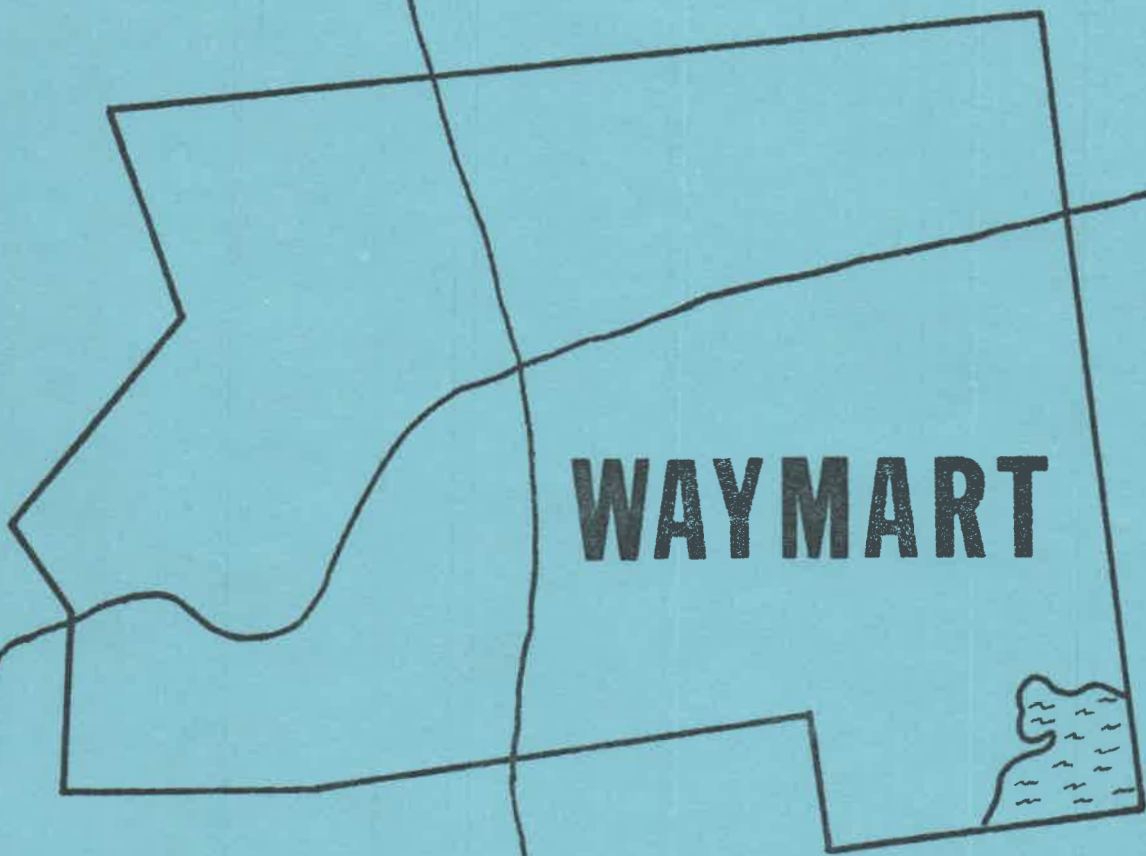


Community Planning

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Transportation



**WAYMART**

**COMPREHENSIVE  
PLAN**

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## HISTORY OF WAYMART BOROUGH

Early Settlers: Historical accounts of Waymart Borough begin with dates of the first white settlers. Colonel Asa Stanton was first settler in what is now the Borough of Waymart. He came from New London, Connecticut, in 1790, and built a log cabin. Stanton's house became a stopping place for travelers and continued as such long after his death. Colonel Stanton built the first saw-mill in this section of the county, at what is known as Lake Ladore, in 1805. Captain George Rix also from New London, Connecticut, was another early settler in this region. Rix bought a large tract of land about one mile west of what is now Canaan Corners, on the east slope of the mountain, made a small clearing and built a log cabin. In 1805 he was assessed as a farmer and owning 208 acres of land. Captain Matthias Keen, another early settler, came to Canaan in 1815. He first lived on Orchard Hill, and made a dam at the mouth of Keen's Pond, then called "Canoe Pond", and built a frame for a grist-mill. Captain Keen erected the first carding-machine in that region of the country, and to it there was a wool-picker attached. He built the first grist-mill in that part of town, and Deacon Rufus Grenell was the mill-wright.

Canaan was an original township established in 1798 with twenty-nine taxables, one church (Roman Catholic), and four schools. It then included Salem, which was set off in 1808. From the northern part was formed Clinton in 1834. Waymart Borough was formed from the northwestern corner in 1851, and a portion of the eastern side of the township was added to Cherry Ridge.

Early Roads: The first road opened through Wayne County was cut out in 1762 by the Connecticut settlers going to Wyoming. Public roads were also laid out early and opened from Bethany by Brinker Mill, and from Keen's Pond to Canaan. The Belmont and Easton Turnpike Company was chartered in 1812. The Turnpike ran in a southerly direction along the route of the North and South State road. This Turnpike for a number of years had immense travel and is the Belmont Street of Waymart. The Honesdale and Clarksville Turnpike Company was organized April 2, 1830. Their road was built from Honesdale to the Milford Owego Turnpike, within two miles of Clarksville, Pennsylvania. Prior to the completion of the Gravity Railroad, these early roads provided a relatively easy means of moving people and goods. Waymart remained to be a small hamlet, a pleasant resting place for those travelers heading west over the Moosic Mountains through Rix's Gap.

Gravity Railroad: In 1816 Maurice and William Wurts began to mine anthracite coal in anticipation of hauling the coal from the Lackawanna Valley to the New York market. In May 1823, they hired Benjamin Wright, an engineer, to survey land for the Delaware and Hudson Canal System, and ground was broken for the canal in 1825.

In 1826 they decided to build a railroad over the Moosic Mountains. John B. Jervis undertook the building of the Delaware and Hudson Canal Company's Gravity Railroad. Beginning at an elevation of 1,200 feet at Carbondale, the "Gravity" rose to an elevation of 1,907 feet at Rix's Gap through a series of five planes and the intervening levels. The road then descended the east side of the Moosic Mountains by three planes and levels to an elevation of 985 feet at Honesdale. Stationary steam engines were located at the summit of each of the first five planes in order to pull the coal cars uphill.

From the opening of the Gravity Railroad in 1829 up to 1863, the Delaware and Hudson Canal Company piled at Waymart the coal that was run from their mines after the close of the canal navigation in the fall. As high as one hundred thousand tons were stored there, then reloaded and run to the canal at Honesdale in the spring. It is thought that Waymart received its name from the Weigh-Mart of the Gravity Railroad. This operation gave employment to a large number of men.

By 1841 productivity of the mines had increased to nearly 200,000 tons per year, putting a considerable strain on the Gravity. New roads for the return of empty cars were built and the Gravity seemed to be constantly involved in expansion or alteration projects. In 1856 it was necessary to rebuild the entire line from Carbondale to Waymart to increase the capacity of the road.

With the inauguration of passenger service in 1877 from Honesdale to Carbondale, this portion of the line quickly gained fame because of its novel construction and scenic beauty. In 1857 a Gravity Railroad Depot was built to accommodate freight and passenger service. The depot was sold to the Borough of Waymart and is now the only Gravity Depot in existence today. On Monday, January 2, 1899, passenger and freight trains were moved from Honesdale to Waymart by locomotives, the planes from Waymart to Farview being used until the last of January, 1900, when the steam road was completed.

The Gravity changed Waymart from farming to a railroad town. Business was in its prime during Gravity and steam days. Waymart was the hub for tourists, creameries, and other farm products being shipped by rail. Lake Ladore became a tourist attraction during this era with a great grove scattered with refreshment stands, summer kitchens, swings, seats, and facilities for a boat and canoe launch. Farview developed into a popular tourist and picnic spot. At Farview the picnic cars were run on a siding and picnickers rushed to claim tables. The first observatory was only a short distance away. A mile further up the Moosic Mountain was an upper observatory from which point twelve lakes were visible.

## GEOGRAPHY AND LOCAL TOPOGRAPHY OF WAYMART BOROUGH

Waymart, one of the six Boroughs in Wayne County, is located in the west-central portion of Wayne County and is traversed by Route 6. It is bounded on the north by Clinton Township and surrounded on the remaining three sides by Canaan Township. The Borough contains 1,806 acres, which accounts for 0.4% of the total area of the County.

The highest point of elevation, 1900 feet above sea level, is located in the extreme western portion of the Borough in the eastern foot hills of the Moosic Mountains near High Knob (elevation 2291). Van Auken Creek descends elevation from the western border as the stream runs in an easterly direction passing through the center of town and emptying into Lake Ladore in the southeastern portion of the Borough. Orchard Hill, at an elevation of 1540 feet above sea level, rises out of Lake Ladore and occupies the southeastern portion of the Borough overlooking the town of Waymart. The hill is bisected by South Street and has been the scene of fairly new residential development.

The lowest point of elevation is 1300 feet above sea level located in the northeastern portion of the Borough in the vicinity of the Spojnia Farm Swamp. Two small streams feed the Swamp, one running through the central section of the Borough and the other running along the northern border. Both streams travel in an easterly direction flowing toward Keen Pond in Canaan Township. The low lying area in the northeastern section of the Borough is extremely wet, and consequently, unsuited for development.

The greatest local relief in the Borough is found in the west central portion where the ridges on the north side of Route 6 rise from 1500 to 1760 before it levels off and rises toward High Knob (elevation 2291). The ridges form a half circle coming from the western border and curving in a southeasterly direction. These step slopes created a barrier to road construction causing Route 6 to be constructed around the ledges. All areas having slopes greater than 25% are defined on the Natural Resource Inventory Map accompanying this report. Steep slope areas of 20% gradient or greater are subject to soil erosion when disturbed by construction or poor soil management. This will result in the sedimentation of streams and lakes along with increasing incidence of flooding. Topography is always an important element in determining suitability for road construction, recreation and building construction, because of the increased potential for soil erosion where land is developed. Slope, soil texture and vegetative cover combined will yield an erosion potential factor. Removal of vegetation should be minimized in areas of 14% slope or greater, because of the high potential of creating erosion and sedimentation problems.

The Regional Map shows the relationship of the Borough to nearby population centers. Scranton, Wilkes-Barre, and Carbondale are all areas affected by mining which at one time or another provided employment to Waymart residents. These mining operations, however, scoured the land, claiming a large percent of once agriculturally productive soils and clear-cutting much of the high value forest cover.

Waymart is considered to be part of the Scranton - Wilkes-Barre Economic Activity Area as defined by the Appalachia Regional Commission. Waymart is located within 20 miles of downtown Scranton and approximately 36 miles from downtown Wilkes-Barre. The closeness of Waymart to these urban centers has a substantial impact on the economic base of the Borough in regard to employment and marketing activities.

## EXISTING LAND USE

Waymart Borough contains 1,806 acres representing only 0.4% of the total area of the County. The statistics found below were the result of a land use study conducted by Gilbert Associates, Inc. Wayne County's Planning Consultant at that time.

TABLE  
1971 Land Use Statistics

LAND USE	ACRES	% of BORO TOTAL	% of CORRESPONDING LAND USE In COUNTY
Residential	209	11.6	1.7
Commercial	28	1.6	1.5
Industrial	1	0.1	0.3
Wholesale & Warehousing	8	0.5	9.1
Transportation & Utilities	79	4.4	0.8
Public & Semi-Public	74	4.1	1.7
Park & Recreation	132	7.3	0.5
Agriculture	1042	57.7	0.3
Unused Space	231	12.8	0.7
Totals	1806	100.0	

The Gilbert statistics show that 1,042 acres or 57.7% of the Borough area were devoted to agricultural uses in 1970. Although this is the highest percentage in any one category of land usage, agriculture was not the main source of income of the Borough in 1970, and certainly does not represent the present economic base in 1977. Of this 1,042 acres devoted to agricultural uses in 1970, only 208 acres were tillable and only 418 acres were used as pasture land. The Borough had 319 acres of woodland in the agricultural category. The remaining 97 acres were classified as accessory uses or structures and other non-classifiable lands.

Unused space, 231 acres or 12.8%, represented the next highest percentage of land usage within the Borough in 1970. One hundred and four acres (104) were classified as vacant residential land, and 127 acres were classified as lakes, swamps, wasteland or unclassifiable in this category.

Residential lands represented 209 acres or 11.6% of the total Borough area. One hundred and sixty eight acres (168) or 80% of the residential category was devoted to single family year round residents. Only 3 acres were classified as seasonal residential in 1970. The remaining acreage in the residential category is as follows:

TYPE OF RESIDENTIAL USEACRES IN BOROUGH

Two-Family	17 acres
Multi-Family	1 acre
Mobile Home	8 acres
Farm Housing	6 acres
Accessory Areas	3 acres
Unclassifiabes	9 acres

The entire category of Parks and Recreation, which represented 132 acres or 7.3% of the total Borough area in 1970, was classified as campgrounds.

Since the 1971 Gilberts study, several uses have increased in acreage. There has been a slight increase in residential land with a moderate amount of new building; there have been at least two substantial public acquisitions and industrial acreage also appears to have increased. The Existing Land Use Map illustrates the patterns the County identified in 1971 with some corrections for more recent changes. The Salvation Army and Spojnia Farms recreation-retirement resort developments account for a very specialized land use in the Borough which will be more fully discussed in the Scenic and Recreational Inventory.



## GEOLOGY AND SOILS

The soils of Wayne County and Waymart Borough are all generally acid and not especially fertile. They are relatively young soils with only slight or weak development. Most are formed in materials deposited by the Wisconsin glacier. The glacial till parent material covering the area originated mainly from local red and gray rocks. These rocks were gouged, ground up, mixed and moved about by glacial action. When the ice melted, the till was redeposited in an uneven mantle over the whole surface. As a result of Waymart's glacial history, persons involved in agriculture are forced to cope with extremely stoney and very shallow soils. There are exceptions, however, with some outstanding farmlands at the base of the Moosic Mountains. Many times the land is found to be unsuitable for sewage disposal due to glacial characteristics such as disrupted drainage, a shallow depth to bedrock and steep slopes.

Most of the soils of Waymart are wet, shallow, slowly permeable, stoney or steep. The wetter soils of the lower slopes have dark gray colors and are highly mottled, compact, slowly permeable sub-soils. These soils stay cold for long periods in the spring, are difficult to work and are limited in their use. The shallow soils are usually droughty and present severe excavation or earth moving problems. The size and quantity of stones and stone fragments and the steepness of slope are other soil properties which regulate land use.

Soils develop layers or horizons with certain properties that set them apart from one another. These features and other properties offer a means of identifying, classifying and naming soils. A soil series consists of soils that have horizons that are similar in kind, thickness and arrangement. Several soils alike in all respects except for surface texture, slope or erosion, form a soil phase. In order to be shown together on a small scale map, soils which occur together in a definite pattern are grouped to form soil associations.

The Natural Resource Inventory Map and following soil descriptions are useful in general planning by indicating types of soils that can be expected to occur in various parts of the Borough. The associations have limitations, however, because they do not give the location of particular members of the association on individual tracts of land. The U.S.D.A. Soil Conservation Service soil maps and soil numbering code may be utilized along with these descriptions to better evaluate Waymart Borough's existing soil limitations.

TABLE

Soils Descriptions for Soils Found in Waymart Borough  
and  
Identified On Natural Resource Inventory Map

- 6 - Holly Soils: Deep, poorly and very poorly drained, nearly level soils on floodplains formed in stream deposits. They have a silt loam surface layer and a silt loam to sandy loam subsoil. The substratum at about 45 inches is stratified sand, silt and gravel. These soils flood frequently and are best suited to limited pasture, woodland and wildlife. (III-w)
- 47-CD Lordstown Extremely Stony Loam: 8 to 25 percent slopes - Moderately deep, well drained, sloping to moderately steep, upland soils formed in glacial till and frost churned materials derived from acid sandstone and shale. They have an extremely stony loam surface layer and a very channery loam subsoil. These soils are best suited to pasture, woodland, wildlife or some recreation. (VII-s)
- 60-AB Mardin Extremely Stony Loam: 0 to 8 percent slopes - Deep, moderately well drained, nearly level to gently sloping, extremely stony soils on uplands formed from glacial till of gray shale and sandstone. They have a channery loam surface a channery loam subsoil. A slowly permeable fragipan occurs at about 15 inches. These soils are best suited to woodland, wildlife and some recreation. (VII-s)
- 31-A Morris Channery Loam: 0 to 3 percent slopes - Deep, somewhat poorly drained, nearly level upland soils formed in glacial till derived from sandstone, siltstone and shale. They have a channery loam surface layer and subsoil. A slowly permeable fragipan occurs at about 15 inches. These soils are best suited to shallow rooted crops that tolerate wetness. (III-w)
- 31-B Morris Channery Loam: 3 to 8 percent slopes - Deep, somewhat poorly drained, gently sloping upland soils formed in glacial till derived from reddish colored sandstone, siltstone and shale. They have a channery loam surface layer and subsoil. A slowly permeable fragipan occurs at about 15 inches. These soils are best suited to shallow rooted crops that tolerate wetness. (III-w)
- 31-C Morris Channery Loam: 8 to 15 percent slope - Deep, somewhat poorly drained sloping upland soils formed in glacial till derived from reddish colored sandstone, siltstone and shale. They have a channery loam surface layer and subsoil. A slowly permeable fragipan occurs at about 15 inches. These soils are best suited to shallow rooted crops that tolerate wetness. (III-e)

- 33-AB Morris Extremely Stony Loam: 0 to 8 percent slopes - Deep, somewhat poorly drained, nearly level to gently sloping, extremely stony upland soils formed in recent glacial till derived from acid mixed red sandstone and shale. They have an extremely stony loam surface layer and a channery loam subsoil and substratum. A slowly permeable fragipan occurs at about 15 inches. These soils are best suited to woodland and wildlife. (VII-s)
- 33-CD Morris Extremely Stony Loam: 8 to 25 percent slopes - Deep, somewhat poorly drained sloping to moderately steep, extremely stony upland soils formed in recent glacial till derived from acid mixed red sandstone and shale. They have an extremely stony loam surface layer and channery loam subsoil and substratum. A slowly permeable fragipan occurs at about 15 inches. These soils are best suited to woodland and wildlife. (VII-s)
- 35-A Norwich and Chippewa Channery Silt Loam: 0 to 5 percent slopes - Norwich and Chippewa channery nearly level soils are mapped together as a complex because they occur so intricately intermixed that they can't be effectively separated on the soils map. The main difference in these soils is color. Both are deep, poorly drained on uplands formed in glacial till deposits containing sandstone. They have a channery silt loam surface and silt loam to loam subsoil. A slowly permeable fragipan occurs at about 13 inches. These soils are best suited to limited pasture, woodland and wildlife. (IV-w)
- 37-A Norwich and Chippewa Extremely Stony Silt Loam: 0 to 8 percent slopes - Norwich and Chippewa extremely stony siltloam, nearly level soils are mapped together as a complex because they occur so intricately intermixed that they can't be effectively separated on the soils map.
- 41-B Oquaga Channery Loam: 3 to 8 percent slopes - Moderately deep, well drained, gently sloping, upland soils formed in glacial till and frost churned materials derived from reddish acid sandstone and shale. They have a channery loam surface and a very channery loam subsoil. Bedrock is at about 26 inches. These soils are suited to most general crops of the area. (II-e)
- 41-C Oquaga Channery Loam: 8 to 15 percent slopes - Moderately deep, well drained, sloping upland soils found in glacial till and frost churned materials derived from reddish acid sandstone and shale. They have a channery loam surface and a very channery loam subsoil. Bedrock is at about 26 inches. These soils are suited to the general farm crops of the area if cultivation is limited. (III-e)

41-D Oquaga Channery Loam: 15 to 25 percent slopes - Moderately deep, well drained, moderately steep, upland soils formed in glacial till and frost churned materials derived from reddish acid sandstone and shale. They have a channery loam surface and a very channery loam subsoil. Bedrock is at about 26 inches. These soils are best suited to hay and pasture, with limited cultivation, woodland and wildlife. (IV-e)

43-AB Oquaga Extremely Stony Loam: 0 to 8 percent slopes - Moderately deep, well drained, nearly level to gently sloping, extremely stony upland soils formed in glacial till and frost churned materials derived from reddish, acid sandstone and shale. They have a channery loam surface and a very channery loam subsoil. Bedrock is at about 26 inches. The soils are best suited to pasture, woodland and wildlife. (VII-s)

43-CD Oquaga Extremely Stony Loam: 8 to 25 percent slopes - Moderately deep, well drained, sloping to moderately steep, extremely stony upland soils formed in glacial till and frost churned materials derived from reddish acid sandstone and shale. They have a channery loam surface and very channery loam subsoil. (VII-s)

43-EF Oquaga and Lordstown Extremely Stony Loam: 25 to 100 percent slopes - Moderately deep, well drained, steep to very steep extremely stony, upland soils formed in glacial till and frost churned materials derived from gray and reddish acid sandstone and shale. Bedrock is at about 26 inches. These soils are best suited to woodland and wildlife. (VII-s)

61-A Volusia Channery Loam: 0 to 3 percent slopes - Deep, somewhat poorly drained, nearly level upland soils formed in recent glacial till derived from acid gray sandstone and shale. They have a channery loam surface layer and subsoil. A slowly permeable fragipan occurs at about 13 inches. These soils are best suited to shallow rooted crops that tolerate wetness. (III-w)

61-B Volusia Channery Loam: 3 to 8 percent slopes - Deep, somewhat poorly drained, gently sloping, upland soils formed in recent glacial till derived from acid gray sandstone and shale. They have a channery loam surface layer and subsoil. A slowly permeable fragipan occurs at about 13 inches. These soils are best suited to shallow rooted crops that tolerate wetness. (III-w)

61-C Volusia Channery Loam: 8 to 15 percent slopes - Deep, somewhat poorly drained sloping upland soils formed in recent glacial till derived from acid gray sandstone and shale. They have a channery loam surface layer and subsoil. A slowly permeable fragipan occurs at about 13 inches. These soils are suited to shallow rooted crops that tolerate wetness. (III-e)

25-B Wellsboro Channery Loam: 3 to 8 percent slopes - Deep, moderately well drained, gently sloping upland soils formed in recent glacial till derived from mixed red sandstone and shale. They have a channery loam surface layer, subsoil and substratum. A fragipan occurs at about 18 inches. These soils are best suited to crops that can tolerate some seasonal wetness. (II-w)

25-C Wellsboro Channery Loam: 8 to 15 percent slopes - Deep, moderately well drained, sloping upland soils formed in recent glacial till derived from mixed red sandstone and shale. They have a channery loam surface layer, subsoil and substratum. A fragipan occurs at about 18 inches. These soils are best suited to crops that can tolerate some seasonal wetness. (III-e)

25-D Wellsboro Channery Loam: 15 to 25 percent slopes - Deep, moderately well drained, moderately steep upland soils formed in recent glacial till derived from mixed red sandstone and shale. They have a channery loam surface layer, subsoil and substratum. A fragipan occurs at about 18 inches. These soils are best suited to hay, pasture, woodland or wildlife. (IV-e)

27-AB Wellsboro Extremely Stony Loam: 0 to 8 percent slopes - Deep, moderately well drained, nearly level to gently sloping upland soils formed in recent glacial till derived from mixed red sandstone and shale. They have an extremely stony loam surface layer and a channery loam subsoil and substratum. A fragipan occurs at about 18 inches. These soils are best suited to pasture, woodland and wildlife. (VII-s)

27-CD Wellsboro Extremely Stony Loam: 8 to 25 percent slopes - Deep, moderately well drained, sloping to moderately steep, upland soils formed in recent glacial till derived from mixed red sandstone and shale. They have an extremely stony loam surface layer and a channery loam subsoil and substratum. A fragipan occurs at about 18 inches. These soils are best suited to pasture, woodland and wildlife. (VII-s)

Soils information can be used in any number of ways to guide future development and the Natural Resource Inventory Map will play a large role in the development of a Land Use Plan for Waymart. It is important to note here, however, that one of the primary uses of this data is to determine those areas where soils are suitable for on-lot sewage disposal. With a very large portion of the Borough undeveloped and not within reach of the new central system, it is crucial that we identify the areas where severe or hazardous limitations on on-site disposal apply.

Thirteen of the twenty-four soil types found by the S.C.S. in Waymart are unsuitable. Since some of these areas will be serviced by central sewerage to overcome their limitations, it is perhaps more relevant to identify the location of the suitable soils in unsewered areas. It must be remembered, however, that even the "suitable" soils found in Waymart are marginal at best by State standards and still require careful management and planning.

With this in mind, the "suitable" areas can be generally associated with the plateaus of the Moosic Mountain and with some of the more level areas on the North and South sides of Route 6 as one enters the Borough from the East. There are also some acceptable soils in the vicinity of South Street near the Salvation Army facility.

Large areas of the Borough are suitable for agricultural cultivation; although, few could be described as prime. These areas lie along Route 296 North of the developed portion of the Borough and West of the developed area along the Carbondale Road. There is also a substantial area suited for cultivation on the South side of Route 6 near the Easterly border of the Borough. Each of the soils descriptions outlined previously is followed by a Roman numeral which indicates its U.S.D.A. Land Capability Classification for Agriculture. Classes I, II and III are generally suited for cultivation; Classes IV and V are limited in suitability for cultivation and Classes VI, VII and VIII are generally unsuited for cultivation.

## CLIMATE

The climate of Waymart is similar to that of the County as a whole and from a recreational point of view, Wayne County has four distinct seasons: deer hunting, ice fishing, trout/bass fishing and summer camp season. Though weather does not always correspond exactly with the calendar scheduling of these events they are separate seasons which are each important to some segment of the recreational industry in the area. Waymart is no exception. The Salvation Army Lake Ladore Facility itself depends on a variety of recreational experiences that can only be delivered in a varied climate.

The Borough is far enough north, 41 degrees latitude, to give a cold winter and good snowfall, insuring a satisfactory winter sports season with skiing, snowmobiling and ice fishing. An average daily minimum temperature of under 16 degrees (F) in January and up to 200 days of freeze per year provides a lake like Ladore with a sufficiently thick layer of ice to allow ice fishing and ice skating most of the winter months.

Precipitation averages 40 - 48 inches per year, with an average annual number of snow cover days of sixty to eighty. Summer days, June to August (inclusive) yield hot days and cool nights. A mean daily maximum July temperature of just under eighty degrees allows an active summer.

Climate is no doubt one of the factors that influenced the Salvation Army's decision to step up its recreational program at Lake Ladore. On the other hand, the severe winter climate, particularly on the Moosic Mountain, is also responsible for creating some extremely dangerous driving conditions during the winter season when snow accumulation and ice formation on Route 6 West of the Borough cause many accidents.

## VEGETATION AND WILDLIFE

Being a small Borough, Waymart does not have any great amounts of unique vegetation or wildlife but there are some resources which are worthy of mentioning and which deserve consideration in the formulation of plan recommendations. The only area with any timbering possibilities is a wooded area north of Route 6 on the Moosic Mountain as one heads west away from the developed area of the Borough. Other woodlands and forested areas are scattered and of such a small size of little value for timbering. Surrounding areas outside the Borough and to a small degree within it in the area of Lake Ladore are heavily forested and are emphasized to a great extent by the Salvation Army among others as a recreational asset. The wide variety of deciduous trees which contributes to a sparkling and outstanding fall foliage is a recreational asset for the entire county and is of no small value to the Salvation Army in the promotion of its facility and likewise Spojnia Farms. As recreational assets, these wooded areas of scenic value are also assets for the Borough's economic base to the extent that it is dependent on recreation.

The only significant wildlife area other than Lake Ladore and the previously mentioned wooded area north of Route 6 is a large swamp on the north side of the Borough which feeds Little Keen Pond. All swamps are havens for various types of wildlife.



## HYDROLOGY

The hydrology of the Borough of Waymart may be discussed in three areas; flooding problems, water supply, and protection of aquifers. The water system of any community or its hydrology is a complicated system and involves a number of inter-relationships between ground water and surface water supplies. Each of the three aspects of the Borough's hydrology are discussed below separately.

### Flood Plains

There is no accurate definition of flood plains for the Borough at the present time. Although the Federal Government has developed a Federal Flood Insurance Program and is in the process of developing detailed studies of every community enrolled in the program including hydrologic studies which will identify 100 year flood plains, this study has not been completed for the Borough as yet and, therefore, no HUD Insurance Maps are available other than some preliminary maps which were developed early in the program. These maps are not scientifically based and bear little relationship to true flood plains in the field. The best definition at the present time of flood plains is available from the Natural Resource Inventory that was made as a part of this Comprehensive Plan. The map entitled Natural Resource Inventory Map indicates various soil types including alluvial soils which have been deposited by water and are therefore almost always of a flood plain nature. There is only one alluvial soil which is present to any extent within the Borough and that is number 6 on the map and is present in three areas: (1) along the VanAuken Creek near its headwaters in the southwestern corner of the Borough, (2) another is in the south central portion of the Borough before the VanAuken Creek enters Lake Ladore and (3) is the large swampy area north of Route 6 and generally in the northeastern quadrant of the Borough. These areas are identified as alluvial flood plains and may vary to the extent which they flood. Alluvial soils can include soils which flood at every rain or soils which may only flood on extremely rare occasions every five or ten thousand years. In none of the cases mentioned above, are there any serious flooding problems of a regular nature which cause damage to homes or properties, and flooding has never been a particular problem for the Borough.

### Water Supply

Water supply to the Borough of Waymart and certain parts of Canaan Township is provided by the Waymart Water Company. The Water Company serves approximately 300 customers and reaches almost all parts of the Borough. It has recently made some improvements to its facilities including the construction of a large water tower and a six inch line down South

Street to create more water pressure for fire protection, etc. The source of water supply for the water company are three wells; two located on the Honesdale/Carbondale road and one off South Street as well as one spring reservoir and one holding reservoir. The holding reservoir is for the purpose of creating additional pressure and the spring reservoir is used primarily as a reserve source and not a large producer of water. The water company also serves the Salvation Army Ladore facility and plans to make other expansions in the future which will provide complete service to that facility which may include taking over some of the existing wells now owned and managed by the Salvation Army. Other future expansion plans call for running a line to the Spojnia Farm area and to certain parts of the Honesdale/Carbondale road in that vicinity by an extension through the forested area lying between South Street and the Honesdale/Carbondale road. A new line may also be placed along Mertle Street within the developed section of the Borough.

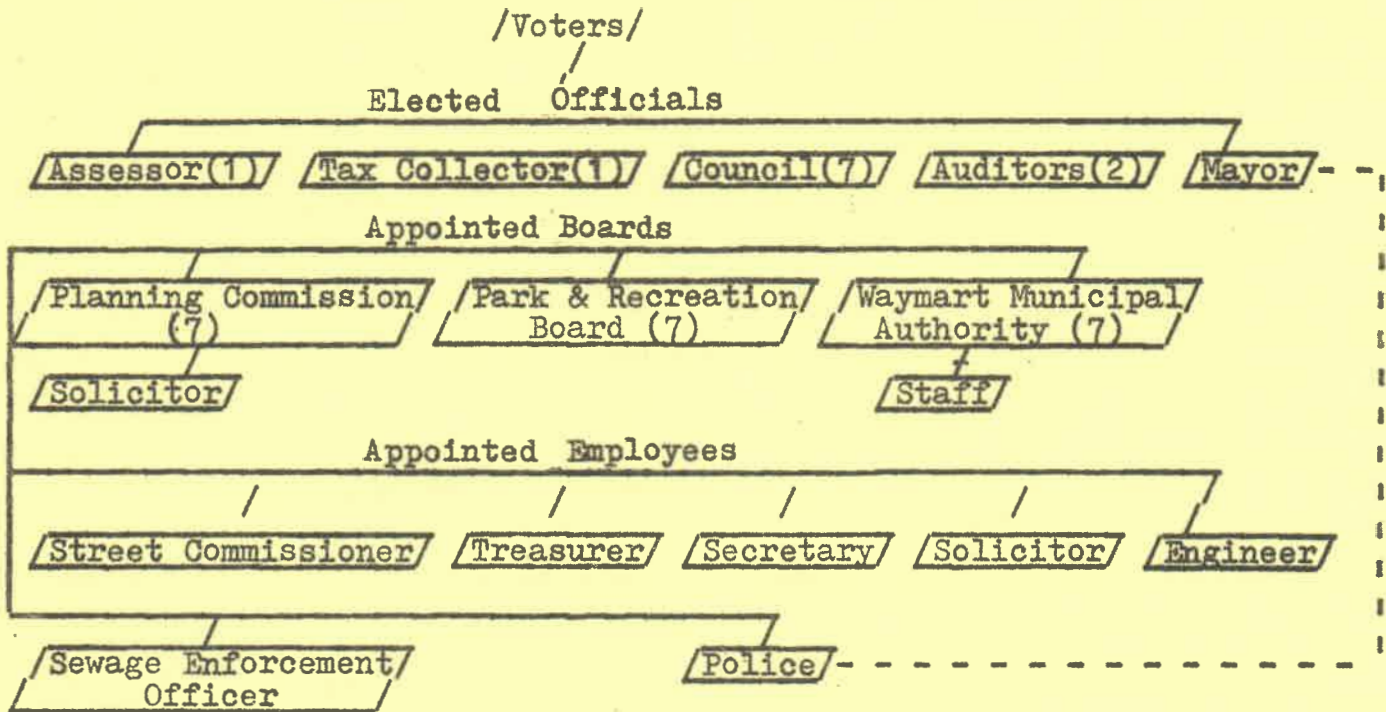
#### Acquifers

The only major aquifer at the present time which is readily identifiable in the Borough would appear to be the swamp lying north of Route 6 as one approaches the Borough from the east. Since the Borough's water supply is derived from three wells which are primarily in the opposite corner of the Borough from this aquifer is not known whether the aquifer is a direct source of supply to the Waymart water system. Nevertheless, all swamps are aquifers and sources of ground water recharge to a certain extent and therefore the area should be valued for this purpose among others. The relationship between ground water and surface water supplies is diagramed in the chart below.

Governmental Structure

Waymart is a Borough under Pennsylvania municipal law and is governed by a Council of seven members who are elected for four year terms. The Borough also has a Mayor who presides at organization meetings of Council, decides tie votes and has control and supervision over the Borough police force. Three auditors, an assessor, and tax collector are also elected.

Several appointed positions and Boards exist. These are outlined in terms of the organizational heirarchy on the following chart:



Broken Line Indicates Operational Control But Not Appointment

Source: Pennsylvania Department of Community Affairs

The various officials and Boards play several important roles. Their brief functions are listed below:

Assessor - Responsible for working with County Chief Assessor to insure that all taxable properties are recorded.

Auditors - Responsible for reviewing and balancing financial records of the Borough and insuring all are in proper condition.

Tax Collector - Responsible for collecting and distributing the tax receipts of the Borough to various municipal governments

Planning Commission - Works at discretion of Council to prepare long-range plans for the Borough and implementating land use protection measures which will protect the health, safety, & welfare of the public

Park & Recreation Board - Responsible for operating Borough recreational facilities and programs plus plan and develop new ones. May also be given responsibility for shade trees.

Municipal Authority - Responsible for planning financing and constructing special capital improvements, in Waymart's case, a central sewerage system.

Street Commissioner - Has overall responsibility for condition of Borough streets and the scheduling of highways improvements.

Treasurer - The financial record - keeper of the Borough

Secretary - Primary administrative officer charged with responsibility for conducting day to day affairs of the Borough maintaining general Borough records, issuing certain permits and keeping minutes of meetings.

Solicitor - Legal advisor

Engineer - Provides technical advice on construction and costing out of municipal projects plus other matters.

Sewage Enforcement Officer - Responsible for upholding state sewage laws in the Borough and issuing permits for sewage system installations and improvements.

Police - Law enforcement under direction of Mayor.

Also of concern in terms of the Borough's governmental structure is its financial base. A summary of receipts and expenditures for the year 1976 is given below:

(See next page)

	General Fund	State Highway Aid Fund	Federal Revenue Sharing	Total Special Funds
<b>Revenues Receipts</b>				
Real Estate Taxes	16,661.82	-	-	-
Occupational Taxes	1,758.00	-	-	-
Local Tax Enabling Ace Tax	913.38	-	-	-
Total Tax Receipts	19,333.20	-	-	-
Licenses & Permits	910.00	-	-	-
Fines, Forfeits & Costs	276.50	990.76	978.70	1,969.46
Interest & Rents	970.06	7,669.48	10,226.00	17,895.48
Grants & Gifts	4,062.00	-	-	-
Miscellaneous	252.92	-	-	-
Total Other Receipts	6,471.48	-	-	-
Total Revenue Receipts	25,804.68	8,660.24	11,204.70	19,864.94
<b>Non-Revenue Receipts</b>				
Cash Balance - Jan. 1	20,864.40	13,749.60	21,504.54	35,254.14
<b>TOTAL RECEIPTS</b>	<b>46,669.08</b>	<b>22,409.84</b>	<b>32,709.24</b>	<b>55,119.08</b>
<b>Governmental Expenditures</b>				
General Government	6,068.07	-	-	-
Police	7,541.61	-	-	-
Fire Protection	4,735.75	-	1,605.59	1,605.59
Health & Sanitation	1,542.00	-	-	-
Highways	7,832.66	312.00	1,183.38	1,495.38
Parks & Recreation	390.84	-	267.38	267.38
Special Services	-	-	Ambulance 2,500.00	2,500.00
Miscellaneous	1,107.57	-	Land Purchase 5,224.00	5,224.00
Total Governmental Expenditures	29,218.50	-	-	-
<b>Non-Governmental Expenditures</b>				
Cash Balance - Dec. 31	17,450.58	22,097.84	21,928.89	44,026.73
<b>TOTAL EXPENSES</b>	<b>46,669.08</b>	<b>22,409.84</b>	<b>32,709.24</b>	<b>55,119.08</b>

It is important to note that 1976 may be a typical year for Waymart budget-wise inasmuch as the Borough was continuing to retain large reserves in several accounts to cover some of the Borough's costs for participating in the Federally Funded sewage treatment project and for repairing Borough streets following the construction. This is a demonstration of long-range capital improvements programming, an admirable planning approach to budgeting. It could be more sophisticated, with specific annual allocations to a separate reserve fund for capital improvements, but at least the basics are present.

The Borough's tax base is relatively small when compared with other Townships and Boroughs of a similar population. Total assessed valuation in 1975 was \$1,804,430. Over 83% of this assessed value is in buildings in the Borough while the County's building assessments as a whole only accounted for approximately 54% of the total valuation. This illustrates the value of preventing building deterioration and blight in the Community when so much of the tax base rests on buildings.

Taxes themselves are not particularly high in the Borough when compared with other Boroughs and surrounding municipalities. This is indicated in the following table:

1975 Assessment Rates in Mills of Selected Municipalities						
<u>Municipal</u>	Waymart	Hawley	Honesdale	Clinton #2 (Browndale)	Canaan	Clinton #
1. Real Estate	8	17	18	4.5	2	4.5
2. Occupational	23	28	25	0	10	0
3. Per Capita	0	5	5	5	0	5
<u>School</u>						
1. Real Estate	48	28	40.5	56.7	48	48
2. Occupational	150	0	150	$\frac{1}{2}$	150	150
3. Per Capita	10	10	10	10	10	10
<u>County</u>						
1. Real Estate	9	9	9	9	9	9
2. Occupational	20	20	20	20	20	20
<u>Total</u>						
1. Real Estate	65	54	67.5	70.2	59	61.5
2. Occupational	193	48	195	-	180	170
3. Per Capita	10	15	15	15	10	15

The Borough does have the second highest occupational tax load of all Wayne County municipalities but this is composed largely of school taxes. Over all, the Borough is in relatively the same shape tax-wise as many other small towns, with a somewhat limited tax-base and moderate taxes. The tax base in the Borough has been limited to a further degree recently by removal from the tax rolls of some Salvation Army property that is part of its Lake Ladore recreational complex.

One final concern with the Borough's present governmental structure is the body of local law it presently has in effect. Below are listed all of Waymart Borough's ordinances for which records exist, other than those dealing with road acceptances, tax levy's or other fairly routine actions. There have been at least 41 such ordinances adopted since 1939.

(See next page)

TABLE

ORDINANCES OF RECORD FOR WAYMART BOROUGH  
(other than tax-levying or road  
acceptance ordinances)

ORDINANCE	APPROVAL DATE	SUBJECT	SUMMARY
1	2/17/39	Animals	Unlawful for owner of dog to permit the same to run at large within borough during the months of MAY through SEPTEMBER.
2	2/17/39	Bicycles	Unlawful to ride on public sidewalks or walks of public grounds. Must have safety equipment to ride on public streets, (alarm bell and lamp).
3	2/17/39	Destroying Borough Ordinances (Signs)	Wilfully destroying, pulling down or defacing of any ordinance or hand bill issued by authority of town council shall result in a fine.
4	2/17/39	Violation of Borough Ordinance	If any person wilfully encourages any other person to violate any ordinance such person shall incur and pay the same penalty attached to the ordinance.
5	2/17/39	Firing of shavings, etc.	No person shall burn combustibles in any public street or public ground, also sets time span for outdoor fires and distances from buildings.
6	2/17/39	Fire hydrants	Unlawful to open, use or any way interfere with any fire hydrant unless authorized.
7	2/17/39	High Constable & Police	Explains and incurs penalties when Police Officer wilfully neglects duty or person obstructs officer from performing his duty.
8	2/17/39	Nuisances (waste)	No person shall throw polluted water, paper, straw, garbage or filth on any public streets or highways or obstruct use of borough streets.



ORDINANCE	APPROVAL DATE	SUBJECT	SUMMARY
10	2/17/39	Suits for Penalties & Arrests	Gives regulations regarding payment of penalties and outlines such proceedings for payment or nonpayment.
11	2/17/39	Town Council	Sets meetings of Town Council and gives limits of expenditures that can be incurred unless ordered by council.
12	2/17/39	Permit for digging up streets	No person shall make an opening in a public street unless obtaining a permit from the Town Council.
13	2/17/39	Peddler's licenses	It shall be unlawful to peddle merchandise in Waymart without first obtaining a license from the Town Council.
14	2/17/39	Snow Removal on sidewalks	Regulates the removal of snow and ice from the sidewalks of Waymart Borough.
15	2/17/39	Cess-Pools	Regulates Cess-Pools in the Borough of Waymart and provides penalties for the violation thereof.
16	2/17/39	Garbage	Regulates the dumping of garbage in Waymart and provides penalties for the violation thereof.
17	2/17/39	Construction of Driveways	Regulates the construction and maintenance of driveways and provides penalties for the violation thereof.
18	2/17/39	Council-regulation concerning official records	Regulates the turnover of records to newly elected officers.
19	2/17/39	New Ordinance Book	Secretary of Council shall transcribe all ordinances into new ordinance book.
20		Fur Farming	Fur Farming is declared to be a nuisance, with certain provisions and providing penalties thereof.
23	4/15/42	Blackouts & Air Raids	Authorizing blackouts and air raid protection orders; rules and regulations; prescribing penalties for violations.

ORDINANCE	APPROVAL DATE	SUBJECT	SUMMARY
24	4/5/43	Curfew	Prohibit girls and boys under 16 years of age to remain on public streets or parks after the hour of nine (9) o'clock P.M. standard time.
31	1/7/49	Winter Parking on Streets	Misdemeanor to park vehicles on streets of Waymart during certain hours of the snowplowing season.
33	7/5/49	Bicycles	Providing for rules and regulations for operation of bicycles in Boro.
34	1/3/50	Highway Regulations	Approving establishing of widths, lines, grades, drainage structure & other structures on plan of Dept. of Highways of Pennsylvania.
36	12/4/50	Street Parking	Regulate the parking upon Waymart Borough Streets and sets penalties for violations.
38	10/3/51	Parking	Unlawful to park vehicle upon certain named streets and within the designated areas specified in the ordinance.
42	1/3/55	Snow on Streets	Unlawful for person to throw snow onto boro streets.
50	11/18/59	Amendment to #36 Section 1 (parking)	One hour parking allowed on certain streets within Waymart Borough.
54	11/9/60	South Canaan Telephone Co.	Granting permission to the South Canaan Telephone Co. to construct and maintain upon over and under the streets of Waymart.
55	12/5/60	Health Laws	Requesting Dept. of Health of Pa. to take over the administration of Health Laws within Borough of Waymart.
58	4/2/62	T.V. Cable	Gives David A. Adams the right to construct and maintain equipment for a television cable system.
61	11/7/63	Digging or Filling	Regulating digging or filling in streets, lanes and alleys in Waymart requiring a permit for the same.
65	11/7/66	Prohibitions of Nuisances	Gives Borough of Waymart right to declare nuisances such as garbage, junk auto and offensive business practices and gives right to enforce.

ORDINANCE	APPROVAL DATE	SUBJECT	SUMMARY
66		Subdivision Regulations	Establishes basic standards for new subdivision of lands and outlines procedures for filing and approval of plats which meet those standards.
67	11/1/71	Building Ordinance	All persons must obtain a permit before constructing, or adding on a building. Statement of setback distances.
68	/6/71	Solid Waste	Prohibits accumulation, burning or burying of solid waste upon private property. Requires solid wastes to be conveyed to a dumping area and regulate collective fees and authorizes collectors thereof. Provides for penalties for violation.
69		Streets & Roads	Regulations applying to all roads, streets or alleys existing within Waymart. Planning Commission given authority to review and recommend.
70		Holding tanks	Establish procedures for the use and maintenance of holding tanks for the retaining of sewage.
71	12/ /76	Municipal Sewer Authority	Gives Municipal Authority right to acquire, construct, own and operate certain sanitary collection, transmission treatment, and disposal system facilities. Explains enforcement and other matters.
72	12/7/76	Building of Sewers	Grants authority certain rights in and along streets, roads, lanes and other public properties in the boro for use in connection of sewer system.
73	12/7/76	Connection of Sewers	Requires all owners of improved property to connect with sewage system and prescribes penalties for violation.

As the Table shows, Waymart has ordinances dealing with many current local issues that have been a matter of law for years. In many cases overlapping and duplicative ordinances appear to have been adopted. For example, similar ordinances, seem to have been adopted in 1939 and 1963 to regulate digging and filling in Borough Streets, yet both are presumably still in enforce. It is very likely that many of these ordinances have not been enforced in recent years resulting in some confusion as to exactly how much authority municipal officials have to regulate certain activities.

## POPULATION

The most recent statistics available on the population of Waymart Borough are from the 1970 U.S. Census. Although this is no longer completely accurate, past trends can be identified and extrapolated to predict future growth. The statistics are listed below in the following tables so as to provide an analysis of age distribution, the number of school years completed and population growth trends of the Borough.

Waymart Borough with a 1970 population of 1,122 is the third most populated Borough in Wayne County, exceeded in population by only Honesdale and Hawley. Both Honesdale and Hawley experienced population losses between 1960 and 1970, while Waymart Borough increased. Table P-1 provided population statistics on the Boroughs of Waymart, Honesdale, Hawley and county and state levels from 1890 to 1970.

Table P-1 Population Trends

	<u>1890</u>	<u>1910</u>	<u>1930</u>	<u>1950</u>	<u>1960</u>	<u>1970</u>
Waymart	438	412	902	1,068	1,106	1,122
Honesdale	2,816	2,945	5,490	5,662	5,569	5,224
Hawley	1,968	2,018	1,811	1,602	1,433	1,331
State	5,258,113	7,655,111	9,631,350	10,498,012	11,319,366	11,793,909
Wayne Co.	31,010	29,236	28,420	28,478	28,237	29,581

Waymart's population grew by 1.4% between 1960 and 1970. As shown in the previous table the state population increased quite rapidly from 1890 to 1930 and has continued to increase slowly up until the present. Wayne County, for the most part, lost population until 1960, opposing the state trends. Waymart Borough lost population until 1910, then increased rapidly until 1930 and has been increasing at a slower rate up until the present.

The population projections for Waymart Borough are listed below.

(See next page.)

Table P-2 Population Projections

	1970	1975	1980	1990	2000
Waymart Borough	1122	1359	1596	1724	1758

The population projections were the result of a study done by the Wayne County Planning Commission in 1976. They indicate that the population will grow in Waymart faster than any other Borough in the County. This projected growth pattern is largely due to the vast acreage in Waymart that is relatively underdeveloped and the inevitable increase in commercial, industrial and residential development due to the introduction of central sewage.

The following table P-3, concerning the percentage of school years completed is self-explanatory. The largest percentage of people for any one category was for those who completed four years of high school.

Table P-3

Percentage of School Years Completed 1970

No	Elem. 1-4	5-6	7	8	High School 1-3	4	College 1-3	4	5+
2.1	6.5	4.1	2.5	10.3	18.0	48.9	4.1	2.5	1.1

Those persons of public school age are part of the Western Wayne School District. In 1977 there were 1002 students attending the high school (grades 7-12), and 214 students attending the Waymart Elementary School and sixty (60) children were enrolled in the Waymart Kindergarten. The large majority of kindergarten and elementary students mentioned above are from Waymart Borough. In addition to the Waymart Elementary School, there are four other elementary schools serving the Western Wayne School District.

An indication of the age and sex distribution in Waymart Borough is given in the data in the following Table P-4.

(See next page.)

Table P-4

Population Distribution by Age & Sex

(1122)	Under 5	5-14	15-24	25-34	35-44	45-54	55-64	65+
Male	46	93	82	57	48	66	70	70
Female	56	102	79	58	66	64	71	94
Total	102	195	161	115	114	130	141	164

According to the 1970 U.S. Census, 65% of the persons living in Waymart are 45 years of younger and 34% of the persons are in the age bracket of 46 or older. The number of residents under age 18 (375) and over age 65 (164) totals 539 which was 48% of the population in 1970. This figure indicates the large number of dependents in the Borough. Therefore, 52% of the permanent residents must provide services for the other 48%. This ration, however, is not so bad when compared to the county situation on capital providers vs. capital recipients. The needs of these people relate to immobility, daily living and self-maintenance capacities. Elderly persons many times face the disadvantages of low income, multiple health problems and inadequate housing.

In Waymart 52 persons or 22% of the persons 65 and older were below the poverty level in 1969. Fifty four persons 65 and older were living alone as of the 1970 Census. Elderly persons who live alone often find it harder to do the things for themselves, like dressing, preparing meals, and keeping house. Elderly persons living alone seldom eat adequate diets, often feel rejected, lonely and depressed. People who have a bare subsistence income obviously cannot purchase care services, no matter how severe their need, and are, therefore, the most vulnerable of the dependent elderly. Waymart Borough must gear its long range plans for community facilities so as to be able to serve the needs of the segment of population under 18 and over 65 years of age. This may mean more of such diverse things as schools, day care centers and recreational facilities for those under 18, and vans for transportation, and senior citizen programs such as luncheons and social activity for those over age 65.

## ECONOMIC BASE

The economic base of Waymart Borough appears to be fairly stable in comparison to the remainder of Wayne County and appears to be a bit more balanced than the rest of the County in terms of a diversity of employment and business opportunities which are being taken advantage of by Waymart residents. There are a number of ways to analyze the economic base and from which to draw trends concerning the future. The most appropriate means of documenting trends is a simple statement of relevant statistics with regard to the critical factors that determine a community's economic health.

The first criteria, which is commonly examined, is that of income and there are a number of ways to look at income itself. Perhaps the most well known means of analyzing income for a community is to look at the number of persons and/or families that are below the poverty level. Table E-1 listed below indicates where Waymart stands with respect to numbers of families that have incomes at or below the poverty level and at various other levels of income in relation to the poverty level.

Table E-1

<u>Ratio of Family Income to Poverty Level</u>	<u>No.</u>	<u>%</u>
Less than 50% of poverty level	5	2
50 - 74% of poverty level	17	6
75 - 99% of poverty level	23	8
100- 124% of poverty level	19	7
125 - 149% of poverty level	27	10
150 - 199% of poverty level	16	6
200 - 299% of poverty level	84	31
300% or more of poverty level	82	30
	<u>273</u>	<u>100</u>

As can be seen from the above table, there are a total of 45 families or 16% of the family population in Waymart Borough which fall below the poverty level "in 1970". This is a relatively high percentage and it further substantiates the conclusions that were drawn in the Population and Housing Analysis concerning the number of elderly residents which are at low income levels and residing in the Borough. The table also shows, nevertheless, that the vast majority of Waymart's residents have incomes more than twice the poverty level suggesting a fairly sound economy in comparison to the rest of the County.

The age characteristics of those families and individuals living under the poverty level further reveals the dependency characteristic of those segments of the population under 18 and over 65. As can be seen from Table E-2,

(See next page.)

TABLE E-2

AGE CHARACTERISTICS OF POVERTY STATUS FAMILIES & INDIVIDUALS

Number of Persons age 17 or less under poverty level-----	79
Number of Persons age 18-64 under poverty level-----	37
Number of Persons age 65 or more under poverty level-----	52
	<u>168</u>

more than 75% of the families and individuals living below the poverty level fall in one of these two age brackets where they are considered capital absorbers and are reliant upon the population age 18 to 64 to provide for their needs.

It can also be seen from Table E-3 that the families and individuals living

TABLE E-3

HOUSING CHARACTERISTICS OF POVERTY STATUS FAMILIES & INDIVIDUALS

Owners below the poverty level-----	28
Renters below the poverty level-----	32

below the poverty level are almost equally split between those who own their own homes and those who are tenants. This suggests that there are a number of homes in the Borough which are occupied by families and individuals who are unable to maintain their homes properly due to a insufficient income to support the costs of such maintenance.

Perhaps the most clear cut statistics are those provided in Tables E-4 and E-5. These indicate the income levels of all segments of the population and point

TABLE E-4

	<u>FAMILY INCOME - 1970</u>		<u>%</u>
	<u>No.</u>	<u>No.</u>	
Under \$1,000	0		
1,000 - 1,999	23	80	29
2,000 - 2,999	11		
3,000 - 3,999	15		
4,000 - 4,999	31		
5,000 - 5,999	24		
6,000 - 6,999	21		
7,000 - 7,999	15	105	38
8,000 - 8,999	20		
9,000 - 9,999	25		
10,000 - 11,999	23	59	22
12,000 - 14,999	36		
15,000 - 24,999	29		
25,000 - 49,999	0	29	11
50,000	0		
	<u>273</u>	<u>273</u>	<u>100%</u>



TABLE E-5

MEDIAN INCOME

	<u>Family</u>	<u>Unrelated Individuals</u>
Waymart	7,700	2,700
Wayne County	7,360	1,600
Pennsylvania	9,558	2,235
United States	9,590	2,489

out where the bulk of the population falls with respect to income level. As can be seen from Table E-4, the largest percentage of the population had a family income in 1970 of between 5 and 10,000 dollars. A full 29%, however, had incomes of less than 5,000 dollars. Only 11% had incomes exceeding 15,000 dollars. Table E-5 indicates that Waymart's median family income in 1970 was slightly higher than that of the County as a whole but still fell far short of the averages for Pennsylvania and the United States which are fairly close. This documents the generally low income nature of the entire County. It is interesting to know, however, that the income of unrelated individuals in Waymart Borough at \$2,700 in 1970 was considerably higher than the remainder of Wayne County and higher than both Pennsylvania and U.S. median income figures. The reasons for this are unclear but again it suggests the fact that there are a number of elderly individuals who are now living in the Borough and while a great many of these do fall in the low income categories, there are also a number which are living under fairly substantial incomes and who are contributing to a higher median income level than would be expected in the remainder of the County.

Some general conclusions can be made with regard to Waymart Borough and its standing income wise with the rest of the County and Pennsylvania. The Borough is relatively poor when compared to other areas of the State and, as of 1970, it still did not have a sufficient economic base to adequately serve as an incentive for retaining the younger talent that was migrating away from the community until that point. It is felt that since 1970, the trend has reversed itself as a result of several public and private investments in the Borough and the burgeoning of the recreation industry throughout the entire Poconos region. However, it will no doubt take some time before the gap is entirely closed.

The employed population statistics for Waymart Borough indicate that the economy, although not producing enough income as yet, is a fairly balanced one in comparison to a good deal of the remainder of the County. Table E-6 indicates the categories of employment by industry for all those persons over age 14 that are employed and in the labor force. As this Table indicates, there are four

TABLE E-6

EMPLOYED - AGE 14 AND OVER BY INDUSTRY

	<u>No.</u>	<u>%</u>
Agriculture, Forestry, & Fisheries	6	1
Mining	0	0
Construction	59	13
Manufacturing, Durable Goods	30	7
Manufacturing, Non-Durable Goods	79	17
Transportation	9	2
Wholesale and Retail Trade	120	26
Finance, Insurance and Real Estate	12	3
Business and Repair Services	0	0
Personal Services	27	6
Entertainment and Recreation Services	6	1
Professional and Related Services	80	18
Public Administration	17	4
Not Reported	<u>10</u>	<u>2</u>
	455	100

major categories of work which are employing Waymart residents, with the foremost being wholesale and retail trade which employs over a quarter of the population. The category of professional and related services employs another 18% and manufacturing of non-durable goods employs 17%. The construction industry accounts for another 13%. These statistics indicate that the major employment sources within the Borough are not particularly geared to any one type of industry and that employment is likely to be more stable than in some other communities where manufacturing of non-durable goods, for instance, might account for a much larger percentage of employment and result in substantial swings in the unemployment rate as the market rose and fell for these particularly goods. It is very probable that in future years with the vast investments in recreational related industries, particularly the Salvation Army and Spojnia Farms facilities, there will be increased employment in entertainment and recreation services and also in retail trade and personal services. This is typical of trends for the County as a whole.

As Table E-7 indicates, the working population is employed in a number of

TABLE E-7

WORKING POPULATION BY PLACE AND WORK

	<u>No.</u>	<u>%.</u>
Lackawanna County	74	20
Scranton---11		
Remainder of County---63		
Luzerne County	6	2
Wayne County	263	72
Susquehanna County	13	4
Pike County	4	1
Sullivan County, New York	<u>7</u>	<u>2</u>
	367	101*

\*Due to rounding

areas but primarily within Wayne County. Roughly, one-fourth of the working population is employed outside the County and of that one-fourth, a total of 20% of the employed population in the Borough is employed in Lackawanna County. This is not unusual given the proximity of Waymart Borough to the Lackawanna County boundary line. Other places of work are scattered throughout New York and Pennsylvania. A great many Waymart residents who work in Wayne County are employed within the Borough at either its retail stores, its knitting industries, or nearby in Canaan Township at the Farview State Mental Hospital facility. These statistics do not indicate a great deal of commuting by Waymart residents of any substantial distances for work.

There are a number of things that can be said generally about Waymart Borough's economic base in the way of statistics, conclusions, and trends. The Borough, for instance, has 28 acres allocated to commercial uses representing 1.6% of the total Borough area and 1.5% of all commercial land in the County. In addition, Waymart contains 12% of the land used for personal and business services in the County and 12% of all areas devoted to gasoline service stations. The Borough itself is the site for investment of over 10 million dollars of private funds in retirement and recreation industries; a total of 9 million dollars is being spent by the Salvation Army in its recreational complex and 1 million dollars is being spent by Spojnia Farms to continue the development of their retirement community. This complements the already substantial commercial and industrial investments in the Borough by such firms as the Lopera Oil Company, Waymart Knitting Company, Waymart Milling, Waymart Building Center, Dina-Ann Incorporated, Waymart Cut-rate, and many, many others. Growth will, no doubt, be spurred further by the investment of local, State, and Federal funds in the sewerage treatment construction project. This project will open up substantial areas for commercial and industrial development and allow for the expansion of existing facilities. This growth is necessary to the economic health of the community and the County and the economic activity area which the Borough is a part, namely the Scranton/Wilkes-Barre economic activity area.

It is expected that in future years, the Borough will continue to maintain a balanced economy because of the substantial investments in recreational enterprises and due to the likelihood of continued commercial-industrial development as a result of the sewerage project. A substantial influence in the past on the economic base of the Borough has been the Farview State Mental Hospital but that influence has declined somewhat in recent years with the phasing down of the facility. The patient load has dropped substantially in recent years and there are prospects of the facility being closed in the near future. (Most recent plans have called for use of the facility as a prison which would cause it to remain a vital segment of the economy.) The impact of the closing of such a facility would of been disastrous just a few short years ago when large numbers of the Borough working population were employed at Farview but today, that impact has been greatly lessened should such an event occur because of the expanding nature of other segments of the economy. With the growth that is expected in the County as a whole as a result of the attraction of the Poconos as a recreational area, with the particular emphasis on recreational development in Waymart Borough, with its two unique facilities, and with the advent of sewerage treatment for the Borough it is very likely that a healthy economic growth will continue to strengthen Waymart Borough's position with relation to the rest of the County and the remainder of the State and will take it from a position of inadequacy to a position of prominence as far as economic opportunities.

## HOUSING ANALYSIS

The most recent and detailed statistics already available on housing are those provided by the 1970 U.S. Census. Although the Census data is now seven years old, the statistics can provide accurate information on a wide variety of housing factors and serve as a data base for comparison with more recent counts.

In 1970 there were 405 housing units in Waymart Borough. As the following Table indicates approximately two-thirds of these units were owner-occupied and a little less than 25% were rental units:

### Occupancy and Vacancy Status

272	-	owner occupied
97	-	renter occupied
1	-	vacant for rent
2	-	vacant for sale
26	-	vacant year-round
<u>5</u>	-	seasonal units
405	-	Total housing units*

The percentage is relatively high compared to the County as a whole which contains approximately 15% rental housing. The overall vacancy rate for the Borough was 0.8% compared to 2.3% for the County, indicating the housing market had tightened up considerably for Waymart since 1960, when at a 3.7% vacancy rate it surpassed the County. The 1970 level was, in fact, below the U.S. Department of Housing and Urban Development's 1.0% standard for defining a fluid housing market.

Waymart's permanent housing stock was in 1970 composed of 15 mobile homes, 115 units in buildings of two units or more and 272 multi-family structures constitute a proportion relatively high compared to the County which had 12.2% of its housing in this category. This disparity will undoubtedly increase following completion of the central sewage truck which will increase building possibilities for multi-family structures.

Most of Waymart's housing units are composed of six rooms or more while almost half of the occupied units house two or less persons as the following tables show:

### Housing Units By Number of Rooms in Unit

1	room(s)	-	9
2		-	4
3		-	11
4		-	57

5 room(s)	-	94
6	-	126
7	-	56
8+	-	43

\*Totals may not always agree due to extropolated nature of Fourth Count Census Data. Totals reflect First Count information.

Occupied Units by Number of Persons in Unit

1 Person(s)	-	72
2	-	110
3	-	71
4	-	50
5	-	31
6	-	17
7	-	16
8	-	4

This information suggests that there are a number of elderly individuals and families occupying larger units than they can afford, maintain or even use. This is borne out by the fact that Census data shows 38.1% of Waymart's housing is occupied by elderly persons. This proportion exceeds the County rate of 34.3%. Also, 19.61% of Waymart's population in 1970 had incomes less than the poverty level.

Housing conditions are reflected in a number of ways, including age, lack or presence of complete plumbing, over-crowding and value. The following tables provide some indicative statistics:

<u>Housing Condition</u>	<u>No.</u>	<u>%</u>
Units Lacking Complete Plumbing	33	8.3%
Over-crowded Units (more than 1 person per room)	17	4.3%
Year-round Units Over 35 Yrs. Old	315	78.7%

Count of Owner-Occupied Units for Which Value Is Tabulated-By Value

10	-	Less than \$5,000
45	-	\$5,000 - 9,999
96	-	\$10,000 - 14,999
30	-	\$15,000 - 19,999
20	-	\$20,000 - 24,999
9	-	\$25,000 - 34,999
<u>0</u>	-	\$35,000 +
210	-	Total

Count of Renter-Occupied Units For Which  
Rent is Tabulated-By Monthly Contract Rent

18	with	cash	rent	less	than	\$40	
31	"	"	"	"	"	\$40 - 59	
31	"	"	"	"	"	\$60 - 79	
3	"	"	"	"	"	\$80 - 99	
0	"	"	"	"	"	\$110 - 119	
0	"	"	"	"	"	\$120 - 149	
0	"	"	"	"	"	\$150 - 199	
0	"	"	"	"	"	\$200 - 299	
0	"	"	"	"	"	\$300+	

These statistics indicate that Waymart's housing is approximately on par with the County, although it appears slightly less valuable. The County had 14% of its housing rated sub-standard (over-crowded or without plumbing) while the Borough had 12.6% of its units in that category. The average value of an owner-occupied housing unit in the County was \$15,700 while in the Borough it was only \$14,000.

A windshield survey was taken during 1977 to investigate changes in the Borough housing stock since 1970 to confirm or refute the 1970 data regarding numbers themselves and to develop a more complete reading on housing condition. The housing stock has grown slightly, increasing to 419 permanent units, a 5% jump. This survey also identified 37 housing units that could be described as in poor condition, generally confirming the Census data. The results of this survey are given below.

Housing Inventory 1977

Regular	Mobile	Dwelling		Basement	Seasonal		Roof-Line		Age	Exterior		Overall	
		Units			Permanent		Straight			Material		Rating	
Belmont St.													
96	3	One 75 Two 22 Three+ 1	94	Seas. 1 Perm. 98	Yes 86	1-5 4 6-10 2 11-25 8 26-50 14 51+ 71	Wood 32 Other 64	Excellent 24 Good 51 Fair 15 Poor 9					
H'sdle & South Carbondale Road													
98	3	One 94 Two 8 Three+ 1	98	Seas. 0 Perm. 101	Yes 86	1-5 9 6-10 7 11-25 7 26-50 14 51+ 63	Wood 57 Other 43	Excellent 25 Good 49 Fair 18 Poor 11					
Prospect Street													
44	4	One 39 Two 6 Three+ 3	43	Seas. 2 Perm. 46	Yes 41	1-5 5 6-10 6 11-25 6 26-50 12 51+ 19	Wood 23 Other 21	Excellent 19 Good 14 Fair 8 Poor 7					
Route 6 Street													
16	6	One 22 Two 0 Three+ 0	15	Seas. 2	Yes 17	1-5 0 6-10 9 11-25 7 26-50 1 51+ 5	Wood 9 Other 7	Excellent 6 Good 5 Fair 5 Poor 6					
Route 6 Street													
19	0	One 19 Two 0 Three+ 0	16	Seas. 0 Perm. 19	Yes 17	1-5 2 6-10 0 11-25 11 26-50 6 51+ 0	Wood 9 Other 10	Excellent 6 Good 9 Fair 3 Poor 0					
Remainder of Sts. in Waymart Borough													
66	15	One 77 Two 5 Three+ 0	67	Seas. 1 Perm. 80	Yes 72	1-5 13 6-10 13 11-25 13 26-50 15 51+ 28	Wood 30 Other 51	Excellent 29 Good 34 Fair 15 Poor 4					
Total													
339	31	One 326 Two 41 Three+ 5	277	Seas. 4 Perm. 366	319	1-5 33 6-10 37 11-25 52 26-50 62 51+ 186	Wood 160 Other 196	Excellent 109 Good 162 Fair 58 Poor 37					



The field survey details indicate that the number of mobile homes in the Borough declined from 37 to 31 and the number of two-family and multi-family units increased from 89 to 97. Approximately 33 new units were constructed during the preceding five year period, some of them, no doubt, replacing mobile homes, and others as additions to the housing stock. These statistics are confirmed by the table below. It is apparent from this survey that while Belmong Street, Carbondale Road and South Street are the older primary residential areas, there are several new developing areas including Sleepy Hollow Road, Robbins Park Lane and Prospect Street. The County Housing Authority is planning a 30-35 unit rental housing project of garden apartments for low and moderate income families under the Farmers Home Administration Rural Rental Housing program, to be located on the Carbondale Road. The site is located approximately one-half mile from the Borough commercial district. Preliminary applications are already being accepted.

It is very probable with the completion of the sewerage project, this type of activity will be stepped up and both housing values and land values will increase rapidly.

Building Permits for New Dwellings - Housing Starts

1972	3
1973	11
1974	9
1975	8
1976	<u>2</u>
Total	33

## COMMUNITY FACILITIES

Every community has a need for certain facilities and services to meet the needs of its residents and to which these residents look to the Borough to supply as a function of government or as a semi-governmental service. These facilities and services fall into several areas and they are not always the same for every community. A Township, for instance, will have a need for certain services that might already be available in a Borough where as a Borough might have a need for certain services or facilities that would be unnecessary in a Township. Below are listed several categories of community facilities and services and general information on the nature of each at the present time within the Borough.

### Sewerage Treatment

A Wayne County Master Sewerage Plan financed under Pennsylvania Act 537 in 1970 concluded that Waymart had sufficient dwellings in population density to support a sewerage collection and treatment plant. The Borough had already recognized this need and had financed an engineering study and feasibility report for a sanitary sewerage system in 1966. The report planned that sewerage would flow generally by gravity to a sewerage treatment plant to be located along the VanAuken Creek, a tributary of the Lackawaxen at a point east and down stream of the center of the town. It was anticipated that funding would be available from the federal government and other sources to complete both the treatment works and collection facilities. In 1973 and 1974, the Borough again reactivated its sewerage project and retained an engineering consulting firm to update its feasibility study and to begin work on the engineering and design of the facility. Applications were made to the federal government under the Water Pollution Control Act of 1972 and also from other sources such as the Appalachia Regional Commission, the Pennsylvania Harness Racing Bill, and from the Farmers Home Administration. Various approvals for the project were received throughout 1975 and 1976 and funding sources were guaranteed to fall through on the project. Construction began in 1976 and continues and nears completion as this report is being prepared. The project generally consists of the construction of a sewerage collection system to serve all feasibly accessible residents of the Borough and an advanced waste water treatment facility to receive the collected waste. The collection system was comprised of about 30,000 lineal feet of 8 inch collector sewer and 100 man holes. The lines have been sized to accommodate future developments within the Borough to approximately the year 2030. The sewerage treatment facility has been sized for a design flow of 0.21 MGD (million gallons per day). This figure was arrived at by combining the Borough's projected future growth estimates through the year 2000 with the projected flow estimates from the Salvation

Army Camp at Lake Ladore. The camp has reserved a portion of the capacity in the completed treatment plant. The plant will provide tertiary treatment and consist of the following unit processes: primary sedimentation, biofiltration on rotating fixed growth media (biodisc), chemical precipitation of phosphorus, final sedimentation, microstraining, and disinfection. Sludge produced by the proposed facilities will be digested aerobically, dewatered, and disposed of in the sanitary landfill. The collections system and treatment plant comprising this project predominantly will serve residential and small business customers. The only industry of any consequence is Waymart knitting employing approximately 200 people and all wastes produced by this facility are strictly domestic in nature. There are currently no plans for a major industry locating in the service area and consequently most new development is expected to be residential. The impact of this facility on other services and facilities within the Borough as well as the general growth of the Borough have been discussed in several other sections of this report.

### Water Supply

The Borough's water supply comes from the Waymart Water Company and a study done of water systems throughout the County in 1970 by the Wayne County Planning Commission identified a problem with lack of proper system pressure to achieve adequate fire protection for the Borough as well as general water supply in various parts of the Borough. The 1970 Plan also indicated a lack of proper reservoir capacity and made a recommendation for several improvements in the system of a minor nature as well as the construction of a water tank and other improvements in sizes of water lines. As indicated in the hydrology section of this Comprehensive Plan, several improvements have recently been made in the Waymart Water System to adequately meet the recommendations of the Master Water Plan for the County and at the present time the Borough is adequately served in terms of water supply.

### Fire and Ambulance

The Borough is served by both a local fire company and ambulance service which are supplied with the latest equipment and highly trained personnel. Both fire and ambulance service are more than adequate for the Borough and to service surrounding municipalities. The Ambulance service shares a building with the Fire Company and should have a facility of its own in the future if at all possible. The Ambulance service and the fire service are both volunteer and the ambulance service might well be tied in with plans for a Community Center in the future.

### Solid Waste

Solid Waste within the Borough is collected by private haulers and disposed of in Lackawanna County. It was estimated that in 1967 approximately 910 tons per year of household refuse were being generated by Waymart residents. In 1971 the

Borough adopted a Solid Waste Ordinance which prohibits the accumulation, burning or burying of Solid Waste upon private property. It also requires solid waste to be conveyed to a dumping area and regulates collective fees and authorizes collectors through franchizing etc. The Ordinance also provides for a penalty for violation of the Ordinance itself. At the present time all fees are collected by private haulers.

### Police

Police protection in the Borough of Waymart, as it is in all Boroughs, is under the mandated authority of the Mayor. Protection at the present time is limited in the Borough due to the small population and the limited financial means of a small Borough such as Waymart. The Borough at the present time has no full time Policeman although there are five individuals who are either active or available upon a call basis as policeman. There are two individuals who are active on a regular part-time basis and there is someone who is available at all times for police duty although there is not necessarily someone on duty at all times. The Police force has one vehicle which was purchased new but is not a heavy-duty vehicle of the type that would ordinarily be used for police work. The car is equipped with citizens band radios and more recently with police band radio equipment. The latter equipment was purchased used from a nearby police force.

### Schools

A Elementary and Middle School facility presently exists within the Borough in the form of the old Waymart Normal School building which is a part of the Western Wayne School District. Present plans of the School District, as ordered by the Department of Education, called for phase-out of this particular facility in 1981, at the very latest, because of problems with the building itself and violations of the State Fire and Panic Codes as well as for school regulations. The Western Wayne School District is presently engaged in a study and decision making process with regard to whether a new facility should be constructed in Waymart or elsewhere in the district to replace the present facility. The study has not yet been completed and is undergoing a review and consultation with other community interest groups. It is expected that the school district will reach a decision on its plans late in 1977 or early in 1978 and proceed thereafter to either construct a new facility in Waymart on the existing site, on a new site or to construct the facility elsewhere in the district to which Waymart School children would be bused. The School is a civic center of sorts being used by both the Borough Council and the Planning Commission for regular and public meetings and other community functions and with the recreation equipment and facilities of the school being used during and after school hours by various residents of all ages within the Borough. The school has traditionally made these facilities available during off school hours

for community use. The existing site is a small one and would make construction of a new facility at the same location somewhat difficult if not impossible. The Site and building both have reused potential which was identified in the Wayne County Development Plan. The site would easily adapt to a municipal playground and civic center facility. The Western Wayne School District also includes a High School and Jr. High School facility in the Varden area south of Waymart to which Waymart Children are bused at the present time and future plans may result in the establishment of a vocational technical school in conjunction with other school districts in the County that would be located somewhere equal distance among the various school districts or probably along route 943. There are no firm plans for the new Technical school at the time, however, and now projection can be made of the date when such a facility would be built or even designed or financed.

### Library

At the present time the Borough of Waymart has no library other than those provided by the school district which are not generally accessible to the public and there is a definite gap in standards that have been set by the American Library Association between what is existing and available for Waymart residents and the standards that the ALA has established. Although the ALA standards do not establish a minimum size population needed to actually support a library, they recommend that the minimum library start with 10,000 volumes and that a community of 2,500 to 5,000 population size should provide at least this basic amount plus three more volumes for each person in excess of 3,500 persons. Given the fact that the Waymart Borough facility would naturally serve some surrounding communities such as Canaan, South Canaan and Clinton Townships, a 10,000 volume Library would be an appropriate size. At the present time, however, all Waymart residents must depend on nearby libraries in either Honesdale, Hamlin or Carbondale to satisfy their needs.

### Community Center

At various times in Waymart's recent history proposals have been advanced for construction of a Community Center which might well include a Library, Ambulance Housing, place for municipal meetings, location for senior citizen activities, etc. because of an inability to find outside funding or an inability to finance such a facility given present Borough financial resources and also the lack of any apparent funding from State or Federal sources such proposals have not gone beyond the planning stages. It is apparent, however, in reviewing Waymart's various facilities that are available for community projects and activities that there is no central facility which is readily identified as available for civic functions or to which the community can be attracted and which would act as a social force in binding the community together.

## Municipal Building

At the present time a variety of buildings are used for municipal purposes including the old D & H depot which is a historical landmark as well as a storage building for the Borough and also the existing school facility. At the present time a new truck storage garage is being built on the property the Borough purchased for sewage facilities and recreational purposes off South Street. Again such a facility could well be combined with a community center or with one of the other functions that might normally fall into a committee center type of operation such as the ambulance service. The new truck garage will adequately protect various pieces of the Borough equipment from both the weather and from vandalism etc. but it will not include a place for municipal meetings or storage of important records.

## TRANSPORTATION SYSTEMS

It was transportation demands that originally led to the establishment of Waymart and at one time the Borough was the very hub of transportation activity between the anthracite coal fields of the Wyoming Valley and the New York City market. Toady, however, Waymart is to some degree isolated from it's neighbors by a lack of transportation other than U.S. Route 6 which connects it with other villages and towns along the corridor. The Moosic Mountain stands as a barrier on one side and on the other the rail and public transportation links with Honesdale have long disappeared save for a few fragments.

A complete transportation system is composed of four elements: public transportation (including taxis), highways for the private automobiles and trucks, rail freight and air service. Let us examine the adequacy of each for the Borough.

Public Transportation--At the present time the Borough has only very limited public transportation. Shortline's Chenango Valley subsidiary operates through bus service from Carbondale to New York along Route 6 on a daily basis, and Waymart residents can utilize that service, but even though the bus also stops at Honesdale and other points along the line, it can only change interstate rates. This makes use of the service for intra-County or intra-State trips prohibitive in terms of cost. Avery Garage and Transportation once provided regular bus service to Waymart but that franchise has long since been abandoned and there are no plans to re-apply for it.

The Economic Development Council of Northeastern Pennsylvania prepared a Rural Transportation Plan for the region in 1976 which was designed to identify rural transportation services needed in the region which might qualify for State subsidies to finance any deficits from operation. That Plan suggested providing increased service to Waymart and other areas along Route 6 by changing Pennsylvania Public Utility Commission regulations to allow the Shortline Company to provide intra-State service along this route with appropriately reduced rates. This Plan has not been adopted or put into effect, however. There does seem to be a potential for local bus service between Carbondale and Honesdale that would serve Waymart and more particularly provide transportation for workers at the Farview State Mental Hospital for the Criminally Insane.

Taxi service is unavailable directly in the Borough but service rights are held by the Maple City Taxi Service in Honesdale. Nearby taxi service is also available, of course, in Waymart.

Public service vans are made available on both a regular service and call basis to Waymart residents by the Area Agency on Aging and the Human Resource Center of Wayne County. These services are, however, generally restricted to their particular service populations.

Rail--Rail service to Waymart has not been available since the late 1930's but nearby railroads in Carbondale and Honesdale have for the most part met the needs of Waymart's commercial and industrial concerns. The Delaware and Hudson Railway provides service through Carbondale between Scranton and Binghamton and the Lackawaxen and Stourbridge Railroad in Honesdale offers daily service to a Conrail connection at Lackawaxen, Pennsylvania on the Port Jervis--Binghamton Mainline.

Air--The nearest airport for regularly scheduled service is the Wilkes-Barre--Scranton International Airport in Avoca. This airport is served by two major airlines and has a Foreign Trade Zone designation which allows it to serve as an Inland Port of Entry for the importing and exporting of duty-free goods. This service may someday be of value to certain Waymart industries.

Local air service for charter flights, is available from the Cherry Ridge Airport off Route 843 near Honesdale.

Highways--The highway system is obviously Waymart Borough's primary mode of circulation. Route 6 is a major federal artery of long standing, although now dwarfed by the Interstate System. Route 6 does provide access to that Interstate System and particularly Routes I-81, I-80, I-84 and I-380. The Borough itself is also served by two other State routes L.R. 949 (traffic Route 296) and the Honesdale-Carbondale Road. The latter is a Route 6 spur which extends east to Belmont Street as a State Route and then continues west as a Borough Street. Legislative Route 943 also acts as an alternate to Route 6 for local traffic between Waymart and Hawley although it does not directly enter the Borough.

A map entitled Traffic Volume and Accident Location has been produced at wall map size to indicate levels of average daily traffic and locations of accidents between 1974 and 1976 in Waymart streets. The traffic volume information, not surprisingly, shows Route 6 to be carrying almost 5000 vehicles per day, the approximate limit of its safe capacity. By contract the Route 6 spur and Route 296 are each carrying less than a 1000 vehicles per day, which is a relatively light load.

Most important of information on highways is the traffic accident data. From this information, which is obtained from the Bureau of Accident Analysis, Pennsylvania Department of Transportation, trouble spots on Waymarts highway system can be identified along with reasons for their occurrence. This detailed data is extremely helpful in pinpointing possible means of eliminating traffic safety hazards.

The Bureau of Accident Analysis summarizes traffic accident data in several different ways. The following Tables represent a summary of relevant Waymart traffic accident data in the two major categories.



TABLE T-1

MUNICIPAL INTERSECTION ACCIDENT REPORT  
from 01/01/74 to 12/31/76

<u>ROUTE</u>	<u>TOTAL ACCIDENTS</u>	<u>DEATHS</u>	<u>INJURIES</u>	<u>AVERAGE DAMAGE</u>
Belmont Intersects Hones. & Carb. Rd.	3		2	1,433
Belmont Intersects Rt. 6	9		8	23,300
Belmont Intersects South Street	4			325
Belmont Intersects Water Street	1			600
Hones. & Carbon. Rd. Intersects Myrtle	1			99,900
Hones. & Carbon. Rd. Intersects South St.	1			1,600

TABLE T-2

MUNICIPAL MIDBLOCK ACCIDENT REPORT  
from 01/01/74 to 12/31/76

<u>ROUTE</u>	<u>TOTAL ACCIDENTS</u>	<u>DEATHS</u>	<u>INJURIES</u>	<u>AVERAGE DAMAGE</u>
Belmont	7		4	15,228
Hones. & Carb. Road	4		1	25,725
Center Street	1			200
South Street	1			800
Water Street	1			400
Route 6	13	2	12	2,046

Table T-1 summarizes information concerning accidents which occurred at Waymart intersections from 1974 through 1976. There are three intersections, in particular, which seem to be sites of recurring accidents. Each is listed below along with an indication of conditions which may have contributed to the intersection's high accident rate:

Belmont Street/Route 6 - In the three-year period covered by this inventory a total of 9 accidents occurred at this intersection. It has long been known locally as an extremely dangerous spot for drivers and these statistics confirm the reasons for this wariness. There are apparently several contributing factors. Foremost is probably the speed at which motorists approach the intersection from the West after coming down off the Moosic Mountain. The intersection is not readily apparent to those drivers because of an over abundance of signs, vehicles and buildings which distract views and obscure the warning signs and lights. The intersection is reached just as the motorist prepares to resume a high speed after coming down the relatively steep mountain. Another factor is undoubtedly the difficulty indefining the intersection. There are no curbs or sidewalks to indicate a distinction between parking lot and highway. Lack of sidewalks increases the danger for many pedestrians who must cross the intersection to reach their place of employment at the knitwear manufacturer on the north side of Route 6 just off Route 296, and without proper sidewalks these pedestrians can themselves become hazards for the motorists. A third factor is the speed at which motorists approach the intersection from the West after traveling over a slight grade which obscures his proper vision of the intersection ahead. A final factor is the lack of proper clear-sight triangles at the intersection for motorists approaching it from either the South or North on Route 296. Buildings, vehicles and the grade of the road itself all act as obstructions to a clear sight of approaching vehicles.

Belmont Street/South Street - This intersection has inherent hazards which resulted in 4 accidents during the period examined. Although none of these accidents resulted in injury there is obviously a serious problem and it can be attributed again to a combination of factors. Both the school and church located at this intersection generate heavy traffic loads at certain times of the day and week. There is poor warning of the intersection for drivers approaching from any direction and the 35 mph speed limit is undoubtedly too high considering the amount of both vehicular and pedestrian traffic the intersection experiences. This traffic will be increasing dramatically with completion of the Salvation Army, Municipal Building and Recreation area facilities on or just off South Street, and the accidental potential will certainly be increased.

Belmont Street/Honesdale & Carbondale Road - This intersection was the sight of three accidents during the studied

period. The one outstanding factor in problems with this intersection is the angle of the intersection itself which is much less than the 90° that would be desirable. There is also again a problem with approach grades on Route 296 from the North and there may not be proper clear-sight triangles in the approach from the West.

These intersection trouble spots all have one common factor --Belmont Street. The Street has been plagued by poor conditions, narrow width, encroaching buildings, uneven grades and a number of other problems and the Circulation Plan will have to address some substantial improvements for the street.

Table T-2 indicates and summarizes accidents which occurred at midblock locations within the Borough as opposed to intersections. Once again it is apparent that Route 6, Belmont Street and the Honesdale & Carbondale Road are the primary accident locations. Specific problem areas are listed below along with probable accident factors:

Route 6 West of Prospect Street - This trouble spot is unquestionably related to the grade and hump in Route 6 as one approaches the spot from the West. Slow-moving traffic leaving or entering the soft ice-cream stand, tavern on Prospect Street is suddenly an obstacle to fast-moving motorists who were not offered an early enough view of these vehicles in order to properly slow down or stop if necessary.

Route 6 West of Park Lane - This accident concentration is located at the bottom of the Moosic Mountain grade and on a curve which contributes to treacherous driving conditions during the winter months at this location. Also, nearby is a motel which generates additional traffic. A third factor is the start of the third lane in Route 6 at this location for motorists driving West. This adds some confusion to the situation for motorists heading East who are suddenly confronted with a narrowing roadway.

Honesdale and Carbondale Road, between South Street and Myrtle Street - This concentration is due to relatively fast-moving traffic suddenly approaching an area of more than one intersection and generally residential in character with a number of poorly marked driveways. Fast-moving traffic is suddenly combined with slow and the result is often an accident.

A general observation can be made concerning lack of sidewalks and poorly marked driveways. Both of these are factors in the number of individual accidents scattered throughout the Borough. It is essential that roadways not only be in good condition and of proper width but they must also be clearly defined and protected from all encroachments. Sidewalks and curbing can achieve this purpose while also insuring pedestrian safety.

Inasmuch as all Borough streets were in relatively poor condition at the time of this inventory, due to the sewer construction project, it was not felt that a road condition study would be meaningful. Following completion of the sewerage project all Borough streets will be repaired and brought up to good condition. It is clear that a number of Borough streets are too narrow and lack proper ditching, clear-sight triangles at intersections and in some cases signing. Sidewalks are either non-existent or in poor repair, resulting in a substantial potential for traffic accidents involving pedestrians.

In summary, it can be said that Waymart Borough's major transportation needs are in the area of developing public transportation to and from Carbondale and Honesdale and in correcting some severe traffic hazards on U.S. Route 6 and Belmont Street. Achieving safety for the many pedestrians who must walk to work along or across these highways by construction of pedestrian walkways (sidewalks) must also be considered a high priority. Major improvement proposals will be outlined in the Circulation Plan.

## SCENIC AND RECREATION INVENTORY

A Scenic and recreational inventory of Waymart Borough can look at three various types of recreation that are available to residents of the Borough and others outside the Borough who look to Waymart as a central area where certain recreational facilities and services will be provided. These are first the natural and scenic resources of the Borough itself. Secondly, private recreational facilities that are provided and thirdly, the public recreational facilities that are provided. In this section of the Plan we will also examine, in addition to the three areas of recreational services and facilities, the per capita municipal expenditures on recreation. Each of these areas will be examined independently.

### NATURAL AND SCENIC RESOURCES

There are three outstanding natural and scenic resources for the Borough in addition to some of the general areas that have been mentioned previously in the report, such as the swamp north of Route 6, the VanAuken Creek, etc. One of these is the Farview Mountain scenic vista. Although the actual vista itself is located outside the Borough on the Farview facility, it is integrately associated with Waymart as a town and has long been a favorite picnic spot and stopping spot for motorist, visitors, etc. From this location can be seen as far as New York State and other areas including Honesdale, etc. Another outstanding resource that can be included with the Farview vista is the Moosic Mountain itself, which is relatively undeveloped because of its steepness and which contains the only substantial wooded areas in the area. A second outstanding natural resource is Keen Pond, which is once again outside the immediate Borough boundaries, but is both a water resource for water related activities and camping as well as an Historic resource having been an element of the D & H system. The third natural scenic resource, of course, Lake Ladore which again has long been a favorite recreation spot for Borough residents and visitors and is now the center of a private recreational facility which will be discussed next.

### PRIVATE RECREATION

The most prominent private recreational facility, in Waymart and indeed in the entire area of Western Wayne County, is the Salvation Army facility at Lake Ladore. The Salvation Army has had a facility for some time at Lake Ladore, but has recently invested over 9 million dollars of funds in a long-range plan to develop this facility in a number of ways for expanded camping for children and also to include a senior citizens center and a lodge. The latter is operated as a semi-commercial activity that includes dining facilities, 64 guest rooms, conference center, and the program of senior citizens activities. The Salvation Army facility, as a whole, is described in the

following item from a brochure entitled a Master Plan for Camp Ladore by the Salvation Army.

"The camp, retreat and conference center of the Eastern Pennsylvania and Delaware Division of The Salvation Army is located on Lake Ladore in Wayne County near Waymart, Pennsylvania. Camp Ladore's 950 acres, including options for expansion, surround Lake Ladore in the Moosic Range of the Pocono Mountains. In this setting, Lake Ladore's 265 Acres of beautiful water, 1367 feet above sea level, is accessible by Route 943, 1500 feet east of the junction of Highway 296 and Route 943, for fishing, boating, swimming and water sports. Approximately 450 acres are in forest, consisting of mixed deciduous oaks, hickories, birches and locusts, and a few patches of spruce and white pine trees. Rabbits, ground hogs, quail, song birds and other typical wildlife of the region are found within the camp boundaries, as are deer from surrounding forest lands. The Salvation Army acquired its original 340 camper-capacity acreage in 1967 by purchase, adding the Bender Farm acreage in 1970 and increasing the camp capacity to 450. The facilities of the present program served about 3,400 campers during the summer.....

Among the recommendations adopted by the Camp Ladore Long Range Planning Task Force are: That a year-round professional resident manager-director for the camp be employed as soon as is practicable; that a forest fire control plan be accomplished by him through the County Forester and adjacent landowners; that the State Health Department's Rules and Regulations Governing Organized Group Camps, Building Codes and State Fire Safety Codes, be observed; that the local sanitarian be familiarized with the Master Plan for Camp Ladore; and that a manual for camp operations be prepared, including management controls, program services and maintenance procedures; that Camp Ladore be posted and managed as a permanent wildlife refuge; and that a statement of policy be recorded that flora be protected from destruction or disturbances except when implementing planned developments, or as part of a nature interpretive program under direction of the Camp Director or Camp Naturalist; that the appropriate levels of authority of the Salvation Army and the Camp Committee adopt and approve the Master Plan and its recommendations and that major changes be made only by the appropriate authorities. Relocation of a cabin a few feet in one of the living units would not constitute a major change, but changing locations of a chapel or dining hall would be; That the Salvation Army adhere closely to the standards for camp development and operation recommended by the American Camping Association; that the Greater Philadelphia Advisory Board incorporate the Master Plan for Camp Ladore as a part of its Long Range Development Plan."

The Spojnia Farms facility is, like the Salvation Army facility, a combined facility for both senior citizens and children. A summer camp is operated for children and a home for the aged capable of serving upto 50 persons has been established at the site, which is on the Honesdale and Carbondale Road. The

facility is operated as a combination farm, camp, retreat, and is in one of the more undeveloped and open areas of the Borough. It is operated by the Polish National Catholic Union of Scranton, a Church organization. This facility is continually undergoing various expansions and improvements recently including an expansion in value of one million dollars.

### PUBLIC RECREATION

Public Recreation falls into a number of areas that are provided by both public and semi-public organizations. Some of the facilities are operated as recreational programs and facilities, while others are merely granted this benefit as a sideline to their principal purpose. The principal public recreational resources are as outlined below.

1. The Waymart School - The present Waymart School is located on a .3 acre site which includes playground, outdoor basketball courts, etc. The school itself includes a gymnasium. This facility, as mentioned previously has been identified for phase-out 1981 and it has reused potential for recreational purposes. At the present time the facility is used both during and after school hours and during the summer for recreational purposes.

2. Waymart Municipal Park - Waymart Borough has recently created a Municipal Park on the land which it purchased primarily for construction of its sewerage treatment works, which is partly in Canaan Township. The land is being used for additional purposes including recreation, and a ball-field has been built on the land utilizing help and financial assistance from the neighborhood Park Program provided by Wayne County Park Recreation Board. The facility and programs for it have been managed by the recently established Waymart Borough Park and Recreation Board, which will soon include participation by the Western Wayne School District and will obviously serve other areas outside of the Borough.

3. Delaware and Hudson Depot - This facility is currently owned by the Borough and is a historic resource of some public attention and has the capacity to serve the dual role as a storage building and possible museum of a limited nature in the future. At the present time it is limited to storage purposes.

4. St. Mary's Church - A large open area exists on the lands owned by St. Mary's Roman Catholic Church on the Honesdale and Carbondale Road and this facility is often used as a picnic area for various outdoor activities of the Church and the Community.

5. Waymart Fire Company - The Waymart Fire Company maintains a area of open land south of Route 6 on which it has recently constructed a pavilion and which is used for various community outdoor activities of a picnic and meeting nature during the summer months.

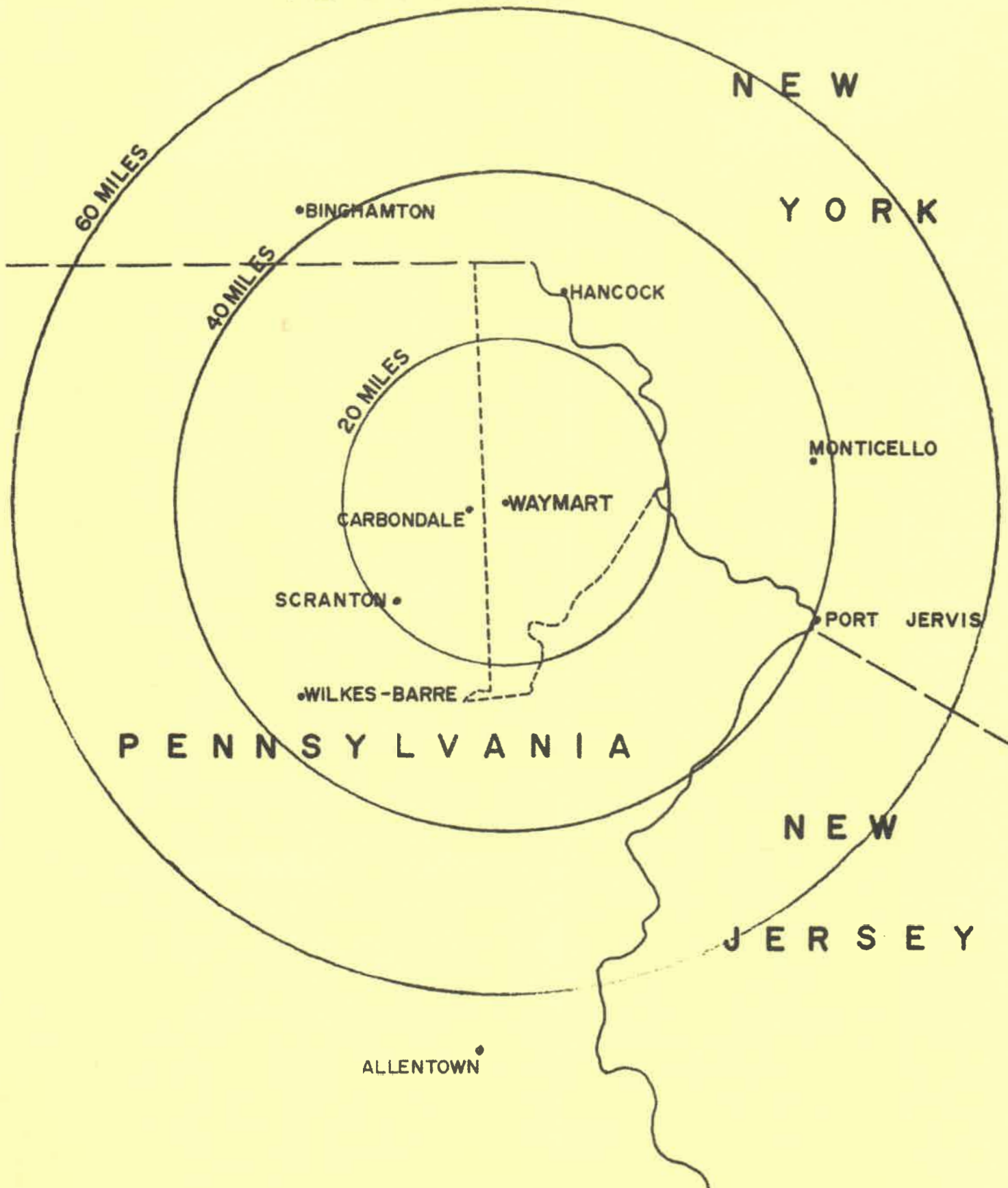
6. Farview - The Farview State Mental Hospital, which is located largely outside of the Borough, does offer a wide variety of recreational facilities and provides a great deal of open space for the Borough and surrounding communities. The Farview facility is afforded with the latest in recreational facilities both indoor and outdoor nature, which are on occasion used by community residents. In all probability, in future years with a continual phase down of these various facilities and open spaces will be available for additional community activities. The Farview facility is a substantial provider of guaranteed open space for the Waymart Area.

#### MUNICIPAL EXPENDITURES ON RECREATION

In 1970 records maintained by the Commonwealth of Pennsylvania indicated that municipal operating expenditures for recreation were limited to 23 dollars or per capita expenditures of 2 cents. This was an extremely low amount at that time and reflected the fact that Waymart Borough had essentially no recreational facilities that were the responsibility of the Borough and had no programs. The expenditure of 63 cents per capita compared unfavorably with other Boroughs in Wayne County. Honesdale, for instance, was spending at that time 41 cents per capita, Preston Township was spending 25 cents per capita, Strucca was spending 63 cents per capita and Bethany was spending \$1.37 cents per capita. Today, however, the situation is different with the Borough having established a facility, with the help of the County under the Neighborhood Park Program and with additional help through the Comprehensive employment Training Act, and it has an active Park Board which is conducting various programs. Per capita municipal expenditures on recreation in 1976 were 59 cents each, reflecting a total recreational expenditure of \$658.22. This is a significant improvement and puts Waymart within reach of an adequate ongoing recreational program. One of the difficulties in operating a adequate recreational program is dealing with the small size of the Borough and the amounts required to simply establish an adequate facility. Although the cost of establishing a ball field, for instance, are the same for any borough, on a per capita basis they are much higher in a Borough of Waymart's size than they would be in Honesdale. Therefore, the Borough has to spend relatively more per capita to achieve just the bare minimum necessary to operate a proper recreational program.



# REGIONAL MAP



## GOALS and OBJECTIVES

One of the required items in a Comprehensive Plan according to Pennsylvania Act 247, the Municipalities Planning Code, is a statement of community goals and objectives. This is also a required item in any Zoning Ordinance which is usually a follow-up item to the Comprehensive Plan. In most cases the goals and objectives are outlined in the Comprehensive Plan will be the same or nearly the same as those that are outlined in the Zoning Ordinance and the Courts have increasingly indicated in reviewing Zoning Ordinances that Zoning must indeed be based on a Comprehensive Plan and the closest tie-in between the two is in the area of Goals and Objectives. Therefore, the Goals and objectives that we develop in this Comprehensive Plan are extremely important and are not merely exercises in adopting New Years type resolutions.

The Goals and Objectives that have been developed for Waymart Borough are based on three types of input. The first of these was an attitude survey that was made by the Waymart Borough Planning Commission in 1976. A questionnaire was mailed to all Waymart Borough Tax payers asking a number of questions concerning their opinions on planning-related issues and on other concerns of local interests. This questionnaire and the answers received are included in this plan following the Goals and Objectives Section. Over 200 people answered the questionnaire and provided a great deal of meaningful input that was very easily translated into certain of the Goals and Objectives that are outlined in this section.

A second means of developing input for the Goals and Objectives section of this report was through public meetings being held before and during the preparation of this Comprehensive Plan and the comments made by the participating public at those meetings were taken into account in the development of these specific Goals and Objectives. Other public meetings held on other issues, such as the sewer construction project, also resulted in a great deal of input that could be translated into Goals and Objectives.

A third means of developing input was through the Borough Council and Planning Commission members themselves. These elected and appointed officials are representatives of the community as a whole and as such their opinions were taken into account and they provided guidance in the specific determination of the wording of the various Goals and Objectives. The Planning Commission, in particular, participated directly in the accumulation of much of the data that served as a back-drop for the development of Goals and Objectives and as such was given a fairly complete perspective of the Community needs and problems from which to evaluate the types of Goals and Objectives which most fit the needs of the Borough.

On the basis of the input received and also the background studies which yielded information on Waymart Borough's needs and problems, the following Goals and Objectives were developed.

1. Land within the Borough of Waymart should to the greatest degree possible be steered toward uses compatible with its natural limitations and most suitable use.

2. The Borough of Waymart should begin to assume control over its future development and seek means by which to guide that development into acceptable forms that will contribute to the health, safety and welfare of the community.

3. The Borough should implement appropriate land use guidance systems including such measures as zoning to accomplish a degree of control over future land developments and to generally achieve the objectives outlined in numbers 1 and 2.

4. The Borough should encourage commercial and industrial development to the extent that it can be supported by the land for which it is proposed, to the extent that it is compatible with other adjoining uses and to the extent that it will contribute to the Borough's economic base.

5. The Natural and Scenic qualities and the resources of the Borough should be preserved as both an aesthetic and economic resource as well as a critical factor in the biological health of the community.

6. The Borough should implement capital programming and budgeting procedures to assure the funds will be available in future years to provide need facilities and services as the Borough grows and these needs become evident.

7. To the extent possible within the limited financial means of the Borough, law enforcement and police protection should be improved with more sophisticated techniques and with better and more complete service.

8. The Borough should attempt to provide more adequate transportation and means of circulation for the movement of people and goods by modes other than the highway especially in the area of public transportation.

9. Hazardous road conditions should be either eliminated or corrected.

10. Outstanding Historical features and resources of the Borough should be protected in order to preserve the heritage of the Borough and to act as a focal point in a whole scale improvement of the Borough.

11. More complete programs of services and facilities for groups of all ages should be made available particularly in the area of recreation and leisure.

12. Inter Governmental cooperation with neighboring municipalities and the school district should be improved and an effort made to continually develop stronger ties with these other communities.

13. Administration of all codes, ordinances and regulations in the Borough should be streamlined and made both more efficient and more effective in the way of enforcement.

14. Critical or sensitive natural areas such as floodplains, steep slopes and swamps etc. should be protected as resources for wildlife, replentishment of ground water supply etc.

15. A concerted effort should be made to improve the quality and supply of housing for all income levels of the Borough and to insure that new housing is built to certain nationally recognized standards to prevent future deterioration.

16. A particular effort should be made to achieve a continued balance in the economic base of the Borough through attraction of various types of commercial, industrial, recreation and trade enterprises along with the development of other economic opportunities that may present themselves to the Borough.

TABLE

Attitude Survey and Results

The following are questions which were asked on the Attitude Survey Form mailed to all taxpayers. Also given are the results of each question.

	<u>YES</u>	<u>%</u>	<u>NO</u>	<u>%</u>
1. Are you a full time resident of Waymart Borough:	198	91	20	9
2. Do you live in your own house?	169	80	41	20
3. Do you live in your own mobile home?	13	10	118	90
4. If you rent, would you buy or build here in Waymart Borough?	53	71	22	29
5. Do you believe in using land for its most suitable use?	194	96	9	4
6. Do you feel that the Borough should begin to assume control of its own future development?	186	94	12	6
7. Do you feel that zoning would be a benefit to the Borough?	151	84	29	16
8. Do you feel that commercial & industrial development ought to be encouraged?	163	80	41	20
9. Do you believe that the natural and scenic qualities of the Borough should be preserved?	199	97	7	3
10. Do you support the idea of planning in communities such as ours?	197	96	9	4
11. Do you feel that vandalism is a problem in Waymart Borough?	136	70	58	30
12. Do you feel that law enforcement & police protection should be increased?	138	72	55	28
13. Public transportation is important to a lot of people. If convenient bus service were provided would you or members of your family use it?	97	50	96	50
14. Do you believe the Boro Council should make improvements to the hazardous conditions now existing at Rt. 6 intersections?	176	88	25	12
15. Do you think a group of local people, such as your Planning Commission, can do a satisfactory job of planning for the Borough?	177	91	17	9

## Waymart Borough

### Land Use Plan

A Land Use Plan is one of the five elements of a Comprehensive Plan required under Pennsylvania Act 247, the Municipalities Planning Code. The land use element is without a doubt the single most important result of any planning effort. The recommendations that are embodied in the land use section form the basis for the rest of the comprehensive planning effort. Recommendations for Community facilities, Circulation and Housing, all depend on the Land Use Plan as a basis for departure.

Steps involved in developing a Land Use Plan are many and several have already been accomplished in the preparation of the background studies for this Comprehensive Plan. Information in the areas of population, economic base, housing and existing land use for instance, plays a role indicating where the Borough has been and where its going, in terms of its future. Information on soils, geology, topography, vegetation, etc. tells us something about the Borough's natural resources and what their capabilities are. The task of a Land Use Plan is to take those two major areas of information and combine them to yield not only what is the most ideal means by which the Borough might develop in the future but also the most practical means, therefore, yielding what we might term the optimum manner in which the Borough can develop. Let us reexamine some of the information collected during the background studies and translate it into specific objectives.

The information that was assembled concerning the natural resource characteristics of the Borough was substantial and much of it is illustrated on a large wall map entitled Natural Resource Inventory Map. This map indicates various limiting factors concerning soils, such as steep slopes, wet-lands, shallow depth to bed-rock, etc. There are also indications on the map of those soils which are forested and those which are suitable for agricultural cultivation. What then are our objectives for using these various lands?

Let us begin with slopes. We know that certain portions of the Borough are in excess of 25% slope which makes them extremely limited for any type of development and other larger portions of the Borough are in the category of 15 to 25% slope, which renders them difficult to use although not impossible. The following might be some of our specific objectives for management of steep slopes.

1. Slopes over 25% should not be developed except for certain low intensity passive recreational activities.
2. Slopes over 15% grade should be developed only under certain

protective conditions, which insure against erosion, sedimentation, and flooding.

3. Slopes over 15% and characterized by soils of loose texture should not be developed.

4. Clearing of vegetation on slopes over 15% should be minimized.

In terms of those soils which are generally suited for cultivation and those that are not, we can establish one broad objective and that is to prevent soils that are generally suited for cultivation from being developed wherever possible. At the same time we should encourage the retention of and development of agricultural uses that are most compatible with the characteristics of those soils.

In examining the hydrology of Waymart Borough, we identified certain areas that could be serving as aquifer recharge areas and others that indicated flooding problems from time to time. The aquifer recharge area is the swamp North of Route 6 as one approaches the Borough from the East and the flood plains are located in the same vicinity and also along the streams running through the town. Our objectives for management of the hydrologic system should be as follows:

1. Major aquifer recharge areas should not be developed, filled, covered or otherwise disturbed and their uses should be limited to basic open space uses.

2. Swamps and wet-lands in general should be developed only with extreme caution and with limits on the amount of impervious surfaces that may be constructed.

3. Areas subject to 100 year frequency floods should not be developed except for agricultural or recreational activities.

4. Other aluvial flood plains should be developed only where soil percolation is adequate and proof of lack of serious flood potential is submitted.

5. Major lakes, ponds and streams should be protected from encroachment by use of buffers.

6. Water runoff, erosion and sedimentation should be minimized through controls on vegetative clearing, limits on impervious surfaces, requirements for stormwater retention, etc.

Other areas that are characterized by poor soils due to a shallow depth to bedrock or a seasonal high water table or some other limiting characteristic should also be handled in ways that give recognition to their critical characteristics. A general objective then might be as follows:

1. Areas classified as generally unsuitable for subsurface sewage disposal should not be developed except for recreational activities and where investigations reveal pockets of more suitable soils. Where public sewage disposal facilities are available it may be possible to utilize these areas for urban type uses, but in each case the usage should comply with performance standards that would include necessary measures to overcome the sites limitations whether from slope, seasonal highwater table, shallow depth to bedrock, etc.

In addition to these specific natural resource objectives that relate to the conditions of the land in the Borough itself, there are also other general land uses objectives that might be incorporated. These are as follows:

1. To the extent while possible in meeting other objectives property values should be maintained.
2. Historic sites should be protected.
3. Community facilities should be located in developing areas of areas with favorable development potential.
4. A functional circulation system should complement desired land use patterns by establishing priorities for serving developing areas and areas with favorable development potential.
5. All Borough ordinances should function together as a land use guidance system, that can be effectively and efficiently administered.
6. Commercial land uses should be confined to specific districts excepting those of a neighborhood type, serving the immediate area.
7. Industrial land uses should be restricted to areas compatible with other uses.
8. Recreation and open space land uses should be encouraged on sensitive lands as an appropriate use.

With these specific and general land use objectives in mind we could develop an ideal land use plan that would disregard existing patterns of development. But that is totally unfeasible and therefore, we must recognize the existing patterns and attempt to assess what the new land use demands may be in the future, independent of the characteristics of the land itself. We must therefore, project the future land use demands identifying how much land we will need for commercial development, industrial development and residential development. In the final analysis our land use plan will have to meet those demands. In determining the demand for these various types of land uses in the future, three basic sources of information were used. They include the Existing Land Use data of the Borough as of 1971, population projections to the year 2000 and the 1970 and 1977 housing counts.

In reviewing this information we find that it is possible to make reasonable predictions as to how much land will be needed for various types of uses. The population projections for instance, show that the Borough will by the year 2000 have to provide for an additional 600 + or - new persons living within its borders. Assuming that there are two persons per family, which is a conservative figure, this would mean a requirement for at least 300 new housing units in the Borough by the year 2000. A review of 1970 statistics indicated that 81% of the Borough's residential land in that year was of a single family type, 10% was of a two family type, less than 1% was multi-family; and approximately 8% was in mobile homes. The average lot size for the various types of uses was  $\frac{1}{2}$  acre for single family uses,  $\frac{2}{5}$  of an acre for two family dwellings,  $\frac{1}{3}$  of an acre for each multi-family unit and  $\frac{1}{4}$  of an acre for each mobile home unit. The average lot sizes, although not adequate at the time in 1970 due to the ex-



tremely poor soil conditions in the Borough, would probably be adequate in the future in as much as most of the developed and developing portions of the Borough are now served by public sewage. Therefore, to make projections, we have assumed that the land requirements per unit will remain the same for the year 2000. We have also assumed, however, that the composition of housing in the Borough will change slightly as a result of the central sewage project. There will very likely be fewer single family units and greater numbers of multi-family, two family and mobile home units. This is confirmed by specific development plans that have been brought to the attention of the Borough, by both public and private developers. Therefore, for the year 2000, it was assumed that 65% of the new housing would be of a single family type, 20% would be in two family units, the multi-family units would raise to 5% of the total and mobile homes would increase to 10%. Combining these various pieces of information and assumptions, it is possible to develop the following projections of land use demands for various types of residential uses for the year 2000.

1. Single family residential--97.5 or 100 + or - acres.
2. Two family units--24.0 or 25 + or - acres.
3. Multi-family units--5.0 or 5 + or - acres.
4. Mobile homes--7.5 or 10 + or - acres.

All totalled these various residential uses will then require an additional 135 acres of land within the Borough by the year 2000.

Commercial uses are assumed to grow with population increases. There were 28 acres of land in the Borough in 1970 that were committed to commercial uses and it is anticipated that by the year 2000, if commercial uses are to keep pace with population growth another 16 acres will be needed, bringing the total to 43 or 45 + or - acres. It is also anticipated, however, that there may be additional commercial demands due to the location of the Borough on U.S. Route 6 and the need to create certain areas for general commercial or highway commercial type uses as opposed to the neighborhood type uses that have characterized the Borough's commercial development in the past. Therefore, it may be necessary to plan additional 5-10 acres of land that would be available for those uses in the future, bringing the total commercial requirement for additional land by the year 2000, to 25 + or - acres, in addition to the 28 acres existing.

There is approximately ten acres devoted to what are called industrial and wholesale warehousing type activities at the present time within the Borough. It is assumed that industrial growth will continue with the completion of a central sewage project for the Borough and, therefore, it has been estimated that an additional ten to fifteen acres of land will be required as a minimum for new industrial development.

The total amount of land that will be required in the future for urban development uses will be in the neighborhood of 170 + or - acres. There will of course, be additional requirements for

other types of uses such as the utilities, transportation and public types of uses. Those, however, will be dealt with in a separate manner under the community facilities, recreation and circulation plans.

Knowing the land use demands that will be placed on the Borough, as well as the limitations of the lands that are within the Borough, is it possible to develop what is the optimum pattern of development that will meet the future expected demands for urban development uses, while at the same time protecting those sensitive areas that, if developed would create additional problems for the Borough. The culminated effort of combining the two pieces of information is the future Land Use Plan. The future Land Use Plan is identified on the map number inserted in this plan and is also reflected in the Waymart Borough zoning map, which has been prepared as part of the zoning ordinance, a corollary effort to this comprehensive planning project. Both these maps reflect essentially the same pattern and one is merely the extension of the other. The proposed Land Use Plan attempts to steer development away from those sensitive areas that reveal development in the areas that are either served by public sewage or show promise for development in terms of natural resource characteristics. There's also an attempt to recognize the existing patterns of development and where appropriate to provide for the natural extension of certain types of uses where the end result will be a compatible mixture of land uses resulting in a functional community.

There is more to developing a Land Use Plan than simply drawing a map. There must also be development of the means by which these specific natural resource and land use objectives can be implemented to yield a pattern of development closely correlated with the Land Use Plan and which will as a result meet the various land use demands that we have identified. Implementation is where we make or break the plan. It is here that we test our ability to translate land use objectives into tools that will result in fulfillment of a Land Use Plan.

Under the Pennsylvania Municipalities Planning Code, more commonly known as Act 247, local municipalities including Waymart Borough are afforded a number of means of implementing comprehensive plans including the plan itself, the official map, the subdivision ordinance, zoning regulations, and planned residential development ordinance. Let's examine each in detail.

The Comprehensive Plan is itself an implementation tool. As Lewis Mumford and others have often pointed out, the goals we establish are often among the most important determinants of the trends which impact land use. The Comprehensive Plan to a certain extent is a self-fulfilling prophecy. It is upon the information gathered and goals established in the Comprehensive Plan that both public and private developers will make many decisions. A Comprehensive Plan should be developed with the full knowledge that it itself will have an impact on land use.

The Comprehensive Plan also has certain legal authority under Pennsylvania Act 247. Once the Plan is adopted, no school district or other government at the local level including the County and the Township itself can undertake activity of a building nature for any type of community facility without first obtaining the opinion of the Borough Planning Commission as to conformance of the proposal with the Comprehensive Plan. So the mere adoption of the Plan will then have some impact on implementation.

The official map is another means by which the Borough may implement its Plan under Act 247. The official map technique is basically used as a means of identifying in advance those lands which a Borough anticipates acquiring and to legally forestall any other use of that property until such time as the Borough is prepared to actually acquire the property. The official map technique is often used for purposes of acquiring property for widening of street, etc., but it can also be used for acquiring recreation land or other types of development where more than one property must be acquired. The advantage of the official map is to freeze land uses at their present use such that a situation does not develop whereby the sudden change of the use of one property among many prevents the completion of a facility for which all are required. The weakness of the official map approach is the time limit that the municipality is burdened with to carry out acquisitions following the designation of a property on the official map. The Planning Code basically says that the municipality must exercise their right to acquire within one year after a property owner has submitted a written notice to the governing body announcing his own intentions to build.

The subdivision ordinance is, of course, one of the most popular means of implementing a Land Use Plan, but it has limited capability. A subdivision ordinance is basically a technique for controlling the design of subdivisions. It can only to a limited extent control which lands are in fact subdivided. The subdivision ordinance may deal with the layout of lots, amount of recreation land that will be provided in a subdivision, width of streets, and other standards of development where new lots are going to be created. The subdivision ordinance can also under a separate chapter be used as a means of controlling mobile home parks. Nevertheless, it is not the location of mobile home parks that can be controlled but merely the design of the park itself.

Zoning is probably the most talked about means of implementing a Land Use Plan and it exists in a variety of forms. The zoning ordinance may permit, prohibit, regulate, restrict, and determine any of the following:

1. Uses of land, watercourses, and other bodies of water.
2. Size, height, bulk, location, erection, construction, repair, maintenance, alteration, raising, removal and use of structures.
3. Areas in dimensions of land and bodies of water to be occupied by uses and structures as well as areas, courts, yards, and other open spaces and distances to be left unoccupied by uses and struc-

tures as well as areas, courts, yards, and other open spaces and distances to be left unoccupied by used and structures.

4. Density of population and intensity of use.

The purposes of zoning can be many including the promotion of certain types of advantageous development and the prevention of those characteristics of development which are a threat to the health, safety, and general welfare of the public. Pennsylvania Act 247 gives quite an explicit definition of the procedures under which a zoning ordinance can be adopted.

Zoning can be either very rigidly developed by creating a great number of districts within which very specific uses are permitted under very specific conditions or we may be very general using techniques such as "floating zones." Floating zones are not necessarily defined on a map but rather referred to as any lands of a certain characteristic, such as steep slopes or flood plains. Floating zones can also be geared to specific types of land use with standards for industrial district applying anywhere one attempts to locate an industry. Thus, zoning can be designed to be very strict and rigid or it can be a very flexible document.

Finally, state enabling legislation provides for a marriage between subdivision regulations and zoning in the interest of accomplishing sound development. That marriage is accomplished in the vehicle of the planned residential development (PRD) ordinance. The state legislature in developing the state planning code recognized that in certain instances, it was desirable to modify the standards of a subdivision ordinance and a zoning ordinance to accommodate large scale types of development in cases where the developer was willing to make certain trade offs in return for being allowed more flexible standards under which to operate. In order to allow this flexibility, the planned residential development was anticipated in which a variety of residential dwellings would be allowed under a variety of densities. Other land uses such as commercial and industrial might also be included which would make it a planned unit development. The PRD ordinance is a means by which certain procedures are established for a development that wishes to be processed as such and under which the normal standards of the subdivision ordinance and the zoning ordinance would be modified to accommodate that development.

These are the traditional powers that have been allowed under Act 247. However, they are not the only powers that exist for a Borough to implement a land use plan or comprehensive plan as a whole. Under the second class Borough code as well as the general language of Act 247, there is the ability of the municipality to adopt any number of ordinances that would accomplish the purpose of protecting the health, safety and welfare of a community. Such ordinances could deal with junkyards, controlling their location and design and layout; signs dealing with their size, location, and number; excavation dealing with standards under which quarrying or removal of top soil, etc. may be accomplished; and stormwater dealing with the amount of runoff which will be allowed from a

development and techniques which must be utilized to limit that storm water and control it.

Regardless of which type of means we use to implement the Land Use Plan, the standards we incorporate in these tools must be based on something other than an arbitrary decision. Increasingly, the courts are indicating that every regulation must be based on some defineable objective. In this Comprehensive Plan, we have been quite specific about our objectives and this is to our advantage in that we now have the capacity to translate those as performance standards directly into regulations. Performance standards are exactly that. They are criteria for carrying out a task. If we can meet those criteria, we are allowed to carry out the activity. Performance standards are a preferable approach over some of the traditional approaches to regulation in that they are accountable and do directly relate to the objectives that we outline in our comprehensive plan. We do not say, "No we do not want commercial development or we do not want industrial development," but rather we say, "Here are the conditions under which we are willing to accept it." When we develop a traditional zoning ordinance based on a number of districts and very strict regulations, we are in fact saying that we don't trust anyone else to make the decision as to where an industry should be located or where a commercial enterprise should be located and we pre-empt the right and ability of the market to determine those locations. Under the performance standards approach, we don't assume so much of the authority. We merely insist that our own standards be met and that development wherever it occurs accomplish certain objectives. If one can meet the objectives, he is allowed to proceed with development plans.

There are a variety of means of enacting performance standards. One means is to make them part of a general zoning ordinance where we utilize the technique of floating zones. Our zoning ordinance identifies the overall pattern we desire within the community but allowing relative freedom to locate provided one is willing to accept the performance standards. For instance, we might identify steep slopes as one floating zone and state that anyone who intends on building a house within that zone will prove that he has a certain amount of land of an acceptable slope, will prove that he has designed his sewage system and other cautions to prevent erosion and control storm water. This technique has been used in several other areas and again we could be very general or we could be very specific in terms of the performance standards themselves. Generally, the more specific the ordinance can be, the less discretion that will be needed on the part of the Borough in administering the ordinance.

A second technique of enacting performance standards and using them as a means of implementing the land use plan would be to develop a package of individual ordinances such as outlined previously. This would give us maximum flexibility in that there would be no districting of the Borough. We merely apply the same

standards everywhere. We would be losing, however, the advantage of being able to coordinate the enforcement of our regulations through one ordinance. We would also find it difficult to achieve any overall pattern of development or use creative placement of facilities to implement it.

Perhaps a better route is to utilize a combination of the two techniques, adopting a zoning ordinance and individual ordinances where we feel that the zoning ordinance cannot effectively include regulations to cover a particular objective. The combination would, of course, offer both coordination and a certain amount of flexibility but would require a very affective administration program. We might even consider combining the two into a totally new type of ordinance such as outlined in the American Law Institute's Model Land Development Code. In that Model Land Development Code which has been suggested as a model for future state enabling legislation with regard to planning, the term zoning and subdivision ordinance are forgotten in favor of one code which would be entitled a "local land development code." The ALI-MLDC proposed local land development regulation would provide both types of regulation. Under that code a development ordinance would provide for "a. development for which a permit will be granted as a right on compliance with the terms of the ordinance; b. development for which development permit will be granted only after exercise of discretion of an administrative agency in accordance with the criteria of this code and any additional criteria provided for in the ordinance; c. development that is exempt from the requirement of obtaining a development permit otherwise subject to the general development provisions of the ordinance; and d. development that is exempt from the regulation of the ordinance. The ALI-MLDC, although not exactly the same as our own state enabling legislation, might very well provide a guide for us as we move to implement the Waymart Borough Land Use Plan with the adoption of ordinances. In reviewing these various alternatives for incorporating performance standards into our regulations, it would appear that the approach of the ALI-MLDC is probably the right approach. A combination of individual performance standards and a zoning ordinance offers both flexibility and the ability to coordinate various regulations, achieve effective enforcement and present visible implementation of the land use plan. We must still operate, however, under the Pennsylvania Municipalities Planning Code as it presently exists and use its terminology. What we want to achieve is an effective and efficient land use guidance system. The following are recommendations which should help to achieve such a system for Waymart Borough:

1. The Borough should adopt a zoning ordinance that would include the following districts:
  - a. Rural residential
  - b. Low density residential
  - c. High density residential
  - d. Mobile home parks
  - e. Neighborhood commercial

- f. Commercial recreation
- g. General commercial
- h. Industrial

There should also be, however, heavy use of floating zones specifically for areas of critical importance, such as soils limitations from, sewage disposal, steep slopes and other important natural resources. Incorporated within the zoning ordinance should be performance standards for each special area. Such standards should directly address themselves to land use objectives outlined in this plan.

2. The Borough should adopt mobile home park regulations as a Chapter Two of its Subdivision Ordinance.

3. All municipal ordinances should be codify to eliminate overlaps duplications and generally to improve the efficiency with which the land use guidance system is administered.

4. The Borough should adopt stormwater management ordinance to eliminate some of the present problems with storm water management and to prevent any future ones from developing.

5. The Borough should adopt a junk yard ordinance or incorporate junk yard regulations into a zoning ordinance.

6. The Borough should adopt a sign ordinance or incorporate sign standards in its zoning ordinance.

7. There should be special attempts made to preserve open spaces and other critical areas that have potential for recreational use or are too important to be developed. The Borough should consider acquisition of new recreational lands of this character.

8. Cluster development should be specifically encouraged by the planning commission in its review of proposals for development within the Borough.

9. Future sewer extensions and other facilities should be placed only in areas where growth is desirable and in accordance with the Land Use Plan.

10. There should be attempts made to minimize erosion and sedimentation problems in the Borough through enforcement of various state laws controlling these problems.

## Waymart Borough

### Circulation Plan

Transportation is more than just highways, railroads or airports. It is the process of moving people and goods. It is the purpose of the plan to outline means by which both people and goods can be moved both efficiently and safely. The Circulation Plan deals with Waymart transportation problems from three perspectives, they include a functional street plan, outlining the matter in which the Borough streets should operate as a system and funneling traffic, recommendations for safety improvements on streets and highways serving the Borough and suggestions for improvement in the other modes of transportation in order to create a coordinated Circulation system.

Underlying all three elements of the Circulation Plan is a recommendation from the Land Use Plan--that all transportation improvements be designed and scheduled in order to complement the Land Use Plan. The functional street plan is the means by which we identify areas that should be improved in order to create a more functional circulation system and one which will in fact complement the Land Use Plan. Map number \_\_\_\_\_ indicates the proposed functional street plan for Waymart Borough. The only arterial highway in the Borough is U.S. Route 6 and it is anticipated that in the future this would continue to be the only arterial highway actually serving the Borough although Route 943 which runs near the Borough could also be considered an arterial in the future as an alternate for Route 6. Belmont Street which connects U.S. Route 6 and State Route 943 is a collectors street at the present time and should continue to serve as one in the future. The Honesdale and Carbondale Road has also served as a collector and should continue to serve in that capacity. South Street, however, has primarily served as a local street in the past and the future with the construction of the Salvation Army facility an increasing development in those portions of the Borough that are served by South Street it is clear that its status should be raised to that of a Collector Street. In fact, there should be improvement of both South Street and the Honesdale and Carbondale Road to make a connecting loop surfacing the Eastern portions of the Borough into this connecting loop would feed the various local streets that are now being developed into residential areas in that portion of the Borough as well as entrance roads from various facilities such as Spojnia Farms and the Salvation Army facilities. Therefore, the major recommendations of the Circulation Plan insofar as the functional element is concerned are as follows:

1. Improve Honesdale and Carbondale Road in anticipation of new development and to serve as a connecting link with South Street.
2. Improve Belmont Street by installing curbing and sidewalks



and leveling the street in spots and removing visual obstructions in order to facilitate its use as a Collectors street.

3. Adopt an official map which reflects the functional highway plan as shown in map number            which would also show all Borough rights-of-way and public lands for the present time and those which are anticipated in the near future.

4. The Borough should consider identifying in the near future a possible future public parking site for the "downtown" area of the Borough. Need for parking at the present time is not great but may become so in the future with increasing development of the Borough.

5. The Borough should prepare a five year Borough street improvement plan which will be updated each year. The plan should be developed on the basis of the functional plan with the intent of implementing it one step at a time and through a series of five year plans.

6. The proposed functional street plan should be formally adopted as a guide for development and highway improvement decisions.

Second element of the Circulation Plan deals with safety on Borough streets and there are a number of recommendations in this area:

1. Sidewalks and pedestrian walkways should be constructed or reconstructed throughout the Borough in order to safely facilitate the movement of pedestrians to shopping areas and to work areas, specifically the industrial area on the north side of Route 6.

2. New driveway problems should be limited by enforcement of the Borough's street encroachment ordinance and through use of the zoning ordinance to limit new driveways and require interior access drives.

3. An effort should be made to insure proper clear sight triangles at all intersections within the Borough.

4. The Route 6--Belmont intersection should be improved or reconstructed by one or more of the following actions:

- a. Construct sidewalks
- b. Install curbing
- c. Develop turning lanes
- d. Install stop and go traffic light
- e. Acquire and demolish any buildings that are visual obstructions.
- f. Remove the hump in Belmont Street south of the intersection in order to increase visibility.
- g. Remove all sign obstructions.
- h. Develop better warning signs.
- i. Order removal of any vehicles in the right-of-way.
- j. Install pavement sound warnings coming either direction on Route 6.

The implementation of these measures should greatly aid in increasing safety on Borough roads, streets, and highways.

Final element in the Circulation Plan for Waymart Borough has to do with other modes of transportation and there is only one major recommendation in that category. That recommendation has to do with public transportation. It is recommended that efforts be made in the long term to attempt to bring back public transporta-

tion between Honesdale and Carbondale which would surface Waymart. There have been various proposals for this in the past and it is anticipated that with future growth in the Borough particularly with the housing project that is being planned and persons who may not have individual transportation that there will be a need for public transportation that could be economically justified.

## Waymart Borough

### Community Facilities Plan

The third element required in a Comprehensive Plan according to the definition of a plan in Pennsylvania Act 247 is a plan for community facilities. This plan is designed to establish the long range needs of the community and to identify the means by which the community might seek to fulfill those needs through construction of new facilities or through provision of new services in the future. This Community Facilities Plan attempts to do just that. The Community Facilities Inventory which is presented in the background studies portion of this plan indicates where Waymart Borough stands with respect to various community facilities and services at the present time. Various gaps and deficiencies in these services and facilities are identified. This plan attempts to deal specifically with those gaps and to program ways in which the Borough can close them. Once again an overriding concern with this plan is that it complement and service to implement the Land Use Plan which has already been presented. The following then are the basic recommendations and elements of the Waymart Borough Community Facilities Plan:

1. As a general rule extension of community sewage collection lines and construction of various community facilities should only be in areas already identified as growth areas or programmed for growth in the Land Use Plan.
2. The Borough should seek to establish a community library either in a renovated Gravity Depot or in the old elementary school following construction of a new school.
3. A new ambulance building should be constructed in the future or again the old school could be utilized for this purpose if renovated as a community center. The ambulance corps should also seek to update its equipment complement by pursuing funds from the Emergency Medical Services Programs.
4. The Borough should construct a new municipal building for public meetings, storage of records, conducting of Borough meetings, etc. or utilize a renovated elementary school for this purpose.
5. Solid waste collection should be franchised and a uniform fee collection system developed in order to improve efficiencies and reduce cost.
6. The Fire Company should seek to utilize various sources of State and Federal aid to update and fully equip its equipment complement.
7. The Borough should seek to have a new elementary school for the western Wayne School District located within or very near the Borough and should offer its full services to the Western Wayne School District in providing information that would aid in the location of this facility. A school is an important community facility in Waymart Borough and every effort should be made to continue the use of the school for various community purposes including the development of plans that will allow the

school to utilize funds under the Community Education Pact for community recreation programs.

8. The Borough should assess the feasibility of utilizing the old Waymart Elementary School as a community center for the Borough.

As a Community Center the building could provide several of the needs identified above including the Library, storage building for the Ambulance Corps, Municipal Building, etc. However, there are certain structural questions concerning the buildings condition which might be addressed by a qualified engineer and there must also be a financial analysis of the cost of operating and maintaining the building if it were used as a Community Center. If the building does appear to be usable for some time without major rehabilitation and if the cost of operating the building are supportable by the Borough in combination with the Community FundRaising Program on an annual basis, then the Borough should take steps to acquire the building from the Western Wayne School District for use as a Community Center.

9. The Borough should take steps preferably through its Planning Commission to contact officials of the Fairview State Mental Hospital as well as the Salvation Army facility and Spojnia Farm facility to assess the potential for community use of these various facilities both now and in the future. Various facilities and services offered by these institutions could very well play an important role in the long range development of the Borough and provision of its community facilities and services.

10. The Borough Council should develop a long range Capital Improvements Program for the Borough which would identify community facility needs over the next six years and establish the financial means by which the construction of those facilities could be accomplished by an annual budgeting program. Each year this Capital Improvements Program should be updated the plan should be developed jointly by the Borough Secretary, President of the Borough Council, Borough Solicitor and Borough Planning Consultant with final approval by both the Borough Planning Commission and the Borough Council. Input will also be required through other local agencies such as the Fire Department, Ambulance Corps and Sewer Authority.

11. The Borough should contact the Pennsylvania Department of Community Affairs to obtain services (free) to assess the potential for improving the Borough's Police Department including the ability of the Borough to obtain other funding sources or to otherwise improve the economies of the department and allow it to provide a continued high level quality of policing.

## Waymart Borough

### Recreation and Open Space Plan

Recreation and Tourism has been growing as industry in Wayne County for some time and in the background studies portion of this Comprehensive Planning effort we have documented some of the resources that Waymart Borough possesses in the way of recreation and open space both from the standpoint of serving as a base for continued development of the recreation and tourist industry and also for use as public recreation. The Recreation and Open Space Plan seeks to identify those types of improvements which might be made in the way of providing recreation and open space for both of those benefits. The following are the recommendations that are made with respect to recreation and open space in Waymart Borough:

1. The Borough should continue to develop its recreational facility located off of South Street near the Borough's sewage treatment facility. Outside funding sources should be thoroughly researched and continually monitored in order to provide additional monies for the development of this facility.
2. The existing Waymart Elementary School upon completion of the building of another school to serve residents of the Borough, should be utilized for community recreational purposes. A recommendation that the school possibly be turned into a community center was already made in the Community Facilities Plan. However, the site itself lends itself to recreational use with or without the existing building, if the existing building is maintained as a Community Center certainly the indoor facilities such as the gymnasium can continue to be used for indoor recreation with additional passive recreational activities added for the entire community. The outside facilities including the playground, equipment, etc. can continue to be utilized for all ages to provide recreation including basketball, volleyball, etc.
3. The Borough should give consideration to acquiring land in the future within the next five to ten years for development of smaller neighborhood parks in some of the developing residential areas along the Honesdale and Carbondale road. Acquisition of some smaller areas at this time will make location of these parks easier and more compatible with the development pattern of the community and also make the financially easier to bear for the Borough.
4. There should be an active effort made on the part of the Borough Park and Recreation Board to cooperate with the Fire Company, the Fairview State Mental Hospital, the Salvation Army and Spojnia Farms in utilizing their facilities on a joint basis for various community recreational activities and programs. A long range plan identifying possible programs that could be conducted on a joint basis should be developed.
5. The Borough Council and the Borough Planning Commission should seek to have the new elementary school plan for Waymart designed

to serve in a dual role of a community recreational facility in order to qualify for funding of recreational programs under the Community Schools Act.

6. The Borough Council should work with the Wayne County Conservation District and other groups to develop a plan for protection of the Borough's various natural areas.

7. The Borough Council should enlarge the membership of the Waymart Borough Park and Recreation Board to include school district representation.

8. The Park and Recreation Board should investigate the Neighborhood Assistance Act and other programs which might allow it to conduct ongoing recreational activities programs utilizing Borough and other facilities.

## Waymart Borough

### Housing Plan

Providing adequate housing opportunities for all ages and all incomes should be one of goals of any Comprehensive Planning effort if indeed fair treatment in the area of housing is to be provided to all Borough residents. One of goals of developing a Land Use Plan and in meeting the needs of the various age groups within any community is the provision of equal housing opportunities for all. The Land Use Plan has been designed to insure that there will be adequate areas to develop housing of various types to meet different needs and the zoning ordinance that is developed in the Borough will also be geared toward providing a variety of housing opportunities. The following are additional recommendations for the Borough to insure that all ages and all incomes are afforded fair housing opportunities:

1. The Borough Planning Commission should work with Wayne County Housing Authority to identify potential sites and develop plans for small elderly housing project.
2. The Borough should take steps to encourage wider use of home rehabilitation, loan programs and winterization funds that are available through county and state sources.
3. The Borough should eventually adopt building, electrical and plumbing codes to govern standards of new construction within the Borough to insure safe, adequate housing for all.
4. The Planning Commission should encourage cluster development and the use plan unit development or plan residential development concepts as a means of integrating various housing types into packages that will satisfy the needs of various segments of the Borough population in one or more developments proposals.
5. The Borough should seek to continually attract and create alternative housing to a mobile home.
6. As a general guideline the Borough should work to assure that adequate housing is always available to all residents of the Borough regardless of age, income or other characteristics.