scenic impacts, preservation of large trees at commercial sites and hillside/ravine development.

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3.0 Price Township Plans

3.1 Natural and Historic Resources Plan.

The following natural and historic resources are worthy of protection by the Township through acquisition, purchase of conservation easements and/or regulation. These include, in order of priority, the following:

3.1.1 Types of Resources That Should Be Protected.

The following types of natural and historic resources should be protected within Price Township:

- a) Sensitive ecological areas such as steep slopes and wetlands that are addressed in the Township Natural Features Ordinance, establishing buffers of 100 feet minimum for the latter.
- b) Riparian buffers (100 feet minimum) along important waterways.
- c) Open spaces existing both within subdivisions and as public use facilities, especially where links to other open spaces can be made.
- d) Lands remaining in low intensity farm or agricultural use.
- e) Water supply recharge zones.
- f) Large undisturbed wildlife habitats.
- g) Important scenic drives and views.
- j) Actively used recreation areas.
- h) Highway and project buffers that preserve valuable tree canopy along road rights-of-way and property boundaries.
- i) Historical and cultural sites.

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A Map of Potential Conservation Lands that incorporates these areas is being prepared with the assistance of the Monroe County Planning Department. It will provide a useful tool for evaluating future development proposals and offer a foundation for encouraging or requiring the use of conservation subdivision techniques.

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3.1.2 Prime Natural and Historic Resources That Should Be Protected.

The following specific natural and historic resources should be protected within Price Township:

- a) The Brodhead Creek Valley. This area is largely occupied by fishing clubs. A combination of floodplain development standards, the Township Natural Features Ordinance and conservation design standards in the Zoning and Subdivision Ordinances can effectively protect this area.
- b) High Falls. This natural feature is found along the Bushkill Creek in the northern end of Price Township. It is on the Monroe County Natural Areas Inventory and, again, is part of the Eastern Anglers Fishing Club holdings. Similar protections are, therefore, recommended.
- c) Michaels Creek Waterfalls. These two waterfalls are found in the southern end of the Township and are privately owned. The same protections as offered above are warranted.
- d) Historic Buildings. The four historic sites discussed earlier should receive local recognition as a method of increasing their value for preservation.
- e) Mud Run and Stony Run Tributaries. These two tributaries of the Brodhead should receive similar attention as the main branch, including the use of riparian buffers and conservation easements.

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3.2 Land Use Plan.

3.2.1 Relationship to Land Use Objectives

Price Township's Land Use Plan is built upon a foundation of Community Development Goals and Objective laid out earlier in Section 2.0 of this Plan. These include very specific land use objectives based on resident survey results and the land use experience of the Township.

The purpose of these objectives is to set forth, as clearly and succinctly as possible, the rationale for specific land use regulations and to provide criteria for review of projects. Most importantly, they offer the starting point for updating the Township's Zoning Ordinance. They are complemented by the recommendations of the Natural and Historic Resources Plan found in Section 3.1.

3.2.2 Existing Comprehensive Plan

A Comprehensive Development Plan for Smithfield, Middle Smithfield and Price Townships was prepared in 1968 by Raymond & May Associates. This Plan was effectively updated in 1988 when the Township Board of Supervisors, together with RKR Hess Associates and the Monroe County Planning Commission assembled a two-volume Comprehensive Master Plan for Price Township. Land use recommendations included:

a) Creating eight different land use (zoning) districts as follows:

Public Land Preservation (PLP)	10.0 acres per unit
Open Space/Conservation (OSC)	5.0 acres per unit
Rural Residential (RR)	2.0 acres per unit
Residential One (R-1)	1.0 acre per unit
Residential Two (R-2)	0.5 acre per unit*
Commercial/Industrial (C-1)	1.0 acre per unit
Village Commercial (VC)	1.0 acre per unit
Flood Plain District (FPD)	Per Flood Plain Ordinance

* With central water and sewer.

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The purposes of each district were laid out in detail. It was also specifically recommended that the Commercial/Industrial District be re-evaluated after a period of 2-5 years to discern whether there was sufficient market demand for these uses in relation to the District created. The Flood Plain District received special attention because of the large areas of flood plain found along the Brodhead Creek. A detailed rationale was set forth for protecting these areas from building, clear-cutting and storage of hazardous materials.

- b) Discouraging the mixing of residential and commercial uses in any one district.
- c) Recording of non-conforming lots and land uses.
- d) Avoiding rezonings except when a majority of existing land uses are not compatible with permitted uses or lot sizes.
- e) Allowing cluster subdivisions, provided densities are not affected.
- f) Encouraging of cluster commercial subdivisions as opposed to strip commercial development.
- g) Deducting environmentally constrained land, as described in the Township's Natural Features Ordinance, from any permitted density calculations with respect to new development. This is not being done effectively at present although there is a generic prohibition against subdividing such land in the Subdivision and Land Development Ordinance.
- h) Exploring the feasibility of creating an Architectural Review Committee of residents, builders or architects to make recommendations regarding major subdivisions and commercial/industrial projects. This has not been done and it is questionable whether legal authority exists for such a broad-based Architectural Review Committee.

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- i) Requiring community impact studies for major subdivisions and commercial/industrial projects generating more than 100 vehicles of traffic per day to examine impacts on highways, services, employment, taxes, housing availability and other aspects of the community. Environmental impact studies of a similar nature to examine impacts on surface water quality, air quality, groundwater, historic sites and aesthetics were also recommended. The Township has yet to specifically require such comprehensive impact analyses except with respect to Planned Residential Developments.
- j) Discouraging central sewer systems except where on-lot systems are failing, are not feasible given the soils or are uneconomic for offering of affordable housing. Where central sewers are created, tertiary systems are also recommended.
- k) Creating a limited use area of 300 feet in depth around "special exception" wetlands, and 100 feet in depth around other wetlands, where uses would be restricted pursuant to the Township Natural Features Ordinance and owners would be able to use a minimum of 20% of this wetlands margin for non-impacting activities such as recreation and pervious parking areas. Unfortunately, the Plan never defined "special exception" wetlands. Therefore, the justification for the more extensive wetland margin area is unclear.
- l) Submitting an updated Official Wastewater Facilities Plan to address the sewer needs of the R-2 District.
- m) Establishing an on-lot sewage management program providing for regular inspections and correction of malfunctions. This has not, as yet, been accomplished.
- n) Requiring the set aside of land within new developments for use as common recreation and open space. Approximately 1/2 acre per 10 units of multiple housing and one acre per 25 units in single-family subdivisions was recommended, provided the land was

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usable for the purposes intended. Fees in lieu of dedication for parkland development were viewed as less effective. The Subdivision and Land Development Ordinance does require a 5% set aside but the standard is weakly constructed and relatively easy to avoid.

- o) Discouraging new sewage discharges of any kind to the Brodhead Creek.
- p) Requiring sludge haulers to be licensed by the Township,
- q) Prohibiting the subdivision, for development purposes, of environmentally constrained land. As indicated above, there is a generic prohibition against subdividing such land in the Subdivision and Land Development Ordinance.
- r) Participating in the preparation and implementation of the Brodhead Creek Stormwater Management Plan.

3.2.3 Changing Patterns and New Influences

The 1968 Comprehensive Development Plan accurately projected, for the most part, the development pattern of the Planning District. Population, land use, traffic and visitation have all trended pretty much as the Plan suggested. The shape of Price today is much like the Plan envisioned three decades ago. While one could conclude from this that policies it advocated were closely followed, and this is certainly true with respect to zoning, the larger truth is that the plan was realistic at the outset. It reflected the underlying demographic and economic shifts that have inexorably thrust growth upon the region.

The essential fact recognized in the Plan was that Monroe County represented the edge of an expanding metropolitan area with new open spaces, recreational opportunities, less expensive housing costs and lower taxes. These factors, combined with vastly easier access from the completion of I-80 and I-84, made rapid growth inevitable with or without the Tocks Island Dam that was once proposed (and later

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deauthorized) as the centerpiece of the Delaware Water Gap National Recreation Area and regardless of planning and zoning.

Vacationers, families and retirees all sought out this urban frontier either to take advantage of the opportunities or to escape a metropolitan environment grown too busy, too expensive or too crowded for their liking. The 1968 Plan took note of the advancing urbanization and made realistic attempts to address it. The 1988 Plan picked up on this theme and suggested the Township had a holding capacity of 5,500 persons and would reach 41% of capacity (2,255 persons) by 2000. The actual number was 2,649 persons or about 48% of capacity.

As this urbanization has taken place, however, the metropolitan edge has moved further outward and what was rural is now often suburban in character, with attendant increases in traffic, housing costs, taxes and density of population. Most importantly, the character of the area has changed as open spaces have been developed for new housing and commerce, frustrating some who had moved to the Township for its rural qualities (see survey results discussed earlier) but also increasing the support for future open space protection.

The Township is still growing and evolving. While it is not exactly the rural recreational community of thirty years ago that attracted so many, it retains many of the landscape features that contributed to its appeal. The area also offers more cultural and recreational opportunities, more shopping and more job choices. The challenge is to temper the growth and upgrade the quality of development, making the latter pay its way without unnecessarily adding to the cost of living.

Future development will take some new forms as commercial enterprises are attracted by the larger base of residential customers. There will be more interest in higher density types of housing both to appeal to the more suburban market and take advantage of the more difficult development sites that remain. There will, too, be increased demand by a maturing market for higher quality housing with more amenities in the way of open spaces, recreation and services. The nearby Blue Mountain Lake subdivision (Stroud Township) represents a new market of this sort now

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being attracted to the County.

There are still other factors that will influence Price's growth. Two of the most important are the Monroe County Open Space Initiative and the proposed commuter rail service. The former will provide access to some funding that can be used to help acquire valuable open spaces contributing to the character of the area or important as linkages to other open spaces.

Train service could reduce travel but the primary beneficiaries will be the State of New Jersey and the individual residents who are able to make use of the service. Price Township as a whole will gain little because most of the persons using such a service will drive to the train station by traveling through Price Township. A station in Analomink will offer convenient transportation service for Price residents but also increase traffic on Route 447 from persons accessing that station from the north. Train service may also stimulate more residential growth that offsets the convenience benefits. This could also worsen the imbalance between residential and commercial/industrial activity that now exists.

These various factors have been taken together in developing the land use recommendations that follow.

3.2.4 Proposed Land Use Plan.

The following are the specific recommendations constituting the Price Township Land Use Plan:

a) Land Use and Density Changes

Price Township needs to balance its residential growth with some commercial/industrial development as it moves forward. It also needs to achieve a higher quality of development with greater attention to the preservation of remaining open spaces. These will become ever more valuable as further subdivision takes place. The open spaces will also take on greater value as a result of now emerging market trends toward higher end housing. This type of housing can be accommodated with smaller lot conservation

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subdivisions but the objective should be to maintain or even lower overall density in remaining undeveloped areas of the Township so as to ensure the preservation of those open spaces and natural features that are essential to quality of life and the very economy that gives rise to this growth. Given this background it is recommended Price Township:

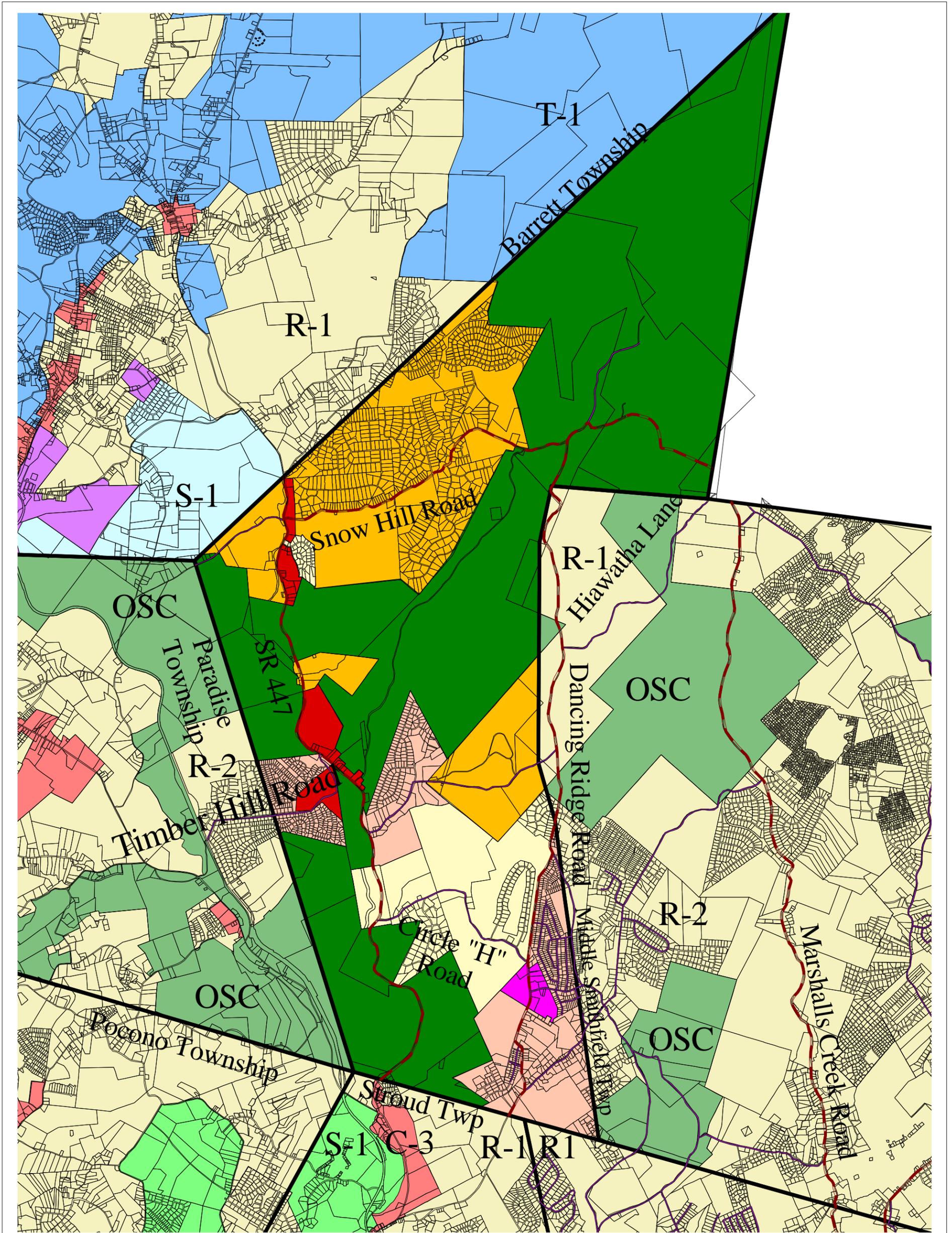
- Combine its PLP and OSC Districts into one new Open Space Conservation (OSC) District. The PLP District is mostly public land over which zoning has little control. A separate district is, therefore, of little practical use.
- Use the County's Geographic Information System (GIS) to redefine its VC and C-1 Districts and create some additional areas for commercial and industrial growth on lands suited for those purposes.
- Redefine all districts to follow, wherever possible, property lines consistent with existing development patterns and natural resource constraints. A Proposed Land Use and Zoning Map follows to illustrate the recommended redistricting.
- Otherwise maintain the zoning districting now in effect. See the statements of district intent on the recommended Schedule of District Regulations (Appendix A).
- Lower density in the R-2 District by increasing the minimum lot area for lots with central water and sewage from 0.5 acre to 0.75 acre. This will reduce density by one-third and make room for density bonus incentives for use of the conservation subdivision technique. This change should be accompanied by an increase in the minimum lot width to 100 feet, an increase in the minimum usable open space per dwelling to 15,000 square feet and use of a 15,000 square feet maximum impervious surface requirement to ensure higher quality lots.
- Employ a maximum impervious surface standard in all districts

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as a substitute for the present maximum building coverage regulations. This will reduce land disturbance.

Price Township Proposed Zoning Map



Price Twp. Proposed Zoning

- | | |
|--|--|
|  Proposed R2 |  Proposed C1 |
|  Proposed RR |  Proposed VC |
|  Proposed R1 |  Proposed OSC |

5000 0 5000 10000 Feet



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- Provide a Conservation Subdivision option for residential developers willing to provide additional open space in return for density bonuses. This option is described in some detail in the "Growing Greener Workbook" prepared by the Natural Lands Trust, an excerpt of which follows:

Conservation Subdivision Design

The term "conservation subdivision design" describes a relatively new breed of residential development where, in addition to wetlands, floodplains and steep slopes, the majority of flat, dry and otherwise buildable land is protected from clearing, grading and construction by reducing lot sizes in order to achieve full-yield density. Conservation subdivision design offers the single most cost-effective way for municipalities to conserve their natural lands and the other significant resources identified in their Comprehensive Plans. It is seen as a potentially very useful tool for augmenting the land protection efforts possible through state and county funding programs, which are quite limited in scope. This design approach avoids the "taking" issue because developers can -- as of right -- achieve the full density allowed on their properties under the zoning ordinance, and because the land not converted to suburban house lots remains privately owned, typically by homeowner associations (although in some instances developers have preferred to donate those portions of their subdivisions to local land trusts).

Conservation subdivision design differs from "clustering" in three important ways. First, it sets much higher standards for the quantity, quality and configuration of the resulting open space. Where cluster ordinances typically require only 25 to 30 percent open space to be set aside, conservation subdivisions designate at least 40 (and usually 50 or more) percent of the land as permanent, undivided open space. Unlike most cluster provisions, this figure is based only on the acreage that is high, dry, flood-free, and not steeply sloped. In this way important farmland or woodland resources (including terrestrial habitat), and historic or cultural features can usually be included within the minimum required open space.

Second, municipalities can exercise greater influence on the design of new conservation subdivisions. Rather than leaving the outcome purely to chance, this flexible design approach can be strongly encouraged or even required where the Comprehensive Plan has identified the location of noteworthy resources. That encouragement could take the form of density bonuses for land-conserving design, and may be combined with strong density disincentives to actively discourage land-consuming layouts of large lots.

Third, the protected land is also configured so that it will, wherever practicable, contribute to creating an interconnected network of open space throughout the community, linking resource areas in adjoining subdivisions, and/or providing buffers between new development and preexisting park lands, state forests, game lands, wildlife refuges, or land trust preserves.

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A sliding scale incentive that rewards increasing proportions of open space preservation with density bonuses is recommended for Price Township. Because it will be very difficult to secure the highest proportions of open space, a bonus of up to 25% in density is proposed. This formulation is the result of extensive analysis by the Comprehensive Plan Committee of subdivision case examples. The bonus system is designed to be positive in nature, provide flexibility to accommodate varying levels of open space, offer incentives to preserve more open space and, on the whole, lower density from its present levels. It should also include a tie-in to the "Map of Potential Conservation Lands" discussed earlier in this Plan (Section 3.1).

Price Township residential density is being lowered by 0.67 units per acre in the case of R-2 District acreage served with central water and sewer. A 25% bonus will bring it back up by 0.33 units per acre (still a net decrease of 0.33 units per acre). Density within other districts would increase by 25% but primarily by creating an option to use central water and sewage that is not now available. Therefore, overall density would not be materially impacted. See Appendix A for the recommended zoning provisions. Modifications to the Township Subdivision and Land Development Ordinance will also be required to deal procedurally with these subdivisions.

- Update the Township's Planned Residential Development (PRD) regulations to comply with the requirements of the Municipalities Planning Code. These regulations are reasonable as an option for tracts of 50 acres and provide for 50% open space.
- Adopt Planned Unit Development (PUD) regulations for neighborhood type commercial development within the VC and C-1 Districts. This would allow use of a cluster concept to offer more flexibility to developers, encourage higher quality but smaller scale commercial development and make better use

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of VC and C-1 parcels. It will allow the Township to stimulate some commercial development to help balance the tax base. See Appendix A for the recommended provisions.

- Consolidate and update multiple dwelling standards to deal more effectively with this form of development. Multiple projects are likely to be a bigger part of the picture locally as the Stroudsburgs expand, the community matures and infill opportunities present themselves to developers. Open space, traffic impacts and landscaping are among the matters that need to be addressed. See Appendix A for the recommended provisions.
- Enact other Monroe County Comprehensive Plan recommendations to the extent set forth in Section 3.6 of this Plan.

b) District Regulations

The existing method of presenting district regulations is needlessly complex, redundant and difficult to use. A number of activities that should be subject to conditional use review are also classified as principal permitted uses and vice-versa. Several changes are recommended and these may be found on a proposed new Schedule of District Regulations in Appendix A. This Schedule, which includes statements of district intent for each zone, should replace the existing Sections 401 through 503.

Also needed is a provision specifically providing for minor additions or changes to conditional uses such as resorts as principal permitted or accessory uses once the basic use as a resort or similar activity has been once approved. Similar protection for existing non-conforming uses is needed.

Present zoning regulations provide for both special exception and conditional uses. This, too, needlessly complicates the Zoning Ordinance and confuses the role of the Zoning Hearing Board. It

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is recommended these be combined into one set of conditional uses.

c) **Other Land Use Recommendations**

It is recommended that several other revisions be made to the Township's land use regulations. Better parking, traffic and landscaping standards are needed. Animal husbandry provisions are inadequate. Conditional use plan review procedures should be updated and site design guidelines developed to more effectively deal with commercial development. Lighting standards are needed and sign regulations need to be somewhat tightened. Two-family dwellings also need to be addressed. Each of these and still other issues are addressed in the recommended ordinance provisions found in Appendix A. These are to be considered part of this Plan even though they will require separate enactment to take the force of law.

The Township's Subdivision and Land Development Ordinance also needs to be updated. It was adopted in 1977, and amended in 2000. Additional revisions are needed to set fees by resolution, provide for use of Township experts in reviews, update penalty provisions, limit the ratio of lot depth to lot width, increase the minimum buildable area, cross-reference multiple dwelling standards found in the Zoning Ordinance and update the campground standards.

Finally, the Township's Natural Features Ordinance needs to be updated with linkages to the Zoning and Subdivision Ordinances. The 300 feet wetlands buffer should also be reduced to a justifiable 100 feet linked to protection of the wetlands margin. A tie-in with the Map of Potential Conservation Lands is also needed.

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3.3 Housing Plan.

3.3.1 Number of Persons Per Household.

The number of people living in each household was 2.86 persons in 2000, up slightly from 2.80 persons in 1990. This was also somewhat higher than the County average of 2.73 persons (up from 2.69 persons in 1990). More families are apparently moving into the area.

3.3.2 Housing Growth.

The 1990 U.S. Census indicated Price Township had 1,270 housing units in 2000, an increase of 210 units from 1990. This was far less than the 506 unit increase between 1980 and 1990. It represented a gain of 19.8% and, overall, there was an average increase of some 21 units per year, about half the 41 new housing units each year gained from 1970 through 1990. County data indicates that Price issued 20 residential building permits for the first 8 months of 2001, fairly consistent with earlier growth. Assessment data for the period December, 2000 to May, 2001, however, indicated 27 new homes were added for just this six month period, suggesting some recent acceleration in activity.

3.3.3 Housing Values.

The Census count for 1990 revealed a median housing value of \$112,300 for the Township. Countywide, the median was a somewhat higher \$116,500 for these owner-occupied units. Comparable 2000 data is, as yet, unavailable but the above referenced assessment data indicated a median value of only \$87,520. This is a considerable decline and may be an aberration. Nevertheless, some Pocono real estate values have experienced declines in recent years. The average home price Countywide has gone up again since 1996, according to the Pocono Mountains Board of Realtors, but Price Township may not yet be sharing in that experience.

3.3.4 Housing Tenure and Vacancy.

There were 925 occupied units in 2000. Some 769 were owner occupied

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and 156 were renter occupied. There were also 345 vacant units in the Township, 282 of which were utilized for seasonal, recreational or occasional occupancies. The Township's various recreational communities represent a growing second-home population. Altogether, 22.2% of the housing stock consists of second-homes. This is down greatly from 32.8% in 1990. It reflects a conversion of at least 66 second-homes to permanent residences over the decade, a trend taking place throughout the County as the area transitions to a more suburban environment. Previous studies by Price Township's consultants have indicated the average second-home household size in the Poconos is 3.1 to 3.3 persons. Assuming 3.3 persons per second home household, this represents a potential additional peak seasonal population of 931 persons.

3.3.5 Housing Type and Ownership.

Single family homes in 1990 accounted for 896 units and comprised 84.5% of the housing stock in Price Township with 889 of those being detached and 7 attached units. This was followed by multiple units at 31 or 2.9% and mobile homes at 133 units or 12.5%.

3.3.6 Contract Rents.

Rents within the Township in 1990 were higher than other areas of Northeast Pennsylvania, the median Township rent being \$400. Nevertheless, the median rent Countywide in 1990 was a still higher \$432.

3.3.7 Persons Per Room.

There is no evidence of serious overcrowding in the Township. Only 11 or 1.0% of its housing units were occupied by more than 1 person per room.

3.3.8 Recommendations.

The Township needs to ensure that its land use regulations do not unnecessarily raise the cost of moderate income housing by requiring excessive lot sizes or adding too many regulatory oversight costs. This

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can be accomplished by encouraging the cost-effective Conservation Subdivision design recommended in the Land Use Plan.

The Township also needs to ensure that seasonal housing is built to high standards, recognizing that these units are subject to conversion to permanent housing. This is a process common to second-home communities, which tend to experience high rates of growth in both permanent and second-home populations.

Finally, the Township needs to continue to provide for mobile homes and multiple dwellings as lower cost housing options. It should subject these types of housing to high quality standards, however, and regulations for this purpose in regard to multiple housing are included in Appendix A. Mobile home regulations have already been adopted but need updating. The Township does not specifically provide for mobile home parks in any of its districts at present but could allow them as part of a Planned Residential Development. Another option would be to permit them in the Rural Residential District. Multiple housing should be also permitted as part of a Planned Residential Development and in R-2 Moderate Density Residential Districts.

The Township should, too, keep minimum lot sizes at reasonable levels to both reduce land costs and avoid unnecessarily increasing infrastructure expense. Avoiding excessive requirements with respect to curbing, sidewalks (trails are preferable as pedestrian connections), water supplies and large setbacks, is important. Flexibility in administration of land use regulations to accommodate the creation of affordable housing is also warranted. The Township may, for example, want to develop language allowing more "mother-daughter" units, to make affordable housing available for older and younger residents on a temporary basis without violating the law.

These recommendations are consistent with those found in the Monroe County Housing Needs Assessment (1991).

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3.4 Community Facilities Plan.

Price Township's population continues to grow at a fairly steady pace. Providing its present and future residents with essential public services and facilities is the subject of this section. Those demands have accelerated as second-homes have converted to permanent occupancy and new households have continued to migrate to the Township from adjoining New Jersey and New York as well as the Allentown and Philadelphia regions. The following recommendations are offered for meeting these community facility and service needs:

3.4.1 Schools.

The educational needs of the Township are met by the East Stroudsburg Area School District. The District population has been growing very rapidly and is projected to reach as many as 35,000 persons by 2010, in the Monroe County Comprehensive Plan. It already serves some 5,700 students.

Among the District facilities serving the Township are the relatively new J.M. Hill Elementary School, with approximately 615 students in grades K through 5. The J.T. Lambert Intermediate School serves 1,250 students in grades 6 through 8. High school students go to the East Stroudsburg South High School (as many as 1,500 students at one point but less since the construction of a second North High School in Lehman Township). The South High School is now undergoing a major reconstruction.

Rapid population growth has forced the District to build the new campus in Lehman Township, Pike County and a new elementary school is anticipated within adjacent Smithfield Township in the near future. It will be located in the vicinity of the existing J.T. Lambert School. Such other needs as are expected to develop within the Township can be met with upgrades to existing facilities and the expansions taking place in periphery areas of higher growth.

There are also some private schools serving the area that fulfill a portion

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of the needs. These include Notre Dame Catholic Schools and "A Family of Artists," a specialized arts program operating in East Stroudsburg. Price students are also educated at Evergreen Community School in Mountainhome and church affiliated schools in Roseto and on nearby Craigs Meadow Road. There is, too, a growing population of home-schooled children in the area.

Vocational-technical education is available at the Monroe County facility in Bartonsville. Higher education programs are available through East Stroudsburg University and Northampton Community College (at their Tannersville campus).

The Township should periodically meet with School District officials for a review of growth patterns related to long-range planning to meet educational needs. The District may also desire to secure the reservation of sites for educational and recreational facilities within new developments being planned in the Township. Additionally, both parties need to be continually aware of any developing congestion or safety problems with respect to school transportation. Finally, the East Stroudsburg School District and Township should work together to maximize the utilization of school recreational facilities by opening them to general public use during those times when schools are not in session. This issue is also addressed in the Eastern Monroe Regional Open Space & Recreational Plan discussed below.

3.4.2 Parks and Recreation.

The Eastern Monroe Regional Open Space & Recreational Plan indicates that Price Township, which has no active local parkland, needs 26 acres to meet current needs and 31 acres to meet the need by 2010 (based on a projected population of 3,142 at that point). A public survey conducted during Plan preparation indicated that biking and hiking trails, playgrounds and community centers were of most interest to residents. There was also strong support for preservation of natural areas, wildlife habitat, farmland and historic areas . There was also a desire to see local schools available for cultural events and community uses along with a linked system of open spaces. Finally, those surveyed indicated a strong

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preference for spending on open spaces, greenways and neighborhood parks as opposed to organized sports facilities.

Among other measures, this Open Space & Recreation Plan specifically recommends:

- Establishment of greenway systems along the Brodhead Creek with connections to the Delaware State Forest, trails and other greenways.
- Future connections between two separate sections of the State Forest.
- Preservation of large concentrations of undeveloped land in Price and Middle Smithfield Townships, particularly those tracts now in non-profit, public and hunting/fishing club ownerships.
- Working with Price Township hunting/fishing clubs to secure conservation easements on those properties, using Monroe County Bond Program funding for this purpose.
- Making greater use of land use regulations and voluntary design guidelines to enhance environmental protection and land preservation.
- Using a four-step subdivision design process to preserve conservation areas and produce higher quality developments (see Open Space & Recreation Plan text for fuller explanation).
- Considering use of zoning regulations to protect scenic roads (e.g. Routes 191 and 447) and historic areas.
- Working with Monroe County to establish a regional park of at least 50 acres in size and suitable for sports facilities within Eastern Monroe County (Price, Smithfield, Middle Smithfield and Delaware Water Gap) at a location relatively close to a school and convenient to population centers. Two sites, one in Smithfield and the other in Middle Smithfield appear to meet these qualifications. The County is in the best position to fund and develop such a facility as well as to design and locate it to meet Monroe County Comprehensive Plan

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objectives. It is a recommendation of this Price Township Comprehensive Plan that the Monroe County Comprehensive Plan and Monroe County Initiatives Manual be amended to specifically provide for such a County Park in this four-community Eastern Monroe area.

- Maintaining community use of school-based athletic facilities.
- Preparing a recreational brochure for the region.
- Investigating the feasibility of a Transfer of Development Rights (TDR) program to aid in the conservation of natural resources of special value.

While this regional plan proposes no specific new neighborhood parks in Price Township itself, Section 503(11) of the Pennsylvania Municipalities Planning Code gives the Township the authority to require developers to dedicate or reserve land for park and recreation purposes in conjunction with their planning. This authority extends to providing the recreational facilities or payment of fees in lieu of thereof, subject to certain limitations. These include a "formally adopted recreation plan" and an ordinance with "definite standards for determining the proportion of a development to be dedicated and the amount of any fee." Moreover, the Code states that "the amount and location of land to be dedicated or the fees to be paid shall bear a reasonable relationship to the use of the park and recreational facilities by future inhabitants of the development or subdivision."

This authority could serve to help the Township secure important open space and recreation linkages and expand the amount of recreation area available to serve the needs of the residential population in direct proportion to growth. The Township should, however, be careful not to assume public ownership of such facilities where private associations or other could just as easily manage them without burden to the taxpayers. It is recommended the Township use the Regional Open Space & Recreation Plan as a tool, in negotiations with larger developers, to establish such privately managed neighborhood parks. Caution must be exercised to ensure these facilities will be properly maintained and not abused. The

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Township has experience problems in the past with such neighborhood parks where communities have failed to take practical ownership responsibilities. One remedy is to insist that these facilities be turned over to organized sports groups (e.g. a Little League Association) for management.

3.4.3 Township Building.

The present Price Township Building adequately meets the demand for public meeting space, offices and maintenance activities. No expansion or substantial improvements are needed for the foreseeable future.

3.4.4 Emergency and Medical Services.

The Township is well-served with volunteer fire protection and ambulance services out of facilities adjoining the Township Building and in nearby communities as well as the Monroe County Office of Emergency Services. While there do not appear to be any serious needs in this regard at the present time, there are also serious problems nationwide in recruiting volunteers for such emergency services and funding increasingly complex equipment. These problems may demand some increased public funding of capital projects over the long-term. Some consideration should also be given to providing financial or other incentives to maintain volunteer levels and ensure the financial solvency of these organizations.

The Pocono Medical Center in adjoining East Stroudsburg provides the Township with easy access to a wide range of health care and medical services. Complementary activities by other health care providers in the same vicinity offer additional services and there are no particular unmet needs in this regard.

3.4.5 Sewage Facilities.

There are no central sewage systems in Price Township. The Township is reliant entirely upon on-lot subsurface systems. Its Wastewater Facilities Plan is based largely on an inspection and repair program to identify and correct malfunctioning on-site sewage disposal systems. The Board has

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also adopted a Sewage Facilities Ordinance that requires an alternate location on every lot for a subsurface system in the event of a failure. This should be complemented with comparable standards in the Natural Features, Zoning and Subdivision and Land Development Ordinances to require that every lot intended for subsurface sewage disposal include a minimum of one acre of buildable land free of wetlands, wetlands margin area, slopes over 25% and bedrock or seasonal high water tables within twenty inches of the surface. The Natural Features Ordinance should also be revised to eliminate the provision allowing 20% of the wetland margin to be encroached upon for building.

The Township works with the Brodhead Watershed Association to support a water quality monitoring program and identify existing and potential water quality problem areas. Streams are generally classified as either high or exceptional quality (the Brodhead having been recently upgraded to exceptional) and the monitoring work should continue.

The Monroe County Comprehensive Plan suggests the County should, to avoid the problems associated with both stream discharges and proliferating individual on-lot systems, work with DEP to "test, develop and fund watershed scale approaches to sewage collection and treatment, exploring a variety of methods suited to each watershed in order to accommodate anticipated growth and avert public health problems." Measures discussed include decentralized large soil absorption (LSA) systems and land disposal (spray irrigation). It further states that "Monroe County may be an especially favorable place to try some varieties of land treatment...because of the vast amounts of open space...close to areas of high population and economic growth." Price Township could be such an area given its large open spaces.

3.4.6 Library Service.

The Township is served by excellent school and other libraries in adjoining communities that are supported by a County Library Tax. These include the Eastern Monroe County Library in Stroud Township and the Barrett Friendly Library in Mountainhome. There is also bookmobile service available to the Township from the former. The

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library offers almost 100,000 volumes. It is supported by a very active "Friends of the Library" group that helps to finance its growth to meet the needs of the expanding service population. Public support is also provided. There are no major unmet needs that cannot be met by a continual upgrading of the existing facilities serving the Township. A wide array of services is also available through the library website.

3.4.7 Solid Wastes.

The Township relies upon private trash haulers who takes the solid wastes to approved landfill facilities outside the Township. The Township Board of Supervisors is studying the feasibility of municipal garbage collection but only intends to pursue the matter if significant cost saving can be secured, which is probably unlikely but worth exploring.

According to Monroe County Comprehensive Plan, the "County completed a Municipal Waste Management Plan in February, 1998. It was prepared for the County's Municipal Waste Management Authority under Act 101 of 1988 and was an update of an earlier plan adopted by the County in 1991. It provides data and projections on the full range of components in the waste stream and deals with both recycling and disposal, all of the sites for which are designated (under current long-term contracts) at locations outside of Monroe County."

It is also recommended that "municipalities establish joint agreements for collection and processing of recyclables." The Plan indicates the "Authority will monitor waste generation, collection, disposal and processing to ensure the adequacy of the 'system' serving the County" and "will license waste haulers and enforce the County Municipal Waste Management Ordinance." It is further proposed that "the Authority, along with the Council of Governments, develop regional, inter-municipal collection areas for recyclables in the County" and "in conjunction with the private sector."

3.4.8 Water Supplies.

There are also no community water supply systems in Price Township.

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All homes are served by on-site wells. The Pennsylvania State Water Plan for the Upper Delaware River Subbasin recommends residential water conservation programs and various actions to develop new supplies, none of which directly impact Price Township and, therefore, there are no inconsistencies with this Plan.

It is also hereby acknowledged that lawful activities such as the extraction of minerals may impact water supply sources and such activities are governed by Commonwealth of Pennsylvania statutes regarding mineral extraction that specify replacement and restoration of water supplies affected by such activities. It is further understood that commercial agricultural production may impact water supply sources.

3.4.9 Police Services.

State Police service is available to the Township from the Swiftwater barracks. Police services are not provided by the Township due to the extraordinarily high cost. None are required for the foreseeable future.

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3.5 Transportation.

This plan addresses the needs of the Township with respect to this highway system and other modes of transportation.

3.5.1 Functional Road Classifications.

The following table identifies roads through the Township by the functions which they must play in the future (as opposed to present use) to achieve an efficient flow of traffic in the Township.

Price Township Functional Highway System		
ROAD CLASS	FUNCTION	ROADS
ARTERIAL	Carries medium-to-heavy volumes of traffic at moderately high speeds and provides access to major traffic generators	Rt. 447 Rt. 55
COLLECTOR	Provides connections between Arterials and Local Roads at comparatively slower speeds and carries moderate volumes of traffic	Barren Road Circle H Road Clarks Road Manzanita/ Milletown Road Snow Hill Road Timber Hill Road Wooddale Road
LOCAL	Provides direct access to abutting properties and channels Local traffic to Collector Roads	All other existing roads

This Plan is designed to be integrated with local and state reconstruction programs as well as maintenance efforts to bring about a functional

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system. The County, it should be noted, can substantially influence Commonwealth Department of Transportation decisions regarding project priorities in the County. The County is also a member of the Northeastern Pennsylvania Rural Transportation Planning Organization, the group responsible for programming regional transportation projects. This Plan should be used as a basis, in turn, for influencing the County in these endeavors. The following specific actions are recommended:

- a) **Route 55 (Wooddale/Schoolhouse Road) and Wooddale Road have both experienced tremendous traffic increases and are carrying more than their rated capacities, necessitating eventual widening and realignment of those highways.** PennDOT traffic records indicate Route 55 carries 1,300 vehicles per day but Township traffic counts conducted in August 2001 indicate approximately 1,700 vehicles per day during this peak period with an average speed of 39 miles per hour. This would, given the conditions prevailing in this area and using the Highway Traffic Manual as a guide, produce a Level of Service D condition which is unacceptable on a long-term basis as it results in frequent inconveniences, not to mention the safety hazards. Ideally, it would have not more than 1,050 vehicles per day under present conditions.

The Township should work with PennDOT to include a Route 55 upgrade project on the latter's 12 Year Plan and ensure it receives a high priority. Reducing speeds on all these highways is also important as an interim safety measure. Wooddale Road (Township portion) had 1,852 vehicles per day of traffic at 40 miles per hour average speed and is similarly limited. The Township should help to ensure additional right-of-way for improvements in these areas by requiring greater front yards in return for smaller rear yards for lots fronting on these highways.

- b) **Other roads likely to see increased traffic and needing improvements include Circle H Road, Snow Hill Road and Barren Road.** These will all serve increasingly important collector functions and need to be continually upgraded as growth increases the pressure on their use.

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3.5.2 Other Observations and Recommendations.

- a) There is no public transportation in the Township except that provided by the Monroe County Transportation Authority and Martz to sites on the fringe of the Township.
- b) Commuter rail service between New York City (actually Hoboken, NJ) and the Poconos is being advanced with three proposed stops in Monroe County, one of which is proposed for East Stroudsburg and another for Analomink. (See Section 3.2.3 for additional discussion of this proposal and its potential impacts on Price Township.)
- c) Air service is available for smaller planes at the Stroudsburg Airport on Airport Road in adjacent Smithfield Township. There is no room for expansion, however, nor any pressing needs to expand.
- d) Development of additional pedestrian and bikeway systems will be important as the Township grows. This should be addressed in the context of both new highway designs and the review of subdivision proposals. Bicycling safety is also essential to address.

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3.6 Coordination with Regional and County Planning.

3.6.1 Coordination with Monroe County Comprehensive Plan

Monroe County, in 1996, began a three-year comprehensive planning process, known popularly as "Monroe 2020," that involved municipalities, school districts, business entities and public interest groups. It culminated in June, 1999, with the Monroe County Comprehensive Plan, a thorough analysis, set of goals and recommended program of actions to deal with the County's growth over the next two decades. Price, Smithfield and Middle Smithfield Townships, together with East Stroudsburg Borough, constituted one of four planning areas.

Monroe County Comprehensive Plan research indicated the East Stroudsburg Planning Area had an estimated 1994 year-round population of about 24,000 persons that was expected to grow another 50% by 2020. The actual 2000 Census population was 29,704 persons, representing a gain of over 5,000 persons for the last six years alone. School tax rates jumped 65% in 4 years and the County Plan suggested continued low-density residential growth would only worsen this situation. Fifteen percent of private-owned land (9,500 acres) was classified as vacant, implying that the area would continue to grow in the same manner and exacerbate the situation unless there was better planning. Several goals and short-term actions involving municipalities were identified.

The following is a listing of the most important goals and short-term actions of a municipal nature along with an indication how this Plan responds to each.

Land and Water Resources

- **Goal:** Preserve and enhance green spaces characteristic of the planning area.

Plan Response: Price will consider updating its landscaping and buffering requirements and adding a conservation subdivision provision to its zoning.

- **Goal:** Expand recreational opportunities for residents.

Plan Response: Price Township has joined with Smithfield, Middle Smithfield and Delaware Water Gap to prepare the Eastern Monroe

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Regional Open Space & Recreation Plan. That Plan includes a proposal to create a 50 acre regional park.

- **Goal:** Encourage inter-municipal planning for conservation.

***Plan Response:** Price Township has joined with Smithfield, Middle Smithfield and Delaware Water Gap to prepare the Eastern Monroe Regional Open Space & Recreation Plan.*

- **Goal:** Enable restructuring of approved but undeveloped subdivisions to permit greater open space, more compact development patterns or non-residential uses.

***Plan Response:** Price Township will consider a subdivision and land development incentive provision to encourage this.*

- **Action:** Establish standards for water well protection.

***Plan Response:** Price Township has no community water supplies but a Well Ordinance for private well protection is warranted.*

- **Action:** Adopt resource conservation plans and ordinances.

***Plan Response:** Price Township already has a Natural Features Ordinance and plans to insert complementary provisions within its Zoning and Subdivision Ordinances.*

- **Action:** Undertake pilot projects to make streams accessible.

***Plan Response:** This issue is addressed in the Eastern Monroe Regional Open Space & Recreation Plan.*

Economic Development and Fiscal Balance

- **Goal:** Locate new development near existing infrastructure and where extensions are economically feasible.

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Plan Response: *Price Township possesses no public sewer and water infrastructure.*

- **Goal:** Solicit modest-size firms compatible with the County's character.

Plan Response: *The Township does not solicit industry itself but is considering zoning changes that would allow for more of these types of firms.*

- **Goal:** Encourage redevelopment of existing commercial and industrial sites as a preferred form of development.

Plan Response: *Price Township has no existing commercial or industrial sites suitable for this type of program although reuse of older sites is encouraged.*

- **Goal:** Provide a way for schools to offer input on subdivision approvals.

Plan Response: *Deciding whether or not to approve subdivisions on the basis of school impact is fraught in legal dangers but keeping schools informed of development trends is, nonetheless, important. Price Township will attempt to do this through regular meetings and a cooperation agreement. It is also Price Township's strategy to balance the tax base better by encouraging selected types of commercial and industrial development in business districts to off-set the costs of serving residential development.*

- **Action:** Study alternative revenue sources for schools.

Plan Response: *Second homes are not as prevalent in Price Township as other areas but still represent about 20-25% of the housing stock. Income taxes, therefore, simply shift that much more of the burden to residents and are ill-advised. The lack of income tax reciprocity with New York (as compared to New Jersey where such reciprocity does exist) further complicates matters. A local sales tax would avoid this and be preferable but could make Township enterprises less competitive with adjoining areas and discourage commercial development able to help pay school taxes. A*

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property tax with lower rates on improvements than land, however, could encourage commercial development and infill and discourage sprawl. This is because holding higher valued properties near centers would become more expensive relative to building in the outskirts. Such land-based taxes are found in several areas of Pennsylvania but new legislation is required to authorize Township use of the technique. Monroe County should study the feasibility of such a tax alternative.

Community Character and Community Life

- **Goal:** Maintain the distinctive character of each municipality.

***Plan Response:** Price Township's character is distinctly residential. The emphasis of this Comprehensive Plan, therefore, is on ensuring high-quality development through use of project review authority and employment of standards for buffering, landscaping, signs and the like. Balancing of the tax base and neighborhood development also demands some additional commerce and industry, for which the Plan makes provisions.*

- **Goal:** Maintain and enhance role of schools as center for community activity.

***Plan Response:** Price Township strongly endorses the use of school facilities for community events and programs extending beyond education needs. This Plan recommends after-school community use of recreational facilities, for example.*

- **Goal:** Upgrade the image of the Poconos by emphasizing their wide range of offerings for visitors.

***Plan Response:** Price Township is reevaluating its zoning to allow for more than traditional resort uses. It is also considering Conservation Subdivision provisions that preserve open space resources and can help meet the increasing demand for passive forms of recreation and tourism.*

- **Goal:** Establish activities that bring newcomers and long-term residents together for community purposes.

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Plan Response: Price Township's best opportunities to do this will be in working with its neighbors to implement the Eastern Monroe Regional Open Space & Recreation Plan and create regional park facilities where events for both residents and visitors can be promoted.

- **Goal:** Promote the historic character of area communities.

Plan Response: This Plan includes a natural resources and historic preservation section that identifies Price Township's key historic assets and suggests ways to take advantage of them.

- **Action:** Seek and obtain grants for promoting arts and history.

Plan Response: Price township will work with its neighbors to pursue such grants.

- **Action:** Establish and enforce consistent sign standards compatible with desired community images.

Plan Response: A model set of sign regulations for municipal consideration has been developed on a Countywide basis with the input of both governmental and private organizations. Price Township will consider using some of these recommendations to improve its sign standards, particularly with regard to sign sizes, numbers and design. The model as a whole is very complex and will benefit from procedural streamlining. The Township will, to achieve consistency with other municipalities, incorporate basic standards of the County model into a simple but effective set of Township sign regulations.

- **Action:** Revise zoning ordinances to establish mechanisms such as sketch plan review to achieve higher quality design.

Plan Response: This is the focus of the Land Use Objectives portion of this Plan and the proposed zoning revisions found in the Appendices. Additional plan review criteria and procedures are specified to provide for more thorough review and better design of development plans.

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Public Facilities, Infrastructure and Services

- **Goal:** Identify areas where infrastructure systems need to be expanded.

Plan Response: Price Township has done this through its Official Wastewater Facilities Plan and the Community Facilities section of this Plan. However, it has no public sewer or water infrastructure.

- **Goal:** Plan and implement a system for improving traffic flows.

Plan Response: The Transportation element of this Plan deals with this need. Price Township has conducted traffic studies with a view to imposing speed limits and making upgrades for these purposes.

- **Goal:** Establish priorities for funding park and recreation facilities.

Plan Response: Recreation needs and priorities are addressed in the Community Facilities section of this Plan. The Eastern Monroe Regional Open Space & Recreation Plan also deals with this matter.

- **Action:** Use Geographic Information System (GIS) technology to make an infrastructure inventory.

Plan Response: Price Township has no public sewer or water infrastructure.

- **Action:** Create recreation partnerships with voluntary associations.

Plan Response: It is highly recommended that the Township develop such relationships with camps, schools and other possible recreation providers. This Plan also recommends consideration of a payments in lieu of dedication requirement on developers to generate funds for park and recreation development.

- **Action:** Seek alternative ways of financing infrastructure from developer contributions, dedications and impact fees, to the extent of statutory

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authority.

Plan Response: *This Plan recommends consideration of recreation impact fees. The Pennsylvania Municipalities Planning Code (MPC), unfortunately and despite conflict with the Commonwealth's anti-sprawl objectives, severely limits the ability of the Township to use any impact fees. The obvious intent of these restrictions is to discourage the use of such fees, demonstrating the futility of state planning as a substitute for local efforts. Nevertheless, the Township has no choice but to abide with the MPC. It will investigate other measures and endeavor to work with developers to secure needed improvements in connection with individual projects.*

- **Action:** Research the potential for groundwater contamination from population and economic growth and identify remedial measures.

Plan Response: *Price Township expects to use the County's GIS capabilities to identify groundwater aquifers. It plans to use this information in reviewing project proposals.*

Open Space

The County, as a corollary to the Monroe County Comprehensive Plan, adopted an Open Space Plan in June, 2001, with the following recommendations for municipalities:

- **Recommendation:** Use design professionals, especially landscape architects, to review sketch plan developments.

Plan Response: *Price Township plans to use landscape architects and other design professionals to review development plans. It will incorporate requirements for use of them in ordinance revisions.*

- **Recommendation:** Review land development proposals as early as possible to determine if they will affect potential conservation lands, using the "Map of Potential Conservation lands" prepared by the County.

Plan Response: *The Township will be doing this and has, through its joint*

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open space planning with surrounding municipalities, improved on the mapping. A Township Map of Potential Conservation Lands has also been generated with the help of the County and is offered in Section 3.1.

- **Recommendation:** Look for opportunities to establish public trails in non-residential developments.

Plan Response: This is being addressed through joint open space planning with surrounding municipalities.

- **Recommendation:** Continue to work with the County in Potential Conservation Lands mapping, development of Open Space Plans and writing conservation land use regulations.

Plan Response: This has been done through the preparation of the Map of Potential Conservation Lands and the Eastern Monroe Regional Open Space & Recreation Plan.

- **Recommendation:** Develop a Township “Map of Potential Conservation Lands” and consider its adoption as a separate official map.

Plan Response: The Map of Potential Conservation Lands which is included herein needs to be cross-referenced in land use regulations. Authority to adopt it as a separate official map is lacking, however.

- **Recommendation:** Explore opportunities to complete a joint municipal “Map of Potential Conservation Lands” especially where sensitive natural resources cross municipal boundaries and shared conservation approaches are desired.

Plan Response: This has been done through the preparation of the Map of Potential Conservation Lands and the Eastern Monroe Regional Open Space & Recreation Plan.

- **Recommendation:** Make the “Map of Potential Conservation Lands” readily available to developers so that they understand how their property relates to the conservation network and before large sums of money are

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spent developing plans.

***Plan Response:** This will be done. The Conservation Subdivision provisions recommended herein are also linked to the “Map of Potential Conservation Lands.”*

- **Recommendation:** Locate non-residential zoning districts outside the natural resource areas to the greatest extent possible.

***Plan Response:** Price Township's VC and C-1 zones are outside these areas for the most part. They were carefully chosen in a joint planning exercise with the County Planning Commission staff using that agency's GIS resources.*

- **Recommendation:** Conduct training sessions for new elected officials and planning commission members, especially those who may not have participated in the Monroe County Comprehensive Plan process.

***Plan Response:** Price Township will work with the County and the Pennsylvania State University Cooperative Extension Service to conduct such training.*

- **Recommendation:** Note the condition of natural resources and identify stewardship needs in open space planning.

***Plan Response:** This has been addressed through joint open space planning with surrounding municipalities.*

- **Recommendation:** Identify additional agricultural security areas that could benefit from Open Space funding.

***Plan Response:** There are some prime agricultural soils in the Township, but few farms. Agricultural Security Area designation may or may not be practical but should be investigated for these limited areas.*

- **Recommendation:** Identify scenic resources including the delineation of important viewsheds.

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***Plan Response:** This has been done through the Eastern Monroe Regional Open Space & Recreation Plan.*

- **Recommendation:** Develop the Godfrey Ridge Greenway and trail as a model greenway, implementing recommendations in the Greenway Project Feasibility Study.

***Plan Response:** An extension of this project in the form of a Brodhead Creek Greenway is addressed in the Eastern Monroe Regional Open Space & Recreation Plan.*

- **Recommendation:** Assess the bicycle compatibility of Township roadways.

***Plan Response:** This has been addressed in the Eastern Monroe Regional Open Space & Recreation Plan.*

3.6.2 Coordination with Regional Planning

As indicated several times already, Price Township has been cooperating with Delaware Water Gap Borough and the Townships of Middle Smithfield and Smithfield to develop Eastern Monroe Regional Open Space & Recreation Plan. The proposals of this Plan relate to existing and proposed development and plans in contiguous portions of neighboring municipalities as follows:

- Stroud Township

Stroud Township adjoins Price Township along most of the latter's southern border. It represents much of what is commonly perceived as "the Stroudsburgs," having absorbed most of the growth outward from the two Boroughs. Stroud Township has zoned this area as low density residential with some commercial area in Analomink. The Price Township side is zoned for open space conservation uses and some moderate density residential development but the average densities are actually quite comparable. Therefore there are no conflicts in the land use planning and zoning between the two communities.

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- Smithfield Township

Price and Smithfield Townships share a border of less than one mile in length that is zoned residential on both sides at comparable densities. Smithfield's R-1 District, in fact, allows smaller lots with central sewage than Price's R-2 District (20,000 square feet versus 32,670 square feet, respectively). There is, therefore, no conflict in planning between the two municipalities.

- Middle Smithfield Township

Price Township shares a long border with Middle Smithfield Township. Traffic on Wooddale Road has been dramatically affected by development in that municipality. The border is zoned moderate density residential and open space conservation on the Middle Smithfield side and a combination of these designations and low density residential and rural residential on the Price side. The densities are comparable with no major conflicts.

- Porter Township (Pike County)

The area shared by Porter and Price Townships is almost entirely public land or large camping, hunting and fishing properties. Price Township's zoning of this area as open space conservation is consistent with these uses.

- Barrett Township

Barrett and Price also share a long border that includes many large properties in resort or open space uses. Barrett has zoned the area for a combination of low density residential, resort and special uses, while Price has zoned it for open space conservation, rural residential and general commercial uses. The last of these is a commercial zone intended to offer the opportunity for the establishment of new businesses in this area that might serve surrounding residential developments in the two townships. The low density and rural residential zones in this area match precisely on both sides of the border and there are no significant conflicts.

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- Paradise and Pocono Townships

The border area between Price and Paradise Townships is entirely zoned for open space conservation uses on both sides except for the Timber Hill area which is zoned moderate density residential on both sides. Therefore, there are no conflicts. The corners of Pocono and Price Townships touch at the southern end of the Paradise border and the Pocono section is zoned low density residential. Therefore, Price's open space conservation designation creates no conflict either.

Given the above, the existing and proposed development of Price Township is generally consistent with the objectives and plans of the Monroe County Comprehensive Plan and compatible with the existing and proposed development and plans of contiguous municipalities.

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4.0 Implementation Strategies.

This Comprehensive Plan should be consistently applied to Township policy decisions on land use, circulation and community facilities. Major municipal actions must, legally, also be reviewed for conformance with the Plan. It is, in this regard, itself an implementation tool that should be reviewed periodically and updated to reflect new problems and concerns.

The zoning ordinance, however, will continue to be the major tool for regulating the use of land in the Township and implementing this Plan. It may permit, prohibit, regulate, restrict, and determine any of the following:

- uses of land and bodies of water
- structure size, height, bulk, location, erection, construction, repair, maintenance, alteration, raising, removal and use
- density of population and development

It, too, needs to be continually reviewed to ensure the ability of the Township to economically develop, accommodate needed services and produce housing affordable to local residents. Performance standards should be expanded upon when necessary to provide maximum flexibility to accommodate development while also protecting health and safety.

It will be beneficial to Price Township to continue partnerships with adjoining municipalities on planning and development matters. The Township will also be well-served by a close working relationship with the Monroe County Planning Commission through its Municipal Partnership Program. Assistance from specialists in law, planning, engineering and other areas will continue to be required in implementing this Plan.

The following is a summary of the major Comprehensive Plan recommendations:

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Price Township Comprehensive Plan Recommendations				
No.	Recommendation	Priority	Resources Required	Responsibility
Natural Resource, Open Space and Historic Recommendations:				
1	Use floodplain development standards, the Township Natural Features Ordinance and conservation design standards in the Zoning and Subdivision Ordinances to protect the Brodhead Creek, High Falls and Michael's Creek Falls. (§3.1.2)	Immediate	Technical Assistance in Ordinance Drafting	Supervisors & Planning Commission
2	Use riparian buffers and conservation easements as well as land use regulations to protect the Mud Run and Stony Run tributaries of the Brodhead Creek. (§3.1.2)	Short-term	Conservancy Assistance & Monroe County Open Space Initiative Funding	Supervisors & Open Space Committee
3	Use Map of Potential Conservation Lands to evaluate future development proposals and encourage the use of conservation subdivision techniques. (§3.1.1)	Short-term	Technical Assistance in Ordinance Drafting Using Municipal Partnership Program	Supervisors & Planning Commission
4	Recognize the Township's four principal historic sites with formal designations as a method of increasing their value for preservation. (§3.1.2)	Long-term	Historic Research, Erection of Signs	Supervisors, Planning Commission & County Historical Society
5	Investigate the feasibility of a Transfer of Development Rights (TDR) program to aid in the conservation of natural resources of special value. (§3.4.2)	Long-term	Technical Assistance with Study	Supervisors & Planning Commission

Note: Generally immediate means the next 1-2 years, short-term means 3-5 years and long-term means 5-10 years.

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No.	Recommendation	Priority	Resources Required	Responsibility
Land Use Recommendations:				
6	Combine PLP and OSC Districts into one new Open Space Conservation (OSC) District. (§3.2.4)	Immediate	Technical Assistance in Ordinance Drafting	Supervisors & Planning Commission
7	Use the County's Geographic Information System (GIS) to redefine VC and C-1 Districts and create some additional areas for commercial and industrial growth on lands suited for those purposes. (§3.2.4)	Immediate	Technical Assistance in Ordinance Drafting	Supervisors & Planning Commission
8	Provide a Conservation Subdivision option for residential developers willing to provide additional open space in return for an opportunity to recapture density lost through other recommended revisions. (§3.2.4)	Immediate	Technical Assistance in Ordinance Drafting	Supervisors & Planning Commission
9	Revise the Township Zoning Map and redefine all districts to follow, wherever possible, property lines, consistent with existing development patterns and natural resource constraints. (§3.2.4)	Immediate	Technical Assistance in Ordinance Drafting	Supervisors & Planning Commission
10	Develop a Schedule of District Regulations easier to use and that moves high impact uses into the conditional use category and vice-versa, adds statements of district intent for each zone and replaces the existing Sections 401 through 503. (§3.2.4)	Immediate	Technical Assistance in Ordinance Drafting	Supervisors & Planning Commission
11	Maintain the zoning districting now in effect and place statements of district intent on the recommended Schedule of District Regulations (§3.2.4)	Immediate	Technical Assistance in Ordinance Drafting	Supervisors & Planning Commission

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No.	Recommendation	Priority	Resources Required	Responsibility
Land Use Recommendations (Continued):				
12	Develop better parking, traffic, landscaping, animal husbandry, lighting, Conditional Use review and site design guidelines and provide for two-family dwellings. (§3.2.4)	Immediate	Technical Assistance in Ordinance Drafting	Supervisors & Planning Commission
13	Lower density in the R-2 District by increasing the minimum lot area for lots with central water and sewage from 0.5 acre to 0.75 acre (along with other revisions in development standards) to make room for Conservation Subdivision density bonus incentives. (§3.2.4)	Immediate	Technical Assistance in Ordinance Drafting	Supervisors & Planning Commission
14	Employ a maximum impervious surface standard in all districts as a substitute for the present maximum building coverage regulations. (§3.2.4)	Immediate	Technical Assistance in Ordinance Drafting	Supervisors & Planning Commission
15	Combine Special Exceptions and Conditional Uses into one set of Conditional Uses. (§3.2.4)	Immediate	Technical Assistance in Ordinance Drafting	Supervisors & Planning Commission
16	Update Natural Features Ordinance with more specific linkages to the Zoning and Subdivision Ordinances, reducing the 300 feet wetlands buffer to a justifiable 100 feet linked to protection of the wetlands margin and creating a tie-in with the Map of Potential Conservation Lands. (§3.2.4)	Immediate	Technical Assistance in Ordinance Drafting	Supervisors & Planning Commission
17	Update and enforce consistent sign standards compatible with desired community images. (§3.2.4, §3.6.1)	Short-term	Technical Assistance in Ordinance Drafting	Supervisors, Planning Commission & Adjacent Municipalities

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No.	Recommendation	Priority	Resources Required	Responsibility
Land Use Recommendations (Continued):				
18	Consolidate and update multi-family dwelling standards to deal more effectively with this form of development. (§3.2.4)	Short-term	Technical Assistance in Ordinance Drafting	Supervisors & Planning Commission
19	Update Subdivision and Land Development Ordinance to set fees by resolution, provide for use of Township experts in reviews, update penalty provisions, limit the ratio of lot depth to lot width, increase the minimum buildable area, cross-reference multi-family dwelling standards found in the Zoning Ordinance and improve campground standards. (§3.2.4)	Short-term	Technical Assistance in Ordinance Drafting	Supervisors & Planning Commission
20	Adopt Planned Unit Development (PUD) regulations for neighborhood type commercial development within VC and C-1 Districts. (§3.2.4)	Long-term	Technical Assistance in Ordinance Drafting	Supervisors & Planning Commission
21	Update the Township's Planned Residential Development (PRD) regulations to comply with the requirements of the Municipalities Planning Code. (§3.2.4)	Long-term	Technical Assistance to Conduct Study	Supervisors
22	Provide for minor additions or changes to conditional uses such as resorts as principal permitted or accessory uses once the basic use has been once approved, offering similar protection for existing non-conforming uses. (§3.2.4)	Long-term	Technical Assistance in Ordinance Drafting	Supervisors & Planning Commission
23	Develop Subdivision Ordinance provisions encouraging lot consolidation in substandard subdivisions. (§3.2.3, §3.6.1, §3.2.4)	Long-term	Technical Assistance in Ordinance Drafting	Supervisors & Planning Commission

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No.	Recommendation	Priority	Resources Required	Responsibility
Land Use Recommendations (Continued):				
24	Conduct regular training sessions for new elected officials and planning commission members, especially those who may not have participated in the Monroe 2020 process. (§3.6.1, §3.2.4)	Long-term	Technical Assistance with Seminars	Supervisors & Planning Commission
25	Study the feasibility of a property tax with lower rates on improvements than land to encourage commercial development and infill and discourage sprawl. (§3.6.1)	Long-term	Technical Assistance with Study	Monroe County
26	Study the feasibility of creating an Agricultural Security Area in the Township. (§3.6.1)	Long-term	Technical Assistance with Study	Supervisors & Planning Commission Monroe County Penn State Extension
Housing Recommendations:				
27	Provide for mobile homes and multi-family dwellings as lower cost housing options, subject to high quality standards. (§3.3.8)	Long-term	Technical Assistance in Ordinance Drafting	Supervisors & Planning Commission
28	Consider developing zoning language allowing more "mother-daughter" units. (§3.3.8)	Long-term	Technical Assistance in Ordinance Drafting	Supervisors & Planning Commission

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No.	Recommendation	Priority	Resources Required	Responsibility
Community Facilities Recommendations:				
29	Meet regularly with School District officials to review growth patterns for purposes of long-range planning and reserving sites for educational and recreational facilities within new developments being planned in the Township. (§3.4.1)	Continuing	None	Supervisors, Planning Commission & East Stroudsburg School District
30	Work with the East Stroudsburg School District to maximize the utilization of school recreational facilities by opening them to general public use during those times when schools are not in session. (§3.4.1)	Continuing	None	Supervisors, Planning Commission, Open Space Committee & East Stroudsburg School District
31	Consider providing financial or other incentives to maintain volunteer levels and ensure the financial solvency of emergency services organizations. (§3.4.4)	Short-term	Annual Funding Allocation	Supervisors
32	Continue working with the County and amend the County Comprehensive Plan and Initiatives Manual to specifically provide for a regional park Eastern Monroe County. (§3.4.2)	Short-term	Capital & Maintenance Funding	Supervisors, Open Space Committee & Monroe County
33	Work with hunting/fishing clubs to secure conservation easements on those properties. (§ 3.4.2)	Short-term	Conservancy Assistance & Monroe County Open Space Initiative Funding	Supervisors, Open Space Committee & Monroe County
34	Use a four-step subdivision design process to preserve conservation areas and produce higher quality developments. (§ 3.4.2)	Short-term	Technical Assistance in Ordinance Drafting	Supervisors & Planning Commission
35	Consider use of zoning regulations to protect scenic roads (e.g. Routes 191 and 447) and historic areas. (§ 3.4.2)	Immediate	Technical Assistance in Ordinance Drafting	Supervisors & Planning Commission

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No.	Recommendation	Priority	Resources Required	Responsibility
Community Facilities Recommendations (Continued):				
36	Consider requiring developers to dedicate or reserve land for park and recreation purposes in conjunction with their planning or to provide fees in lieu of dedication for recreational development. (§3.4.2)	Long-term	Technical Assistance in Ordinance Drafting	Supervisors, Planning Commission & Open Space Committee
37	Establish greenway systems along the Brodhead Creek with connections to the Delaware State Forest, trails and other greenways. (§ 3.4.2)	Long-term	Conservancy Assistance & Monroe County Open Space Initiative Funding	Supervisors, DCNR, Open Space Committee & Monroe County
38	Create future connections between two separate sections of the Delaware State Forest. (§ 3.4.2)	Long-term	Technical Assistance & Monroe County Open Space Initiative Funding	Supervisors, DCNR, Open Space Committee & Monroe County
39	Prepare a recreational brochure for the region. (§ 3.4.2)	Long-term	Technical Assistance with Writing and Funding for Publication	Supervisors, Open Space Committee & Monroe County
40	Create recreation partnerships with voluntary associations such as camps, schools and other possible recreation providers. (§ 3.6.1)	Long-term	Technical Assistance	Supervisors & Open Space Committee
41	Continue working with the Brodhead Watershed Association to support a water quality monitoring program and identify existing and potential water quality problem areas. (§ 3.4.5)	Continuing	Technical Assistance	Supervisors, Planning Commission & Watershed Association

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No.	Recommendation	Priority	Resources Required	Responsibility
Community Facilities Recommendations (Continued):				
42	Incorporate standards in the Natural Features, Zoning and Subdivision and Land Development Ordinances to require that every lot intended for subsurface sewage disposal include a minimum of one acre of buildable land free of wetlands, wetlands margin area, slopes over 25% and bedrock or seasonal high water tables within twenty inches of the surface, also eliminating the provision allowing 20% use of the wetland margin. (§ 3.4.5)	Immediate	Technical Assistance in Ordinance Drafting	Supervisors & Planning Commission
Transportation Recommendations:				
43	Reduce speeds on Schoolhouse, Circle H and Wooddale Roads as a safety measure (§ 3.5.1)	Immediate	Technical Assistance	Supervisors & Penn DOT
44	Work with Penn DOT to include a Route 55 upgrade project on the latter's 12 Year Plan and ensure it receives a high priority. (§ 3.5.1)	Short-term	Technical Assistance	Supervisors & Penn DOT
45	Ensure additional right-of-way for future highway improvements by requiring greater front yards in return for smaller rear yards for lots fronting on these highways. (§ 3.5.1)	Immediate	Technical Assistance in Ordinance Drafting	Supervisors & Planning Commission
46	Upgrade Circle H, Snow Hill, Wooddale and Barren Roads to better serve in their present collector functions as growth increases the pressure on their use. (§ 3.5.1)	Long-term	Technical Assistance	Supervisors

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No.	Recommendation	Priority	Resources Required	Responsibility
Transportation Recommendations (Continued):				
47	Develop additional pedestrian and bikeway systems in the context of both new highway designs and the review of subdivision proposals, also addressing bicycling safety. (§ 3.5.1)	Long-term	Technical Assistance and Transportation Enhancement Program Grant(s)	Supervisors, Penn DOT & Planning Commission

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5.0 Assessment of Plan Impacts.

The various plans provided above are intended to complement and serve one another such that the transportation recommendations also facilitate the future land use recommendations, for example. It is further intended that the adoption of the measures recommended minimize any negative environmental, energy conservation, fiscal, economic development and social consequences on the community from future development. The environmental impacts associated with recommended actions were an integral part of the considerations in developing those recommendations and no further discussion is warranted.

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6.0 Appendices.

The following are offered as Comprehensive Plan Appendices:

- A - Recommended Zoning Ordinance Revisions**
- B - Recommended Subdivision and Land Development Ordinance Revisions**
- C - Other Recommended Ordinance Revisions**