

COMMUNITY CONSERVATION AND DEVELOPMENT GOALS AND OBJECTIVES

Need for Goals and Objectives

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

Community Balance

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

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

The goals of all residents of the community will not be the same. Some residents will demand community conservation and environmental protection while other residents will favor increased economic development. Some residents will demand more community facilities

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

Shared Vision

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

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

and services, while others prefer lower taxes. Some residents will strive for land use diversity while others would prefer to live in a residential community. One function of the community conservation and land use management process is to strike a balance between these varied expectations and develop a shared vision to meet the overall goals of the community.

County Planning and Area Wide Planning

A key factor in formulating a set of local goals and objectives is the planning conducted at the county level. Typically, a county-wide comprehensive plan establishes a broad framework for the future growth and development of the county. As mandated by the



Maintaining Community Character

Milford Borough Policies for Planning and Decision Making

Residents of Milford Borough respect their heritage and celebrate the unique character and quality of life of the community. More and more *equity exiles* are finding their way to Pike County from nearby metropolitan areas and are placing increasing pressure on local facilities and services, and the overall quality of life. A *gateway community*, lying between the Delaware Water Gap National Recreation Area and the Upper Delaware National Scenic and Recreational River, and flanked by tens of thousands of acres of state forest and game land, the Borough and Township are at the heart of much of the development occurring in Pike County.

Recognizing that Milford Borough is a mature community with few undeveloped lots, the basic growth and development management tenet is the enhancement of the traditional character of the community. The Borough must maintain this niche for its residents and businesses who value living and working in a traditional community. To achieve this, the Borough has set the following policies to guide its overall planning and decision making:

- Promote the Borough's assets to ensure a healthy economy and use the Zoning Ordinance and Historic District Ordinance to ensure high quality development compatible with the historical character of the community.
- Build on the Borough's assets and improve the community by encouraging the restoration and maintenance of the historic building stock, requiring such improvements to be consistent with existing historic character; increasing the landscaping of streets and private properties; and improving quality of public parks.
- Protect historic and traditional neighborhoods by ensuring that new construction conforms with existing structures in setbacks, bulk, and appearance; maintaining the integrity of existing sidewalks and walkways, and providing for new sidewalks and walkways; and ensuring that parking lots are as unobtrusive as possible.
- Promote the health and interaction of Borough residents, and the vibrancy of the community, by encouraging people to walk or bicycle for some of their activities. Encourage this by permitting a mixture of small stores and offices in close proximity to residential areas; by promoting well-landscaped sidewalks; by slowing down auto traffic; and by ensuring that parking lots are well landscaped and no larger than necessary.
- Mitigate some of the planning mistakes of the past by retrofitting auto-oriented areas with landscaped sidewalks and parking lots; by providing maximum as well as minimum parking spaces for various uses; and, by allowing the construction of new buildings closer together, to maintain the small town fabric of the Borough.

Pennsylvania Municipalities Planning Code (MPC), the Pike County Planning Commission and Board of Commissioners adopted a county-wide comprehensive plan in 1993. The County is currently preparing an updated comprehensive plan. The Pennsylvania Municipalities Planning Code §301.4, states *municipal comprehensive plans which are adopted shall be generally consistent with the adopted county comprehensive plan.* This *Milford-Milford Comprehensive Plan* should strive to maintain consistency with the recommendations of the *Pike County Comprehensive Plan* to the extent that the *County Plan* is not untenable in terms of the key provisions of the *Milford-Milford Plan*.

Another test of consistency for this plan will be addressed in terms of the plans of neighboring municipalities along with the plans of other public

entities and community organizations providing community facilities and services and dealing with growth and development issues. The Delaware Valley School District is a good example of such an entity.

A Guide and Policy Statement

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

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

General Community Development Objectives

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

- **Cooperation** - To use the comprehensive planning process to expand the level of intermunicipal cooperation between the Borough and Township, and to foster cooperation with adjoining municipalities and the County on growth and development issues of area wide concern.
- **Internal Coordination** - To strive for coordination between policies, plans, and programs in the community through cooperation among governing officials, appointed boards, community interest groups, and residents.
- **Public Information** - Achieve greater awareness, understanding and participation of residents in carrying out the recommendations in the *Comprehensive Plan* via an active public information process using such methods as a web site, newsletter, and public meetings.
- **Use of Land** - To achieve the best use of the land within the Borough and Township while allowing for reasonable residential and commercial development. In the Borough, the focus will be on preserving historical character and achieving a pedestrian friendly ambiance in the commercial district. In the Township, the focus will be on the preservation the environment and open space. This

Note About Open Space

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

will ensure that the varying uses of land will complement one another and thus improve the economic, social, and aesthetic character of the overall Milford community.

- **Range of Land Uses** - To allow a range of residential and commercial uses at appropriate locations and establish performance standards through zoning to ensure that such uses do not unduly affect adjoining properties or the public health, safety and general welfare and are consistent with the historic and gateway character of the communities.
- **Population Density** - To establish realistic population densities in order to ensure health standards, privacy and open space and in order to allow for the provision of community facilities and services in the most convenient and efficient manner.
- **Streets and Roads** - To maintain and improve the street and road system for better internal circulation and to protect residential neighborhoods from through traffic.
- **Facilities and Services** - To provide the necessary community facilities and services to meet the needs of increased development and the increasing and changing population.
- **Environmental Protection** - To guide the location of future development and establish performance standards to minimize *externalities* (negative impacts) on the natural and community environment.

- **Housing** - To provide the opportunity for a wide-range and variety of housing types at reasonable densities to meet the needs of all residents; newly-formed households, growing families and senior citizens.
- **Economic Development** - To provide, within the context of overall community conservation, the opportunity for local business and strengthen the area economy by encouraging well-planned commercial, industrial, residential, and recreational

growth which will provide for local employment, shopping facilities, and recreational opportunities which in turn will strengthen the local tax base.

- **Monitoring** - To update and revise planning goals and objectives, and the operational tools necessary for implementation, in light of new data and changing conditions, and to meet a changing population, both current and new residents, in concert with maintaining small town character and quality environment

GOAL 1

Protect and enhance the Milford Planning Area's quality lifestyle by maintaining the Borough's historical-residential character and the Township's quality natural environment; and, recognize forest land and other open land as important elements of the local economy, character, and scenic setting.

The Milford area's physical environment, regional location and past development practices have shaped and maintained its character as a *gateway community*. Without careful planning, vigilant land use management, and continued community conservation, the quality lifestyle sought by so many from nearby metropolitan areas can succumb to the cumulative effects of the demands of an increasing population.

Open land was the cornerstone of the area when its earliest settlers arrived, and has played a key role in the growth and development of the Borough and Township. Without this open land, the timber resources it held and the agricultural capability it offered, the character of the two municipalities would be dramatically different. Maintaining open land and the quality lifestyle associated with it is key to the future of the area. Having served as the early center of development, Milford Borough is now a mature community which more and more relies on its historic, small-town character as the foundation of its quality of life and economy. In the Township, where significant residential and commercial development has occurred in more recent years, thousands of acres of open land remain. While much of this is publically owned, the balance holds great potential for residential development.

The two municipalities are perceived as attractive communities offering a high quality of life, and within an easy commute to employment in the greater New Jersey and New York metropolitan area. Future development must be controlled and managed with an overriding concern to sustain the area's community character while meeting the needs and expectations of

residents for employment, shopping and services.

Shared Objectives:

- **Open Land Conservation** - Preserve and conserve agricultural land, forest land, open space, significant natural features, and sensitive land areas.
- **Innovative Conservation Methods** - Evaluate, in cooperation with the Pike County Planning Commission to ensure coordination with other municipalities, more progressive means of open land preservation including purchase of conservation easements and transferable development rights, especially in cooperation with conservancy and land trust organizations.
- **Historic Character** - Integrate the protection of historic character into all public decisions.
- **Gateway Agencies** - Establish a working relationship with the National Park Service, U.S. Forest Service, and the Pennsylvania Department of Conservation and Natural Resources to ensure coordination of local planning goals and federal and state actions related to public lands.
- **River Access** - Provide improved access to the Delaware River for Planning Area residents.
- **Zoning** - Develop zoning performance standards to control residential density and minimize conflicts between existing and future development, and update periodically to address changing conditions.

- **Cooperative Zoning** - Consider the use of cooperative zoning in the Milford Planning Area as a means of directing higher density residential and commercial/industrial development to areas best suited for such development.
- **Commercial Uses** - Direct commercial uses to appropriate areas and to ensure consistency with existing community character apply zoning performance standards to control noise, outdoor manufacturing, processing and storage; lighting; and other potential effects.
- **Economic Development** Cooperate with local business development organizations to promote commercial development which builds on community assets and which will not compromise the quality of life.
- **Water and Sewer** - Carefully consider the expansion of the central water supply and central sewage collection and treatment facilities in terms of stimulating unwanted development in areas with important historical, cultural, natural, and scenic features.
- **Nuisances** - Control common law nuisances and threats to public health and safety due to, among others, noise, lack of property maintenance, poor building practices, junk accumulation, odors and uncontrolled burning.
- **Pedestrians** - Provide a safe environment for pedestrians by improving sidewalks, controlling traffic, and requiring new development to address pedestrian traffic.
- **Street Trees** - Recognize the importance of the Borough's status as a *Tree City USA Program* community and continue to preserve and replace street trees via the Borough Shade Tree Commission.
- **Volunteer Organizations** - Continue to support and cooperate with all of the volunteer organizations involved in the enhancement of the Borough.
- **Commercial District** - If demand for commercial land increases, carefully evaluate the possibility of expansion of the Limited Commercial District as a transition zone between the more intense uses in the Commercial District and the Residential District.
- **Consistent Setbacks** - Require in the zoning ordinance the reduction of front yard setbacks for new building to be consistent with the setbacks of adjoining, existing buildings.
- **Building Orientation** - Require in the zoning ordinance that building orientation be consistent with adjoining structures.
- **Parking in Front Yard** - Adopt an ordinance to prohibit the parking of vehicles in front yards to maintain the integrity of streetscapes and residential neighborhoods.

Borough Objectives

- **Historic District Ordinance** - Recognizing that the historic character of the Borough is critical to the local economy and quality of life, continue to apply the provisions of Historic District Ordinance to ensure compatibility of alterations to existing buildings and new buildings.
- **Historic District Expansion** - Consider the expansion of the area governed by the Historic District Ordinance to afford additional protection to the Borough's historic character.
- **Streetscape** - As a means of enhancing the Borough's appeal as a *gateway community*, continue to enhance the appearance of the Commercial District with additional streetscape improvements.
- **County Facilities** - Recognizing that serving as the County Seat has played an important part of the Borough's history and economy, work with the Pike County Board of Commissioners to ensure the expansion of County facilities is consistent with the goals and objectives of this *Comprehensive Plan*.

Township Objectives

- **Residential Density** - Concentrate higher density residential development along the Route 6 corridor and maintain upland areas for low density residential development.

- **Conservation Design** - Consider the use of *conservation subdivision design* to cluster residential development away from important natural, historic, scenic and cultural features, and preserve the resulting open space.
- **Conservation Design** - Recognize that the Route 6 corridor includes areas immediately adjacent to the Borough which are of a transitional land use nature and require special zoning treatment ranging from intensity of development to sidewalks.

GOAL 2

Conserve natural resources and open space and use the resources in a way to sustain the area's economy.

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

Shared Objectives:

- **Resource Identification** - Identify sensitive natural areas such as wetlands, groundwater recharge areas, woodlands, steep slopes, poor soils and flood plains, and adopt regulations to protect such areas by requiring resource sensitive development.
- **Growth Management** - Implement creative growth management techniques and design guidelines which foster suitable new and redevelopment activities.
- **Critical Resource Areas** - Promote the conservation of open space within the Milford Planning Area and the County and actively promote the long-term preservation and maintenance of valuable natural resource areas through public acquisition, private dedication of easements, and other cooperative efforts.
- **Land Use Ordinances** - Evaluate and develop land use ordinances in terms of effects on open space with the goal of maintaining open space to the greatest extent possible while allowing a reasonable density of development.
- **Environmental Standards** - Maintain up-to-date regulations and standards for storm water control, soil erosion and sedimentation control, well development, sewage disposal, solid waste disposal and other environmental concerns.
- **Area Wide Cooperation** - Coordinate environmental preservation efforts with neighboring jurisdictions, and establish an action plan targeting environmental concerns that require a regional approach.
- **Water Supply** - Require as part of the land use control process the assessment of impacts of residential and nonresidential development on water quantity and quality.
- **Drinking Water** - Support the efforts of the Milford Water Authority to protect the Borough's water supply by focusing attention on the importance of limiting development and using best management practices in the spring water recharge area.
- **Area Development** - Monitor development projects in adjoining municipalities and assess impacts on the Milford Planning Area.
- **Economic Development** - Encourage local economic development groups to make natural resource protection an integral part of all promotion efforts.

Borough Objectives

- **Sewage Disposal**- Monitor the effectiveness of on-lot sewage disposal systems and evaluate central sewage disposal as a means of correcting any widespread problems.

Township Objectives

- **Conservation Design** - Consider the use of *conservation subdivision design* to cluster residential development away from important natural, historic, scenic and cultural features, and preserve the resulting open space.
- **Transferrable Development Rights** - Consider the use of transferrable development rights to direct

development to locations with adequate infrastructure and enable conservation-minded landowners to preserve their properties.

- **Ridge Lines** - Consider measures that will preserve the characteristics of important ridge lines by limiting the amount and type of clearing associated with development.

GOAL 3

Expand the Milford Planning Area's existing economic base by exploring economic development opportunities consistent with and building on the existing gateway community character in order to strengthen the existing economy, create employment opportunities and generate tax revenue.

A healthy economy fosters a healthy community by providing business development and employment opportunities. Local governments may choose to take no direct role in economic development, but they can institute land use management and development policies that have a positive effect on the local economy and tax base, while addressing community conservation concerns. Milford Planning Area officials recognize that residents will continue to rely on the greater region for many employment and shopping and service needs. However, by employing cooperative zoning to allocate land uses in the joint Planning Area, the Township and Borough can direct commercial and industrial development to the most appropriate locations.

the regional economy and monitor and participate in county and regional business development activities.

- **Regional Image** - Create a distinctive image of the region by developing common welcoming signage themes and promoting local activities collectively.
- **Government Efficiency** - Continue to maintain an efficient government and keep taxes low as an incentive for economic development.
- **County Seat** - Recognize that County government is an economic asset to the Planning Area and work with the Board of Commissioners to accommodate the necessary facilities in a manner consistent with the *Comprehensive Plan*.

Shared Objectives:

- **Location** - Welcome new commercial and industrial development to areas of existing similar development and where community facilities are adequate so that the development is compatible with existing land use and community character.
- **Site Planning** - Establish effective landscaping and site plan design criteria in the zoning and land development regulations to ensure that new development rises to a high standard and enhances, rather than detracts from, the appeal of the Milford Planning Area as a *gateway community*.
- **Performance Standards** - Adopt, enforce and update zoning performance standards to minimize community by limiting such nuisances as noise; outdoor manufacturing, processing and storage; lighting; and other potential effects.
- **Home Occupations** - Encourage local economic viability by allowing home occupations consistent with residential districts.
- **Regional Economy** - Recognize the importance of

Borough Objectives:

- **Scale of Development** - Limit the type and intensity of new land uses in the Borough to be consistent with existing development via cooperative zoning with the Township.
- **Community Partnership** - Work with existing businesses and property owners to ensure the continued viability of the Borough's existing commercial area.

Township Objectives:

- **Existing Industry** - Support the continued development and possible expansion of Altec Lansing and other businesses providing local employment and contributing to the tax base.
- **Commercial Design Standards** - Develop guidelines for commercial building design, landscaping and parking that will ensure high aesthetic quality and while meeting basic needs.

GOAL 4**Provide for a variety of housing types and densities.**

Families and individuals of all income levels reside in the Milford Planning Area and need continued access to decent and affordable housing with proper community facilities. The special needs of young families looking for their first home and senior citizens on fixed incomes must be addressed. Similar to commercial development, the Borough and Township can employ cooperative zoning to direct housing types and densities to the most appropriate locations in the Milford Planning Area.

Shared Objectives:

- **Housing Types** - Allow residential development of various types (single-family, two-family, multi-family, mobile home parks) in certain areas at a density sufficiently high to moderate the land cost of the increasing cost of housing, while requiring adequate off street parking, water supply and sewage disposal.
- **Housing Programs** - Investigate and encourage participation in all county, state and federal housing rehabilitation and assistance programs to ensure residents receive full benefit from such programs.
- **Standards** - Require all residential development to meet adequate design standards and provide proper community facilities via the Uniform Construction Code and the subdivision and land development ordinance.
- **Code Changes** - Carefully evaluate the affect of zoning and other code changes on the cost of housing.

GOAL 5**Ensure that community facilities and services are provided to meet the Milford Planning Area's needs.**

Residents rely on community and public facilities and services to meet their transportation, educational, water supply, sewage disposal, police protection, emergency response, recreation and other daily living need. Municipalities do not, and cannot, provide all the facilities and services demanded by residents, many such services being provided by other levels of government or volunteer organizations. Nevertheless, without diligent and ongoing attention to the operation and maintenance of existing facilities and services, and

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

Borough Objectives:

- **Commercial District Dwellings** - Where adequate off-street parking and sewage disposal are available, encourage the use of second and third floor spaces in the Commercial District for dwellings.
- **Adaptive Reuse** - Encourage, where it can be adequately accommodated, the rehabilitation and adaptive reuse of existing older homes which typically are larger and more difficult to maintain, especially for individuals on fixed incomes.

Township Objectives:

- **Multi-Family** - Allow multi-family dwellings in conservation design in all zoning districts at the same density as single-family dwellings.
- **Affordable Housing** - Consider density and design incentives to encourage the development of age-restricted and affordable housing.

planning for new facilities and services, a municipality can fall short in adequately serving its residents.

Shared Objectives:

- **Capital Budget** - Systematically identify the need for local municipal community facilities and services, including useful life replacement of existing facilities, and develop a capital budget to meet the needs.

- **Maintenance** - Provide necessary maintenance of existing municipal buildings, equipment and other community facilities to extend the useful life and forestall unnecessary capital expenditures.
 - **Volunteer Organizations** - Acknowledging the critical importance of such groups to the community, encourage and continue to support volunteer fire, ambulance and other public service organizations.
 - **New Development** - Ensure that an adequate and safe water supply system, a proper sewage disposal system, well designed and constructed roads, and other facilities are provided by developers as part of any residential development.
 - **Water and Sewer Extensions** - Evaluate the extension of any central water supply or central sewage disposal service in terms of stimulating unwanted development.
 - **Efficiency** - Manage all municipal facilities and services efficiently and effectively.
 - **Cooperation** - Encourage and participate in any area intergovernmental cooperation efforts for community facilities planning and economies of scale for joint purchasing, recreation and other facilities and services.
 - **Parks and Open Space** - Expand and enhance the Planning Area's parks and open space to provide recreation, while preserving scenic vistas, natural areas and historic sites.
 - **River Access** - Identify and secure waterfront property to provide public access to the Delaware River for recreational opportunities.
- Borough Objectives:**
- **Sidewalks** - Recognize the importance of sidewalks to the quality of life in the Borough and develop a sidewalk inventory, improvement, construction, and maintenance program to ensure long term viability of sidewalks.
 - **Storm Water** - Evaluate the storm water management facilities in the Borough and develop a plan to address current problems and ensure proper management for new development.
 - **Creek Access** - Investigate the acquisition of recreation access easements along the Sawkill Creek and the Vandermark Creek.
- Township Objectives:**
- **Recreation** - Work with the Borough to develop a shared recreation facility in the Township near the Borough.

GOAL 6

Establish and maintain an adequate road system to safely and efficiently move goods and people through the area

Safe and well maintained roads are vital to all communities, serving not only as the means of travel within the community, but as the direct link to the region and beyond. The interstate and state routes serving the region and the Township and Borough provide easy access to and from the area, and will certainly foster continued development, residential to house citizens who commute to work and associated commercial development to serve the increasing population. Local officials must plan carefully to ensure adequate funding for the improvement and maintenance of locally-owned roads.

Because the Planning Area serves as a *gateway community* and as the business and activity center for surrounding municipalities, traffic has become a critical concern. Congestion on Route 6 and Route 209, and attendant flow of traffic through residential sections of the Borough, literally threaten pedestrian safety, community character, and quality of life. The Borough and Township must work with adjoining municipalities, the Pike County Road Task Force, PennDOT, and the New Jersey Department of Transportation to comprehensively address traffic issues.

Land use management tools must consider the capacity of roads, directing commercial and higher density development to areas served by roads capable of carrying increased traffic and the trucks necessary to serve commercial establishments.

Shared Objectives:

- **Classification** - Inventory and classify according to function all public roads in the two municipalities and assess maintenance and improvements needed.
- **Regional Needs** - Establish an intermunicipal and interagency group to address regional traffic impacts and highway improvement needs.
- **Improvements Program** - Identify key intersections and other problem areas, and develop a road and intersection maintenance and capital improvements program.
- **Capacity** - Maintain the adequacy of roads by requiring adequate off-street parking and loading, limited curb cuts, controlled and well designed access points, and standards for dedication of roads to the municipalities.
- **Development Location** - Limit higher density and higher traffic impact development to areas with adequate highway capacity to accommodate such development.
- **Road Ordinance** - Maintain an up-to-date municipal road ordinance setting standards for construction of public roads and establishing procedures for dedication to the municipalities.

- **Planning** - Actively participate in all County and PennDOT highway planning programs.
- **HOP Requirement** - Require as part of any zoning approval for new or expanded uses, the issuance of a highway occupancy permit by the municipalities or PennDOT, as appropriate.
- **HOP Ordinance** - Maintain an up-to-date municipal highway occupancy ordinance setting standards for driveway access to municipal roads and required storm water and utility improvements.
- **Official Map** - Using an official map, establish and reserve public street alignments and adequate rights-of-way for planned street improvements.

Borough Objectives:

- **Alleys** - Preserve the integrity of the alleys in the Borough to function as the primary access for residential parking.
- **Parking** - Increase parking capacity in the downtown area by providing for new and/or expanded public parking facilities.

Township Objectives:

- **Road Linkages** - Include the consideration of through road connections as part of the development review process.
- **Road Dedication** - Evaluate the acceptance of public dedication of development roads in terms of public benefit versus long term costs.