

SECTION IV
HOUSING CONDITIONS STUDY
TOWNSHIPS OF
JEFFERSON, MADISON AND SALEM

INTRODUCTION

A field survey of housing conditions was undertaken throughout the Townships of Jefferson, Madison and Salem. The survey covered all residential structures and mixed use (mixed residential and commercial) structures. The survey was undertaken during the Summer of 2004. The purpose of the survey was to determine the extent, the nature and the location of deficient housing that required corrective action such as demolition or rehabilitation. Although it was found that the housing characteristics of all three municipalities were quite different from each other; but there were some basic commonalities, as follows: 1) There are relatively few deficient dwelling units in all of the townships; and 2) There are pockets of blight in all of the Townships. Accordingly, it was determined that, in lieu of a housing conditions map, a Blight Map has been prepared for each township; this shows the nature and the location of conditions of blight throughout each township. A description of housing conditions and blight conditions follows:

DESCRIPTION OF HOUSING CONDITIONS

Only 1% to 2% of the residential structures were found to be substandard. The criteria established for classifying a building as substandard are: Structures in need of major repairs and/or extensive minor repairs. Major repairs include the replacement of siding, broken windows, roof replacement, or major foundation repairs (e.g. exterior walls are out of plumb.)

DESCRIPTION OF BLIGHT CONDITIONS

A more significant finding of poor housing conditions was conditions of blight having an adverse environmental impact on nearby residential development. The most adverse condition found is indiscriminate junk storage scattered throughout all of the Townships. This included junk cars, tires, trailers, spare parts, and various other materials in disuse and in disrepair. As shown in Tables No. 1, 2 and 3, junk storage incidents found in Salem, Jefferson and Madison Townships, amount to 6, 14 and 14, respectively. These tables identify the locations of each of these junk storage sites.

The study area also contains many seasonal dwellings; and, due to the nature of these dwellings, some are poorly constructed and poorly maintained. This condition is more prevalent in Salem Township, in the vicinity of Lake Wallenpaupack, than in the other townships.

Major concentrations of blight are found in the following areas:

Salem: Lake Henry Road Junk Storage And Substandard Structures
 Cemetery Road Junk Storage
 Spudeno Road Substandard Structures

Note: Blighted areas are located west of Route 191

Jefferson: Cortez Road Junk Storage
 Lake Spangenberg Rd. Junk Storage
 Maplewood Rd. Substandard Structures

Madison: Reservoir Rd. Junk Storage
 Aberdeen Rd. Substandard Structures
 Major Rd. Substandard Structures

Table No. 1

CONDITIONS OF BLIGHT
 SALEM TOWNSHIP, WAYNE COUNTY, PA 2004

<u>Street Name</u>	<u>Junk Storage</u>	<u>Substandard Structures</u>
Lake Henry Road	5	3
Traco Road	1	0
Maplewood Road	0	2
Sawmill Road	0	2
State Route 590	2	2
Rose Road	0	2
Hanlon Road	1	0
Goosepond Road	0	1
C. Bidwell Rd.	0	1
Cemetery Road	5	0
Spudeno	2	3
Goose Road	0	1
Nevile Road	0	2
SR 690	<u>0</u>	<u>1</u>
Total	16	20

Source: Field survey of exterior conditions by Marvin A. Brotter Consulting Services, 2004

Table No. 2

CONDITIONS OF BLIGHT

JEFFERSON TOWNSHIP, LACKAWANNA COUNTY 2004

<u>Street Name</u>	<u>Junk Storage</u>	<u>Substandard Structures</u>
Maplewood Road	1	5
Cortez Road	5	2
Hitchcock Road	0	1
Lake Spangenberg Road	4	1
SR 348	3	3
Wimmers Road	<u>1</u>	<u>0</u>
Totals	14	12

Source: Field survey of exterior conditions by Marvin A. Brotter Consulting Services, 2004

Table No. 3

CONDITIONS OF BLIGHT

MADISON TOWNSHIP, LACKAWANNA COUNTY 2004

<u>Street Name</u>	<u>Junk Storage</u>	<u>Substandard Structures</u>
Aberdeen Rd.	2	3
Reservoir Rd.	5	1
Haas Pond Rd.	0	1
Hornbacker Rd.	0	1
Henry Drinker Rd.	1	0
Quicktown Rd.	0	1
SR 690	3	1
Bird Rd.	0	1
Major Rd.	1	3
Jubilee Rd.	1	0
Becks Crossing	<u>1</u>	<u>2</u>
Total	14	14

Source: Field survey of exterior conditions by Marvin A. Brotter Consulting Services, 2004

OTHER HOUSING CHARACTERISTICS: MOBILE HOMES

Mobile homes are extremely prevalent throughout all three (3) participating townships. They are not necessarily a blighting influence, but they do tend to lower the value of adjacent residential property. Mobile homes are extremely prevalent throughout all three (3) townships, with 229 in Salem Township, 184 in Jefferson Township, and 218 in Madison Township, for a total of 631 mobile homes.

Mobile homes are found on individual building sites dispersed throughout the residential areas, and in more concentrated areas such as trailer parks. Many of the mobile homes and the mobile home parks are well-maintained and in good condition; but, several are old and poorly maintained. The location of the mobile homes is presented on the Existing Land Use maps, and as described in Table No. 4.

Table No. 4

THE LOCATION OF MOBILE HOMES IN
JEFFERSON, MADISON AND SALEM TOWNSHIPS, 2004

<u>LOCATION</u>	<u>NUMBER OF TRAILERS</u>	<u>LOCATION</u>	<u>NUMBER OF TRAILERS</u>
Salem Township		Jefferson Township	
Lake Henry Road	3	Maplewood Road	26
Traco Road	5	Cortez Road	14
Maplewood Road	4	Hitchcock Road	21
Lake Ariel Hwy. (R. 191-N to Boundary)	2	Lake Spangenberg Road	13
Star Route 590	15	Stevens Road	1
Miller Road	5	Highview Terrace Trailer Park ³	63
Rose Road	1	SR 348	7
Eisenhower Road	1	Wimmers Road	34
Wild Acres Road	1	Pumphouse Road	2
Goosepond Road	5	SR 590	<u>3</u>
Ledgedale Road	41	Total	184
Sterling Shores	23		
Forest Glen	2	Madison Township	
C. Bidwell Road	4	Aberdeen Road	4
Cemetery Road	4	Noshotka Road	2
J & J Road	1	Reservoir Road	4
Buckingham Heights Trailer Park	29	Haas Pond Road	1
Spudeno	3	Henry Drinker Road	3
Goose Road	3	Quicktown Road	44
Nevile Road	43	SR 690	86
SR 690	27	Bird Road	7
SR 348	<u>7</u>	Major Road	9
Total	229	Jubilee Road	7
		Bear Brook Road	1
		Becks Crossing	10
		Little League Road	<u>40</u>
		Total	218

³ The Highview Terrace Trailer Park is located behind a licensed junk yard and in very poor condition. Dirt lots, substandard trailers and junk throughout. There is also a multi-family structure located in the trailer park.