

SECTION I

JEFFERSON TOWNSHIP, MADISON TOWNSHIP, AND SALEM TOWNSHIP REGIONAL COMPREHENSIVE PLAN

COMMUNITY DEVELOPMENT GOALS AND OBJECTIVES

INTRODUCTION

In order to guide the future development of Jefferson Township, Madison Township, and Salem Township, the Planning Commissions from each municipality have formulated the goals set forth below. These goals have guided the planning process for creating this Regional Comprehensive Plan, in that the plans generated by this process have been designed to achieve these goals. The plans will, therefore, serve as a guide to the governing bodies regarding policies and priorities for local governmental action.

The following goals evolved from a joint public meeting that was held in January of 2004. The community input that evening has been supplemented by additional meetings with the Townships' Planning Commissions and by meetings with various Township officials.

In addition, a Community Opinion Survey was distributed to residents in each municipality. The data from the survey has been integrated into this statement of community development goals and objectives. The results of the survey are included in Appendix I at the end of this report.

The purpose of the January meeting was to perform a SWOT¹ Analysis of the Region; that is, the identification of the **S**trengths, **W**eaknesses, **O**pportunities, and **T**hreats that constitute the environment of Jefferson Township, Madison Township, and Salem Township. The SWOT findings are as follows:

REGIONAL SWOT ANALYSIS

Strengths

- Low crime
- Low taxes
- Proximity to rail
- Gravity Rail Heritage
- Excellent school districts
- Community unity
- Emergency services
- Proximity to NY and other cultural amenities
- High visibility locations

¹ SWOT- S = strengths (internal); W = weaknesses (internal); O = opportunities (external); T = threats (external).

- Extensive availability of colleges and universities
- Proximity to major hospitals and related health care facilities
- Access to several interstate highways
- Availability of multiple recreation and entertainment venues

Weaknesses

- Poor road conditions and summer traffic congestion
- Gentrification and unaffordable land

Opportunities

- Sewers
- Growth from rails
- Large amounts of undeveloped land offer potential for planned growth.
- Interstate highway transportation very available
- Increased labor force
- Family attractions (parks, walking trails, and playgrounds), commercial amusement
- Business amenities i.e. the Lackawanna County Stadium, the Wachovia Arena and the Montage area recreation and entertainment complex, Interstate highways, and Scranton/Wilkes-Barre International Airport.
- Craft/skilled industry which would be supported by the skilled workforce in the Region.

Threats

- Growth challenges from new interstate rail service

REGIONAL LAND USE PLANNING AND COMMUNITY DEVELOPMENT GOALS

General Land Use Goals.

- Preserve harmonious land use relationships and neighborhood amenities for both residential and nonresidential development.
- Provide for a broad mix of uses, including residential, commercial, manufacturing, and open space.
- Develop a regional land use plan in order to appropriately guide increased development, as a result of the planned sanitary sewers in Jefferson Township and the proposed rail service to New York.
- Protect farmland

Traffic Safety and Efficiency Goals.

- Develop a regional traffic plan in order to mitigate summer congestion throughout the region; and, also to prevent traffic problems from the development of future traffic generators, i.e. commercial recreation, commercial, and light manufacturing development.
- Improve road maintenance.

Other Development Goals.

- Develop joint recreation projects.
- Maintain the low crime rate.
- Maintain low taxes.
- Diversify the tax base.
- Develop a commercial tax base.
- Improve the public's understanding of land use regulations.
- Maintain and improve spring clean up programs

Quality of Life Goals

- It is the goal of Jefferson Township, Madison Township, and Salem Township to work towards improving the quality of life for all of their residents, present and future. This includes providing sufficient opportunities for employment and community prosperity, reasonable taxes, adequacy of community facilities, a safe and peaceful environment in which to live and work, adequate infrastructure such as streets, sanitary sewers, storm sewers, solid waste disposal, police/fire protection, and special services as needed by certain population groups, such as senior citizens.

JEFFERSON TOWNSHIP SWOT ANALYSIS

Strengths

- Golf Course
- Community unity
- Senior citizen center
- Other senior services like meals-on-wheels, 1x week
- Highway links
- Access to Interstate 84
- Sewers
- Good emergency services
- North Pocono School District
- Availability of vacant land for residential and other forms of development.
- Bookmobile stops at “Smokin Joe’s”, a local grocer/butcher.
- Availability of banking and other financial services.

Weaknesses

- Lack of shopping and restaurants
- Lack of neighborhood recreation.
- Traffic problems on Wimmers Road and Route 348
- Isolation from other municipalities in the County
- Inadequate postal services
- Poor soils and soil erosion in old developments
- Lack of senior transportation services
- Lack of land reserved for industrial uses.
- Blighted properties
- Junk Yards
- Inadequate diversification of tax base

Opportunities

- Residential growth
- Education for citizenry in terms of zoning and land development.
- Trading land with the State in order to use strategic state game lands for private development.
- Large tracts of developable land, with interstate highway access
- State and Interstate highways. Interstate 84 provides access to Interstates 81 and 380. Route 247 in Moosic Lakes area, Archbald Mt. Road in the State Game Lands area, and Salem Mt Road all provide access to Business Route 6, Dickson City, and the Carbondale Area.
- Land currently zoned as S-1 may have potential for development.
- Growth potential as a result of the new sanitary sewer system.

Threats

- Growth challenges as a result of the new sanitary sewer system.

JEFFERSON TOWNSHIP LAND USE PLANNING AND COMMUNITY DEVELOPMENT GOALS

General Land Use Goals.

- Develop a land use plan in order guide the increase in development as a result of the forthcoming sanitary sewers and the large tracts of land available for development.
- Encourage/support new residential and small neighborhood commercial development in the areas to be served by the sanitary sewers.
- Review the Township's land use ordinances and modify them as needed to assure an adequate traffic plan for any future developments that would be major traffic generators.
- Prevent soil erosion.

Residential Development Goals.

- Encourage/support various forms of residential development.
- Provide neighborhood recreation facilities.

Commercial Development Goals.

- Attract high quality commercial development in suitable locations, since poor quality development will discourage both future housing development and future commercial development.
- Secure the development of shopping facilities and restaurants.

Manufacturing Development Goals.

- Attract new manufacturing development that would support the growth of employment opportunities at wages that will attract employees, and in locations that will not detract from the environment of residential developments.
- Preserve suitable land for manufacturing development

Economic Development Goals

- Support economic development that would expand employment opportunities and diversify the tax base.
- Maximize the potential for developable lands.
- Diversify tax base

Traffic Safety and Efficiency Goals

- Improve traffic safety in hazardous areas, especially on Wimmers Road and Route 348.

Other Development Goals

- Improve postal service.
- Provide adequate services to seniors.
- Eliminate blight

MADISON TOWNSHIP SWOT ANALYSIS

Strengths

- Commuter access to the Interstate system, including Interstates 84, 81 and 380.
- Route 690 underpass is low and effectively blocks most commercial traffic from entering the Township.
- Isolation from commercial development and commercial traffic because of above mentioned 690 underpass.
- A lack of intrusion from adverse uses, such as landfills, junk yards, etc.....
- Rural character
- Good water quality
- Environmental amenities, such as, the Potter Creek kettle bog, which is on the State's Inventory of Natural Resources. The North Pocono Greenway Trail is also located in the Township.
- Community unity
- Bedroom community
- North Pocono School District
- The Township is located within 15 minutes of all shopping, service, and health resources.
- Good volunteer fire protection.

Weaknesses

- Bedroom community, creates a weak tax base.
- Isolation from other municipalities in the County
- Lack of recreational areas
- Large amount of open space land in Township, but, there are few large tracts.
- Attempting to control development without Zoning.
- Poor Township road conditions.
- While the following Madison Township characteristics are listed as weaknesses, many residents feel that the services offered by nearby surrounding communities (Covington, Hamlin, Daleville, and Moscow) are more than adequate to meet their needs.
 - Lack of shopping and restaurants
 - Lack of postal services
 - Lack of health services
 - Lack of senior services

Opportunities

- Limited commercial accessibility is beneficial to the Township's primary goal of preserving the community's character as a rural bedroom community.

Threats

- People moving into the Township from other areas, as well as those who have moved back to the Township are perceived as a threat. They are the people who want to

change things about the Township in order to have more services and amenities. They are also perceived as the most active segment of the population i.e. voters, attend public meetings, and members of school boards and other organizations.

MADISON TOWNSHIP LAND USE PLANNING AND COMMUNITY DEVELOPMENT GOALS.

General Land Use Goals

- Encourage growth that will diversify the tax base and maintain the bedroom community quality of Madison Township.
- Preserve the Township's rural character
- Protect the Township's water supply.
- Expand recreation opportunities.
- Develop a land use plan that will provide for varying forms of residential development.
- Develop methods of controlling development, while minimizing the loss of property rights.

Traffic Safety and Efficiency Goals.

- Improve local road conditions.

Other Development Goals

- Protect the Township from adverse environmental uses such as landfills and junkyards.
- Protect the Township's environmental resources, such as the Potter Creek Kettle bog.

SALEM TOWNSHIP SWOT ANALYSIS

Strengths

- Rural character of Township
- Community unity
- Proximity to Lake Wallenpaupack
- State Police are located in nearby Cherry Ridge
- Tourism
- Shopping district in Hamlin, on Route 590
- Western Wayne School District
- Senior citizen center
- Access to Interstate 84

Weaknesses

- Traffic congestion problems in Hamlin
- The lack of sanitary sewers on Route 590 limits additional development.
- Lack of employment opportunities
- Lack of larger staple types of businesses that would support other smaller business development in the Township.
- Salem Township has a low pay scale
- The Township's youth are leaving the area for jobs in other towns and states.

Opportunities

- Proximity to Lake Wallenpaupack.
- The Ames shopping Center in the Village shopping complex has a sanitary sewer system that is only operating at 5%. It is possible for the Hamlin area to hook up to this sewer system.

Threats

SALEM TOWNSHIP LAND USE PLANNING AND COMMUNITY DEVELOPMENT GOALS.

General Land Use Goals

- Encourage growth that will maintain Salem Township's rural character.

Residential Development Goals

- Encourage/support various forms of residential development.

Commercial Development Goals

- Encourage/support the expansion and improvement of the Hamlin shopping district on Route 590.
- Secure the development of shopping facilities and restaurants.

Manufacturing Land Use Goals

- Attract new manufacturing development that would support the growth of employment opportunities at wages that will attract employees, and in locations that will not detract from the environment of residential developments.
- Preserve suitable land for manufacturing development

Economic Development Goals

- Encourage/support economic development that would expand employment opportunities and diversify the tax base.
- Support the expansion of tourist oriented economic development

Other Development Goals

- Provide adequate services for senior citizens.
- Develop a traffic plan to mitigate congestion problems in Hamlin.