



COMPREHENSIVE PLAN



ADOPTED FEBRUARY 17, 2015

Hanover

Engineering Associates Inc

RESOLUTION NO. 01-2015

**RESOLUTION OF PARADISE TOWNSHIP APPROVING THE REVISIONS AND UPDATES
TO ITS COMPREHENSIVE PLAN, ENTITLED “COMPREHENSIVE PLAN, PARADISE
TOWNSHIP, MONROE COUNTY, PENNSYLVANIA,
LAST REVISED OCTOBER 2014,”**

The Board of Supervisors of Paradise Township, Monroe County, Pennsylvania, hereby adopts the following Resolution after hearing held on February 17, 2015, at 5:15 p.m., at the Paradise Township Municipal Building, to wit:

WITNESSETH:

WHEREAS, the Hanover Engineering Associates, Inc. (“Paradise Township Duly Appointed Engineer”) has prepared a revision and update to the Paradise Township Comprehensive Plan for Paradise Township, Monroe County, Pennsylvania, with a last revised date of October 2014 (the “Plan”); and

WHEREAS, the purpose of the Plan is to examine overall planning for Paradise Township in light of the development trends and pressures in the Township to determine goals and objectives for land use, transportation, community facilities and services, housing, economic development, natural, scenic, historic and cultural resources; coordinate land use and infrastructure planning on a regional basis; recognize the Comprehensive Plan for Monroe County, Monroe 2020; and build upon the regional open space and recreation plans adopted for the municipalities in Paradise and Barrett Townships; and

NOW, THEREFORE, it is hereby resolved as follows, to wit:

1. The revision and update to the Paradise Township Comprehensive Plan was completed in accordance with the provisions of §53 P.S. §10301-10307 of the Municipalities Planning Code, 1968, July 31, P.L. 805, No. 247, art. II, §301. Amended 1972, June 1, P.L. 333, No. 93, §4, effective in 60 days. Reenacted and amended 1988, Dec. 21, P.L. 1329, No. 170, §17, effective in 60 days. Amended 2000, June 23, P.L. 495, No. 68, §4, effective in 60 days.
2. The Plan, including the chapters, maps, charts, textual matter, and other materials forming the Plan, a listing of which is attached as **Exhibit “A,”** is acceptable to the Township and the Plan is hereby adopted; and
3. The Township will use the Plan to guide future recreation, park, open space development, operations, and maintenance; and

4. The previous Comprehensive Plans of Paradise Township (Paradise Township Master Plan prepared in 1990 and Paradise Township Strategic Plan prepared in 2000) are repealed to the extent that those documents conflict with the revisions and updates to the Comprehensive Plan adopted by this Resolution.
5. In case any one (1) or more of the provisions contained in this Resolution shall for any reason be held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provision of this Resolution, and this Resolution shall be construed and enforced as if such invalid, illegal or unenforceable provision had never been contained herein.
6. This Resolution shall take effect immediately upon enactment.

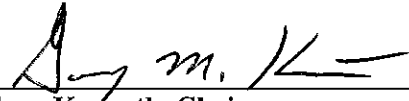
IN WITNESS WHEREOF, the aforesaid Resolution is hereby adopted at a regular meeting of the Paradise Township Board of Supervisors, on this 17th day of February, 2015.

ATTEST:


Reda Briglia, Secretary

(TOWNSHIP SEAL)

PARADISE TOWNSHIP

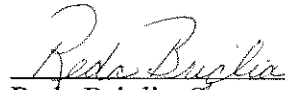
By: 
Gary Kopprath, Chair
Dated: February 17, 2015

Secretary's Certificate

I hereby certify that the foregoing is a true and correct copy of a Resolution adopted by a majority vote of the Paradise Township Board of Supervisors at a regular meeting of said Board duly held on February 17, 2015. Present at the meeting and a record of their vote are, as follows:

	Present	Aye	Nay
Gary Konrath	<u>✓</u>	<u>✓</u>	_____
Peter Gonze	<u>✓</u>	<u>✓</u>	_____
Reda Briglia	<u>✓</u>	<u>✓</u>	_____

Further be it certified that public notice of said meeting was given in the manner provided by law; that said Resolution shall be duly recorded upon the Minutes of the Board of Supervisors, has not been amended or rescinded, and is in full force and effect this 17th day of February, 2015.



Reda Briglia, Secretary

(TOWNSHIP SEAL)

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CHAPTER 1 INTRODUCTION

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INTRODUCTION

Over two decades have passed since the Paradise Township Master Plan (Comprehensive Plan) was prepared in 1990. Over a decade has passed since the preparation of the Paradise Township Strategic Plan in 2000. Subsequent to the adoption of the Plans, numerous amendments have been made to the Pennsylvania Municipalities Planning Code (MPC), the legislation governing the preparation of Comprehensive Plans and other land use regulations in the Commonwealth of Pennsylvania. Since 1990, the population of the Township has continued to grow, and the development of additional land has occurred, primarily in the form of residential construction. Many of the specific proposals from the previous Plans have been achieved, and many more continue to be pursued by Township officials.

In order to address the changes to the MPC, the pressure for development in the Township, and Township officials' desire to maintain the character of the Township, the Board of Supervisors authorized this update of the Township's existing comprehensive plan documents. This document summarizes the results of detailed background studies of existing conditions in Paradise Township, provides updated community development goals and policies, and proposes measures to realize these goals.

THE NEED FOR A PLAN

A comprehensive plan is an expression of good community sense and forethought. Comprehensive planning illustrates a community's interest in current and future events, both within and beyond its boundaries, and is also a demonstration of civic pride because it represents substantial efforts and funds invested by residents and public officials in developing the means to protect and preserve significant features of the community while addressing the consequences of growth, development and an increasing population. Essentially, a comprehensive plan evaluates resources (both physical and social), identifies goals and objectives, then develops implementation strategies to meet these goals and allocate resources. The comprehensive plan is prepared to help local officials administer the Township's land use planning program based on objective data and clear goals.

The Plan is also a compilation of data (both background information and future projections) that support policy goals and specific regulations. Paradise Township officials and other

government agencies, prospective residents, and businesses may use the Plan as a reference resource. Additionally, the comprehensive plan is intended to provide a level of certainty and stability for local neighborhoods, which directly affect people in personal and physical ways. For a healthy community to prosper, people need reassurance that their environment will maintain its "sense of place." For example, the stability and compatibility of surrounding land uses are crucial issues to the owner of a single-family home. Also, farmers require assurance that their way of life will not be subject to unnecessary restrictions as a result of nearby changes in land use. Prospective developers, additionally, must be able to plan for a project using clear and explicit regulations. A secure investment and business climate must be maintained through reasonable adherence to the comprehensive plan.

A comprehensive plan does not intend to prevent growth. By nature, it encourages well-planned and appropriate growth, while striving for a balance between conflicting or competing interests. Arriving at such a balance is no simple task. Many residents, landowners and officials will contribute to the creation of the Plan. The Plan is an attempt to provide acceptable levels of satisfaction to different groups while conforming to the regulations established in the Pennsylvania Municipalities Planning Code (MPC).

A comprehensive plan is also not a "one time," static document; it is intended to be flexible and accommodate inevitable changes and allow appropriate responses to unforeseen events. It should be a dynamic and evolving tool that must be periodically reviewed and revised so that it may continue to guide the Township in the Twenty-first Century.

STEPS OF THE PLANNING PROCESS

There are four major steps required in the process of producing a comprehensive plan: (1) the survey and analysis of existing conditions and trends, (2) the determination of policies and goals, (3) the combining of existing conditions and goals into a comprehensive plan, and (4) the implementation of the policies and proposals of the comprehensive plan.

1. ***Community Inventory and Analysis.*** *The initial step in any planning process is to review a wide range of existing conditions. This survey and analysis of existing conditions will provide the information on which policies and the plan are based.*

2. **Policy Determinants.** *The identification of the Township's desired role within Monroe County and the determination of policies that best carry out this role are the heart of the plan. Whereas the survey and analysis and comprehensive plan stages can be accomplished largely through professional planning assistance, there is no way in which policy determination can be made by other than the Township itself and still consider the Plan to be a useful local document.*
3. **Comprehensive Plan.** *A comprehensive plan combines the information gained during the survey and analysis with the policies established in the policy determination step. The uses of a comprehensive plan are several. First and foremost, the comprehensive plan provides a means for setting forth a unified group of general proposals for the physical development of the Township. Second, after adoption, the plan will enable the Township Supervisors, Planning Commission and the general public to review current issues and proposals against a clear picture of what has been decided as the most desirable plan for the future physical development and character of Paradise Township. Third, through the plan, the Township will be able to present a clear picture of its long range and general policies of development to all outside persons concerned with the area's development. Fourth, the comprehensive plan will help educate all who read it regarding existing conditions, problems and opportunities; the present status and projected future trends; the possibilities of the future and the policy of government with respect to physical development.*
4. **Implementation.** *The final and critical step is the process of carrying out the policies and proposals contained in the plan. Unfortunately, implementation cannot be accomplished by a single act or in a single document. It is a continuous series of individual private actions, which must be monitored by responsible public agencies, and public action initiated when feasible and timely. The success of such efforts will require the cooperation of Township residents and the coordinated efforts of its public officials and agencies.*

INTERRELATIONSHIPS AMONG PLAN COMPONENTS

The six major components of the Comprehensive Plan - Land Use, Housing, Transportation, Community Facilities, Water Supply and Natural and Historic Resources - are all closely interrelated. The premise on which this Comprehensive Plan is based is that the Township will continue to be an attractive location for future residential, and, to a limited extent, commercial and industrial growth as well. The Plan elements have been written with the understanding that this future growth must be accommodated in a way that best benefits the current and future residents of the Township.

The population of the Township is projected to continue to increase into the foreseeable future. In order to accommodate this increased population, additional housings units will need to be provided. There will be a need for a mix of types of housing units so that individuals of all age groups, family size and economic levels have opportunities to reside in Paradise Township. The Future Land Use Plan provides for this by designating areas of the Township for different densities of residential development. The Zoning Ordinance - one of the techniques to implement the proposals of the Comprehensive Plan - will need to be reviewed and updated, if necessary, to provide the specific detailed regulations to support the accomplishment of the Plan's stated housing goals.

The location of future development, particularly residential development, will have an impact on the transportation facilities of the Township.

The availability of public facilities, primarily water and sewer service, has a direct However, the extension of such public utilities is not proposed in the foreseeable future, which will limit the intensity of future development in the Township. Areas of environmental concern - such as wetlands, floodplains and stream valleys, and steep slope areas - are the areas (1) that are already protected or (2) proposed for open space uses in the Future Land Use Plan, and as may be identified over time by the Township.

HOW TO USE THE PLAN

This Plan is organized to facilitate its easy use and interpretation. The Plan begins with a summary of the opportunities and limitations identified as a result of the Community Inventory and Analysis phase of the planning program, along with an overall Statement of Goals and Objectives, which lists the general goals from which more specific recommendations and policies are developed. In the Comprehensive Plan section, broad plans are suggested for the Township's future land use, transportation, housing, community facilities and utilities and natural and cultural environment. Implementation policies then provide specific steps to achieve the major goals and plans. The Appendices include detailed results from the Community Inventory and Analysis.

This Plan includes a number of maps, which are a basic planning tool for the Township. These maps contain information with which the Township can develop and implement its goals, but can also be used on a continuing, day-to-day basis by the Township Supervisors, Planning Commission, private citizens, builders, business owners, service providers, and others. Other parts of the Plan, including population studies, physical analyses, and transportation analyses can be similarly utilized by others.



CHAPTER 2

COMMUNITY DEVELOPMENT GOALS AND OBJECTIVES

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COMMUNITY DEVELOPMENT GOALS AND OBJECTIVES

To be effective, this Comprehensive Plan must reflect the common goals of the residents of the Township. These goals range from physical policies, such as the appropriate use of land, to social and educational policies. Once these goals are formed, they represent a context within which decisions can be made regarding the use of land and the conservation of resources.

COMMUNITY PARTICIPATION

Since the summer of 2011, Paradise Township representatives have worked with technical experts to prepare this Comprehensive Plan for the Township.



Paradise Township Municipal Building

As representatives of the residents of the Township, the Planning Commission and, ultimately, the Board of Supervisors must make some critical decisions about where, when, and how the Township will grow. The first and most important section of this Plan is to clearly articulate the goals and objectives of the Township leaders in terms of comprehensive planning for conservation and development.

Resident's Survey

As one of its initial efforts in the preparation of an update to the Paradise Township Comprehensive Plan, the Township Comprehensive Plan Committee members decided to seek input from all of the Township's property owners. Therefore, in October 2011, a Comprehensive Plan Survey was distributed to all property owners within the Township,

as well as those renters who had registered to receive the Township newsletter. The survey was a non-scientific “opinion” survey. 1546 surveys were distributed and a total of 124 completed surveys were returned (a response rate of 8 percent.). The majority of the surveys returned included responses from more than one (1) person. The results of the Comprehensive Plan Survey will serve as a valuable tool for the Township Comprehensive Plan Committee and other Township officials.

The Comprehensive Plan Survey responses indicated a desire for a continuation of the Township's “peace, quiet and serenity;” “natural beauty/scenery” and “natural areas/wildlife/etc.”, as well as a corresponding preference, on the part of the majority of respondents, for limitations on future residential, industrial and commercial growth. The following represents a summary of the Township-wide survey responses. A more detailed summary and analysis of the survey results is included as Appendix A.

- Over 80 percent of the respondents identified themselves as full-time residents; 13 percent were part-time residents and 6 percent were non-resident property owners.
- Overall, over 80 percent of the respondents have lived in the Township at least 10 years; nearly 40 percent have lived there over 25 years.
- Over 86 percent of the respondents had heads of household that were 45 years of age and over; included in this percentage were 42 percent that were 65 years of age and over.
- The vast majority responding indicated that their property was used for residential purposes. (26 percent of the respondents owned one acre or less of land; 72 percent owned 5 acres or less of land.)
- Over 70 percent anticipated that nothing different would happen to their land in the next ten years.
- Of the respondents indicating an occupation, approximately 50 percent identified themselves as being retired.
- Approximately 19 percent of the respondents indicated that they worked in the Township, with an additional 42 percent working elsewhere in the County; 19 percent of respondents working outside Monroe County (in Pennsylvania); and 21 percent of respondents working outside of Pennsylvania.

- When asked to identify community services that should be added in the Township, “municipal trash collection,” was cited the most frequently, followed in order by “municipal recycling (drop-off),” “trash drop-off site (bag fee),” and “local police.” “Municipal recycling (curbside),” “natural gas,” “senior center,” “medical center,” and “recreation center.” were also cited frequently.
- When asked to identify community services that should be improved in the Township, “ambulance, fire and local police” were cited the most frequently, followed in order by “broadband, cable TV, municipal recycling (curbside) and municipal recycling (drop-off);” “Barrett Paradise Friendly Library;” “municipal trash collection;” and “trash drop-off site (bag fee).” “Medical center,” “outdoor sports facilities” and “senior center” were also cited frequently.
- More than three-fourths of all respondents stated that they would not be willing to pay an increase in taxes for any added/improved community services.
- When asked to identify what kinds of transportation facilities should be added in the Township, “pedestrian trails” was cited the most frequently, followed in order by “bike lanes,” “sidewalks,” and “other.”
- When asked to identify what kinds of transportation facilities should be improved in the Township, “minor road improvements” was cited the most frequently, followed in order by “major road improvements,” “pedestrian trails” and “bike lanes.”
- Over 88 percent of all respondents stated that they would not be willing to pay an increase in taxes for any added/improved transportation facilities.
- Approximately one-fourth of the respondents indicated that there was a need for more bus service in the Township.
- In response to a question as to the type of preferred development if future residential development occurs in the Township, “single family dwellings” received the greatest response (40 percent), followed by “in retirement communities” (22 percent), “in developments that are a mixture of single family homes, townhouses and apartments, with areas of open space” (14 percent) and “townhouse dwellings” (13 percent). “Duplex and two-family dwellings,” apartment dwellings” and “in mobile home parks” received very low rates of response.

- Approximately two-thirds of those responding to the survey question about the need for more business (commercial) locations in the Township responded that there was no need. If additional commercial development is to occur, the forms of commercial development most favored by the respondents to the survey were uses that would service the day-to-day needs of Township residents (i.e., office uses, neighborhood shopping, and convenience stores); home based businesses (service and retail) were favored to a lesser extent.
- In response to the survey question as to whether or not they would support a study to find ways that would enhance a “small town center” atmosphere in Paradise Valley, 46 percent indicated that they would support such a study, while 54 percent indicated that they would not. Of those responding in the positive, the most frequently selected “possible features” of such a center included “bike paths, flowers and landscaping, pocket parks and community gardens,” followed closely by “town square, community center, coffee shop and theater,” and then by “restaurant, sidewalks and bandstand.”
- Approximately one-fourth those responding to the survey were in favor of additional industrial development. The forms of industrial development most often cited were low impact (electronics/“high tech” manufacturing) and small scale (machine shops, etc.). “Warehousing” was cited to a much lesser extent, while “heavy industry” was only cited once.
- The vast majority of the respondents expressing an opinion supported the idea that the Township take greater efforts to preserve and/or protect the Township’s natural areas, woodlands, agricultural lands/farms and historic resources/structures. The preservation of natural areas received the highest positive response, followed closely by the preservation of woodlands.
- Approximately one in five respondents indicated that they used one or more of the Township’s parks often. Approximately one-half of the respondents indicated that they used one or more of the Township parks seldom, while approximately one in three respondents indicated that they never used one or more of the Township parks. According to the survey responses, the most frequently used facility was The Roof, followed by Skywood Park and The Knob. The least frequently visited facilities were Posie’s Park and the Knauf Farm Preserve. A recurring comment of many respondents was that information was not readily available as to the locations of many of the Township’s parks.

- Approximately 40 percent of the respondents indicated that they believe that the Township needs more public park land. Of these, over 80 percent of the respondents indicated that the additional park land should occur either in the form of (1) small, neighborhood-oriented parks or (2) expansions to the existing parks.



Skywood Park

- Jogging/walking/biking trails (paved and unpaved), preserved natural areas and an interconnected trail system were the three types of additional recreational facilities cited as “most needed” in the Township. Mountain bike trails and indoor/outdoor swimming facilities were also mentioned frequently. In addition, the age groups most often cited as needing more recreation opportunities were seniors (55+), teens (ages 15-19) and young teens (ages 13-14).
- Township residents ranked (1) “peace, quiet and serenity,” (2) “natural beauty/scenery” and (3) “natural areas (wildlife, etc.)” as the three most important qualities of life in the Township. “Small town lifestyle,” “location convenient to work/shopping” and “sense of community” were also frequently cited.
- The things most often cited as what residents liked about the Township were (1) the open space/natural beauty, (2) the peace and quiet, (3) the lack of development and (4) the rural/small town atmosphere. Among other things

noted were low crime rate, friendly residents, accessibility to work/shopping in the region, etc.

- The things most often identified as detracting from the Township were (1) too much development, (2) unkempt properties, (3) traffic, (4) noise and (5) the lack of enforcement of Township regulations.

COMMUNITY DEVELOPMENT GOALS AND OBJECTIVES

The overall goal guiding the future development of a local community is the creation of physical, social and economic environments which will continue to provide its residents with increasingly better places in which to live, work and play. The overall goals for the Paradise Township Comprehensive Plan are as follows:

1. To maintain and improve the quality of rural life for the residents of Paradise Township.
2. To guide physical, economic and social growth in a manner that protects the environment, the high quality of life, and at the same time promotes economic well-being of the community and County.
3. To create conditions which promote the general health, safety, morals and welfare of the citizens of Paradise Township.

The Paradise Township Comprehensive Plan Committee has identified more specific community goals as they relate to the six major components of the Comprehensive Plan. **All specific community goals are equally important.** The specific community goals are as follows:

GOALS USED TO DEVELOP THE NATURAL AND HISTORIC RESOURCES PROTECTION PLAN

1. To protect sensitive environmental features (e.g. streams, floodplains, riparian areas, wetlands, vernal pools, steep slopes, hazardous or unique geology, important wildlife habitats, etc.).



Paradise Creek

2. To encourage the protection/preservation of harvestable forest land.
3. To promote the physical and environmental capacity of the land which includes a high quality of water supply and proper waste water management specified in the Act 537 Sewage Facilities Plan for the Township, for the present and projected population of the Township.
4. To provide for new agricultural operations and encourage the continuation of existing agricultural operations.



Existing Agricultural Operations

5. To steer future development away from valuable and/or sensitive environmental features and historic, cultural and documented/verified archaeological resources.
6. To keep land use planning sensitive to the protection and preservation of local historic, cultural and documented/verified archaeological resources.
7. To define and categorize sites and structures of historical significance within the Township.
8. To adopt a Historical Resources Plan which is designed to preserve the community's historical resources.



Parkside Chapel

9. To encourage a practical and balanced relationship between growth and historical preservation, while maintaining the present rural development and character of the Township.

GOALS USED TO DEVELOP THE FUTURE LAND USE PLAN

1. To maintain the Township's rural/agricultural character.



Rural Landscape

2. To promote conservation of the natural features and common open space for new land developments and subdivisions.
3. To promote economic diversity, which protects the residents from undue economic hardship.
4. To promote a sound tourist and recreational economy for the Township.
5. To develop land uses that will reinforce and promote the local and regional economy.
6. To secure adequate sites for public recreation, conservation, historic, scenic and other open space purposes.
7. To encourage the establishment and/or retention of home occupations and no-impact home-based businesses.
8. To rely upon nearby towns for major commercial goods and services; however, some limited commercial, retail and office uses should be accommodated so long as it relates to the needs of local residents.

9. To allow limited clean and non-intrusive industrial expansion to provide additional employment opportunities for Township residents.
10. To require industrial uses to adhere to strict design and performance controls to preserve the rural character of the Township.
11. To provide land use regulations that encourage recreational, resort, modern commercial and clean and non-intrusive industrial activities in the Township.
12. To provide suitable and useful land use districts compatible with the natural features of the land and to protect against flooding of property and loss of life.
13. To acknowledge and plan to accommodate the continuation of existing, nonconforming land uses.
14. To discourage incompatible land uses and encourage mixed land uses.
15. To minimize the conflicts between different land uses through the use of the Township's Zoning and Subdivision/Land Development Ordinances.
16. To continually review and update the Township's existing Zoning, SALDO and other ordinances and regulations to maintain current standards for design and improvements and to require well-planned subdivisions and land developments.
17. To secure equitable reviews for all subdivision plans and administer and enforce uniform standards and procedures for all development.
18. To comply with federal, state and other local ordinances applicable to land use development and to provide additional public health and safety protection when necessary.
19. To encourage proper landscaping to promote the aesthetic quality of commercial, industrial, institutional and residential developments.
20. To promote uses that are compatible with the Township's Stormwater Management and Floodplain Management Ordinances.
21. To coordinate the Plan's land use recommendations with the findings of the Township's Act 537 Official Sewage Plan.

GOALS USED TO DEVELOP THE HOUSING PLAN

1. To encourage decent, affordable housing for all residents of Paradise Township.
2. To encourage diverse housing types.



Single-Family Housing in Timber Hill

3. To allow for a wide range of choices in housing types, costs and locations for all existing and future Township residents.
4. To promote housing densities that conform to the holding capacity of the land and promote and preserve open space.
5. To encourage the correction of areas of blight and substandard conditions so that the improved conditions contribute to the overall well-being of the Township.

GOALS USED TO DEVELOP THE TRANSPORTATION PLAN

1. To coordinate future land use and roadway functions to maximize efficient use of the Township's existing major roads.
2. To facilitate efficient access to residential, commercial, industrial, and institutional facilities.
3. To coordinate existing roadway functions with appropriate design standards.



Major Intersection South of Cresco

4. To coordinate future road improvements with projected roadway functions and adjoining planned land uses.
5. To assure that future developments provide for access designs and locations that minimize traffic congestion and safety problems.
6. To encourage developer-provided road improvements that are needed.
7. To encourage other modes of transportation and reduce the dependency upon single occupancy automobile transportation.
8. To encourage non-motorized trails for pedestrian and bicycle use within the Township.
9. To reduce noise pollution, air pollution and other detrimental effects associated with the transportation systems.
10. To enhance public safety for all transportation systems.

GOALS USED TO DEVELOP THE COMMUNITY FACILITIES PLAN

1. To encourage the provision of adequate emergency services and other community facilities and services to assure the welfare and safety of the residents in all parts of the Township.
2. To maximize the use of publicly owned property.
3. To promote efficient, effective and professional management of all public facilities,
4. To provide reasonable access to public facilities such as parks, schools, historic sites and publicly owned property which enhances the quality of life in the Township.
5. To encourage cooperation and coordination of Township government and School District facilities and services.



Skywood Park

6. To encourage the preservation and/or development of adequate open space and recreation areas in the Township to serve the growing needs for leisure time activities and passive recreation.

7. To provide for improved recreational opportunities with an emphasis towards physical improvements to existing park sites.

GOALS USED TO DEVELOP THE UTILITIES PLAN

1. To encourage the provision of adequate utilities and services to assure the welfare and safety of the residents in all parts of the Township.
2. To ensure a safe and reliable water supply for all activities and development in all parts of the Township.
3. To utilize and enforce the minimum standards of Act 537 "PA Sewage Facilities Act" as adopted by the Paradise Township Board of Supervisors.
4. To require adequate storm water management measures that prevent adverse impact to surrounding properties and watercourses, and to encourage recharge and the use of best management practices to minimize impacts, which may improve water quality and protect headwater areas.
5. To maximize the efficient use of the public utility systems in the Township.
6. To promote underground installation of utilities and the co-location of utilities where feasible.
7. To promote co-location of communication facilities that require the use of a tower.
8. To encourage the use of energy resources efficiently and conservatively to achieve a "least cost" energy plan.
9. To implement, whenever possible, any devices that will improve energy efficiency.
10. To plan for future energy needs and opportunities.
11. To plan for potential energy emergencies.
12. To educate the future citizens of Paradise Township about the beneficial results of cost-effective energy use.

All of the plans for land use, housing, transportation, community facilities and utilities and natural/historic resources preservation that follow have been developed and evaluated according to these stated goals and objectives. The Township should use these goals and objectives to review any proposed land subdivision or development, and to assess its impact on the public health, safety and welfare.



CHAPTER 3

THE PLAN

CHAPTER 3

THE PLAN

The Comprehensive Plan is the Township's guideline for future growth, and is based on the information contained in the preceding chapters and the Plan appendices. This chapter represents the culmination of the community goals and objectives, and reflects existing development, land use, environmental constraints, development potential, transportation facilities, population projections, housing (i.e. "fair share – housing opportunities for all income levels"), community facilities, utilities and other elements. This chapter is intended to show, in general categories, recommended types of future land use for the next 15-20 years, proposals for transportation facilities, community facilities and utilities, water supply, natural, cultural and historic features preservation and housing.

The overall goals for the Paradise Township Comprehensive Plan are as follows:

- To maintain and improve the quality of rural life for the residents of Paradise Township.
- To guide physical, economic and social growth in a manner that protects the environment, and the high quality of life, and at the same time promotes the economic well-being of the community and County.
- To create conditions which promote the general health, safety, morals and welfare of the citizens of Paradise Township.

PROPOSED FUTURE LAND USE PLAN

One of the most important elements in the comprehensive planning process is the charting of a municipality's future land use. The proposed Future Land Use Plan, as illustrated in the Future Land Use Plan Map, reflects Paradise Township's goals and objectives, as adopted by the Planning Commission and Board of Supervisors. The overall goal of the Future Land Use Plan is to "Maintain the Township's rural / agricultural character." The plan suggests a broad range of uses consistent with the Township's goals. The Township's land use related goals are identified as follows:

- To promote conservation of the natural features and common open space for new land developments and subdivisions.

- To promote economic diversity, which protects the residents from undue economic hardship.
- To promote a sound tourist and recreational economy for the Township.
- To develop land uses that will reinforce and promote the local and regional economy.
- To secure adequate sites for public recreation, conservation, historic, scenic and other open space purposes.
- To encourage the establishment and/or retention of home occupations and no-impact home-based businesses.
- To rely upon nearby towns for major commercial goods and services; however, some limited commercial, retail and office uses should be accommodated so long as it relates to the needs of local residents.
- To allow limited clean and non-intrusive industrial expansion to provide additional employment opportunities for Township residents.
- To require industrial uses to adhere to strict design and performance controls to preserve the rural character of the Township.
- To provide land use regulations that encourage recreational, resort, modern commercial and clean and non-intrusive industrial activities in the Township.
- To provide suitable and useful land use districts compatible with the natural features of the land and to protect against flooding of property and loss of life.
- To acknowledge and plan to accommodate the continuation of existing, nonconforming land uses.
- To discourage incompatible land uses and encourage mixed land uses.
- To minimize the conflicts between different land uses through the use of the Township's Zoning and Subdivision/Land Development Ordinances.

- To continually review and update the Township's existing Zoning, SALDO and other ordinances and regulations to maintain current standards for design and improvements and to require well-planned subdivisions and land developments.
- To secure equitable reviews for all subdivision plans and administer and enforce uniform standards and procedures for all development.
- To comply with federal, state and other local ordinances applicable to land use development and to provide additional public health and safety protection when necessary.
- To encourage proper landscaping to promote the aesthetic quality of commercial, industrial, institutional and residential developments.
- To promote uses that are compatible with the Township's Stormwater Management and Floodplain Management Ordinances.
- To coordinate the Plan's land use recommendations with the findings of the Township's Act 537 Official Sewage Plan.

The Future Land Use Plan is a basic planning tool for Paradise Township, which needs to be periodically reviewed and updated to reflect changing circumstances and aspirations. The Future Land Use Plan is not to be confused with the Township's Zoning Ordinance. The Future Land Use Plan is a **policy document** that identifies the generalized locations of proposed classes of land uses, whereas the Zoning Ordinance is an **enforceable regulation** that maps specific locations (zoning districts) where specific types of land uses are permitted, with specific dimensional and performance regulations. While the Future Land Use Plan is not legally binding under current State law, it does provide the framework for decisions relating to future zoning revisions, community development programming, capital improvements programming and various other planning activities.

The Future Land Use Plan indicates a desirable future pattern of growth by indicating what types of activities should be located within the Township, as well as the intensity and general location of land uses. The Plan is structured based on several influence factors. These include (1) the existing pattern of land use; (2) the natural features of the Township; (3) the existing and contemplated transportation and utility facilities; (4) the importance of tourism to the Township's economy; (5) the impact of Act 319 (Clean and Green) land; and (6) the capability of Township land to support additional growth.

The following paragraphs describe the land use categories shown on the Land Use Plan. It must be remembered that the Plan is meant to be generalized and conceptual in nature, and thus the boundaries of the various land use categories shown on the Future Land Use Map are not meant to be exact.

The Future Land Use Plan for the Township divides its land area into **Rural Resource Areas** and **Designated Growth Areas**. As defined by the Pennsylvania Municipalities Planning Code (MPC), a “**Rural Resource Area**” is “*an area described in a municipal or multimunicipal plan within which rural resource uses including, but not limited to, agriculture, timbering, mining, quarrying and other extractive industries, forest and game lands and recreation and tourism are encouraged and enhanced, development that is compatible with or supportive of such uses is permitted, and public infrastructure services are not provided except in villages.*” A “**Designated Growth Area**” is “*a region within a county or counties described in a municipal or multimunicipal plan that preferably includes and surrounds a city, borough or village, and within which residential and mixed use development is permitted or planned for at densities of one unit to the acre or more, commercial, industrial and institutional uses are permitted or planned for and public infrastructure services are provided or planned.*”

The **Rural Resource Areas** of the Township are represented by the Open Space Conservation and Rural land use categories on the Future Land Use Map.

Open Space Conservation

This land use category is comprised of those areas that should be reserved in open space or restricted from intensive development to protect environmentally constrained and/or environmentally sensitive areas. These areas include (1) the flood plains and stream valleys of the Paradise and Swiftwater Creeks (and their tributaries); (2) the steep slope areas (slopes greater than 15%) located in the northern, eastern and southeastern portions of the Township; (3) the State Park and State Game Lands, along with numerous municipally and privately preserved tracts and parcels designated "clean and green" under Act 319; and (4) areas that may be subject to development restrictions as a result of poor soils and/or hydric (wetlands) soils. These environmentally constrained and/or environmentally sensitive areas are further described in the Natural and Cultural Resources Plan section.

Development in the Open Space Conservation land use category would be limited to low-density, permanent and seasonal residences as well as open recreational areas that conserve the natural environment. Anticipated gross residential densities in the Open Space Conservation areas would generally range from one-third to one-half dwelling units per acre [one dwelling unit per two to three acres], depending on the availability of water and sewer facilities.



Lake Swiftwater

Much of the Township proposed for the Open Space Conservation land use category is currently zoned Open Space Conservation (OSC). The new areas proposed would include the Nothstein Tract in the northern portion of the Township and the Kurmes Nature Preserve (Pocono Heritage Land Trust) tract east of Mount Pocono Borough, and other Pocono Heritage Land Trust tracts, including the Upper Paradise Preserve and Henry's Crossing Preserve in the Cranberry Creek subwatershed.

Rural

The Rural land use category consists of lands similar to those found in the Open Space Conservation category. This land use category has similar environmental constraints to development and requires larger lot sizes to

safeguard the life support systems or water consumption and sanitary sewage disposal. The Rural land use category is proposed to be comprised mainly of single-family detached residential development at densities around one-half dwelling unit per acre [one dwelling unit per two acres], depending on the availability of water and sewer facilities. Conservation subdivision designs would also be permitted in these areas to allow increased design flexibility, while still maintaining the targeted residential densities. Compatible public and other community facilities could also be located in these areas.

The portions of the Township proposed for Rural development are located (1) east of Mount Pocono Borough – generally between Meadowside/Woodland Roads and Route 940; (2) in the south central portion of the Township – generally between Donaldson/Lower Swiftwater Roads to the south; Carlton Road to the west; Merry Hill Road to the north and Route 191 to the east; and (3) between Route 191 and the railroad, east of the Village of Paradise Valley. No public sewer service or public water service is currently (or proposed to be) located in any of these Rural areas. The proposed Rural areas are for the most part located in portions of the Township that are currently zoned Rural Residential (RR). The only differences from existing zoning that are proposed as a part of the Future Land Use Map and a subsequent zoning ordinance update include the re-designations of the Nothstein and Kurmes Nature Preserve tracts to Open Space Conservation.

The **Designated Growth Areas** of the Township encompass the (1) Residential, (2) Neighborhood Business, (3) General Business, and (4) Limited Business land use categories, as shown on the Future Land Use Map. The Resort Development Area (RDA) is also located, for the most part, in the Designated Growth Area. Nearly all of the Township land areas proposed for such growth area land use categories are located within the confines of appropriately zoned residential and business districts.

Forecasts of future population in the Township do not anticipate a high degree of residential development and related activity in Paradise Township. The proposed Future Land Use Plan identifies - and the existing zoning provides for - adequate areas to accommodate a small to moderate level of growth, in locations meant to minimize disruption to existing development, as well as to the Township's roadway network.

The population forecast for the Township prepared by the Monroe County Planning Commission was used to estimate the number of new housing units needed through the Year 2020 and also can be used to estimate the amount of land area needed to

accommodate these future housing units. Based on the Year 2010 average of 2.64 persons per dwelling unit, an additional 123 housing units may be needed in the Township by the Year 2020. Even if the recommendations of the Future Land Use Map are not implemented by subsequent amendments to the Township Zoning Map, the amount of residentially-zoned and developable land within the proposed Designated Growth Areas still will be sufficient to accommodate the Township's projected population and commercial and industrial land requirements well beyond the year 2020.

Residential

The Residential land use category is comprised of uses such as low density permanent and seasonal residences, as well as open recreational areas, membership clubs, camps, wildlife preserves and other types of uses that would be compatible with the surrounding environment. Limited opportunities for business uses could also occur in the Residential areas. Anticipated gross residential densities in the Residential areas would be one (1) dwelling unit per acre.

The proposed locations for the Residential land use category shown on the Future Land Use Map for the most part mirror the existing Low-Density Residential Zoning District (R-1) and Moderate-Density Residential Zoning District (R-2) on the current Township Zoning Map. The two proposed changes from current zoning are (1) in the Cresco area, where the existing Cranberry Estates Development is proposed to be designated as Residential [portions are currently zoned OSC and B-1] and (2) a portion of the Paradise Stream property north of Route 940, which is proposed to be changed from Low-Density Residential (R-1) zoning to Neighborhood Business. Some frontage lots along Woodland and Carlton Roads that are currently zoned Medium-Density Residential (R-2) are proposed to be included in a new Limited Business land use category.



Paradise Point Development

Neighborhood Business

The Neighborhood Business land use category is primarily intended to permit the logical development of land for business uses designed to meet the daily needs of surrounding residents, as well as the area needs of visitors, vacationers, transients or tourists and to assure the suitable development of such businesses in order to protect the surrounding environment.

This category includes neighborhood and highway-oriented retail, service and entertainment businesses, convenience shopping areas, shopping centers and business/office uses, as well as residential uses. As public water and/or sewer service is not (and will probably not be) available in most of the proposed locations, residential densities are approximately one dwelling unit per acre.



Carrazza's Restaurant South of Cresco

The proposed Neighborhood Business areas are located (1) south of Cresco along Routes 191 and 380; (2) along Routes 390 and 940 and Grange Road; and (3) along Route 611 adjacent to the Pocono Township line in the Swiftwater area. The three locations are generally consistent with the locations of existing Neighborhood Business (B-1) Zoning Districts.

General Business

The General Business land use category is intended to permit the logical development of land for general business uses. It is intended that any nonresidential development within this area provide adequate separation and buffering to protect adjacent residences and lands in or zoned for residential use from adverse influences relative to noise, light, invasion of privacy and other incompatible influences. This category includes larger scale and/or highway-oriented retail, service and entertainment businesses, convenience shopping areas, shopping centers and business/office uses. Manufacturing and other industrial operations would also be permitted in this land use category. Residential uses are also permitted in this land use category - with residential densities of approximately one (1) dwelling unit per acre.

There is only one proposed General Business location in the Township. It is located in the Village of Paradise Valley and extends east along Route 191 to encompass the Paradise Fish Hatchery property and south to encompass a portion of the Reading Materials property. The proposed location of the General Business land use category is identical to that of an existing Business (B-2) Zoning District.



Crescent Lodge

Limited Business

Two additional areas for business uses are proposed in the Township. The first Limited Business area is located at the current site of an existing Neighborhood Business (B-1) Zoning District at the intersection of Routes 191 and 715 in Henryville. Due to the environmentally sensitive nature of much of the surrounding area, a more limited number of commercial uses would be allowed in the area, and the size (building footprint) of such uses would be restricted.

A second Limited Business area is proposed along Woodland and Carlton Roads in the southwestern portion of the Township adjacent to the Mt. Airy properties. This area is currently zoned Moderate Density Residential (R-2). In this area, the types of commercial uses would also be limited in number, as would the size (building footprint) of such uses – although, it is anticipated that there would be less restrictions in this area than would be imposed at the Henryville location.

Resort Development

In 2005, Paradise Township adopted an amendment to the Zoning Ordinance to provide for the establishment of a Resort Development Area (RDA) overlay Zoning District. Two of the stated purposes of the new district were (1) to provide an opportunity for integrated development of a variety of uses according to a Master Development Plan and (2) to diversify the Township's economy and upgrade the tourism industry. The overlay zoning district is a special zoning district with a set of additional regulations that are applied to this geographic area based on specific attributes of the area and the types of uses proposed. A property owner is at liberty to proceed under the base district requirements or under the Resort Development Area District requirements. Currently, the Master Development Plan must include a resort use and may include additional uses. The minimum tract size required to develop under the overlay district requirements is sixty (60) contiguous acres.



Mount Airy Resort

The Mount Airy Casino and Resort project was designed as a Master Development Plan and approved under the requirements of the Township's Resort Development Area Overlay District. Mount Airy owns approximately 895 acres, of which approximately 339 acres are located in a development area (where the Casino and Resort, and related facilities are located), and the remaining 555 acres, more or less, located in a Greenway/Conservation Easement Area.

Community Facilities

This land use category is comprised of public and private institutional uses (such as the U.S. Post Office), educational facilities (such as the Pocono Mountain School District Campus), public utility facilities, religious and civic activities (such as churches, cemeteries, libraries and fire halls), and municipal buildings and grounds (such as the Township office). This category is also comprised of existing and future neighborhood recreation areas, along with municipally and institutionally owned facilities. The locations of such uses on the Future Land Use Plan reflect, for the most part, the locations of existing uses in the Township. New locations of public/institutional facilities are generally located in conjunction with new development and as a result, are not able to be depicted on the Future Land Use Map at this time.

RELATIONSHIP OF THE PLAN TO ADJACENT MUNICIPALITIES' AND COUNTY PLANNING EFFORTS

Available comprehensive plans and zoning ordinances were reviewed during the preparation of the Comprehensive Plan to assess the compatibility of Paradise Township's existing and proposed development with that of existing and proposed development and plans in contiguous portions of neighboring municipalities and with the objectives and plans of the Monroe 2020, the Monroe County Comprehensive Plan. This assessment follows:

Five (5) municipalities surround Paradise Township. The Township is bordered by Barrett Township to the north; Price Township to the east; Pocono Township to the south; and Mount Pocono Borough and Coolbaugh Township to the west. All five (5) municipalities have adopted both Comprehensive Plans and Zoning Ordinances. The future land use plans and zoning ordinances of the portions of these municipalities adjacent to Paradise Township were considered in the development of this Comprehensive Plan (see the Future Land Use Plan Map).

Paradise Township's entire border with Barrett Township consists of the Cranberry Creek and its floodplain. The Barrett Township Comprehensive Plan (last updated in 2008) and draft Zoning Ordinance shows Conservation land use (and Zoning) extending from the western boundary with Paradise township to west side of Routes 191/390. Barrett Township's proposed Conservation District would allow single-family detached dwellings on minimum one (1) acre lots, and all other uses on three (3) acre lots. The Open Space

Conservation (OSC) land use/zoning on the Paradise Township side calls for similar, although slightly lower density development. In the immediate vicinity of Routes 191/390, Barrett Township proposes residential development at a density of one (1) dwelling unit per acre, while Paradise Township has Neighborhood Business and Low Density Residential uses (at comparable densities) on the south side of the boundary. The proposed land use/zoning in Paradise Township to the eastern boundary of Barrett Township is Open Space Conservation (OSC), while the majority of the proposed land use/zoning on the Barrett Township side of the boundary is Industrial and Light Industrial – both of which have minimum two (2) acre lot sizes and neither of which allow residential development.

The entirety of Paradise Township that abuts Price Township is proposed for only two (2) land use categories. These proposed land use categories are identical to the existing Paradise Township Zoning along the boundary line. Open Space Conservation (OSC) extends from the northern Township line south to the Timber Hill/Paradise Point area, which is zoned (and proposed) for Moderate Density Residential (R-2) use. On the Price Township side, only the existing Timber Hill development is not proposed for Open Space Conservation use. The existing Timber Hill development in Price Township is also zoned (and proposed) for Moderate Density Residential (R-2) use.

The Multi-Municipal Comprehensive Plan for Hamilton Township, Stroud Township, Pocono Township and Stroudsburg Borough (June 2005) proposed future land uses in Pocono Township. In Pocono Township, the area on the western edge of the common border with Paradise Township is proposed for (and currently zoned for) Rural/Recreation uses – which include major recreational facilities and residential densities at one (1) dwelling unit per two (2) acres. This proposed use is adjacent to Moderate Density Residential uses in Paradise Township. To the immediate east, a Village use is identified in the Swiftwater area in Pocono Township, which abuts a Neighborhood Business area in Paradise Township. East of Swiftwater in Pocono Township, Rural uses are proposed adjacent to Rural Residential and Low-Density Residential areas in Paradise Township. The bulk of the remaining lands on the Pocono Township side of the boundary to the east are identified for Rural Conservation (1½ to 3 acres per dwelling unit), which is compatible to the Open Space Conservation use proposed on the Paradise Township side. The only exception is in the area south of Hunter's Farm Road, where a Village designation is proposed on the Pocono Township side of the boundary, but a (much larger) Low Density Residential area is proposed on the Paradise Township side.

The proposed future land uses for Mount Pocono Borough and Coolbaugh Township were identified in the Regional Comprehensive Plan for Coolbaugh Township, Borough of Mount Pocono, Tobyhanna Township and Tunkhannock Township (June 2005). Most of

the land in Mount Pocono Borough that is adjacent to Paradise Township is proposed for Conservation use, which would include low density development. These areas for the most part are adjacent to areas in Paradise Township that are proposed (and currently zoned) for Rural Residential use. They are also separated by the railroad right-of-way. The adjacent portion of the Borough located north of Tank Creek is proposed for Residential use. This area is adjacent to a corresponding area of Low Density Residential use in Paradise Township.

Residential uses are also proposed for the area immediately north of the Borough in Coolbaugh Township. This portion of Coolbaugh Township is also adjacent to a corresponding area of Low Density Residential use in Paradise Township. The remaining areas to the north in Coolbaugh Township are designated for Conservation use – and are adjacent to areas in Paradise Township that are proposed (and currently zoned) for Open Space Conservation uses.

County Comprehensive Planning

Monroe 2020, the Monroe County Comprehensive Plan, was adopted in June 1999, and is currently in the process of being updated. The analysis that follows is based on the June 2013 Draft of the updated Plan, hereafter referred to as Monroe 2030 – The Challenge Continues. The Monroe 2020 Plan proposed that future development activities be directed toward (1) the existing Major Centers in the County (including Mount Pocono Borough), the smaller Villages (including Cresco) and the existing Hamlets (including Paradise Valley, Henryville, Swiftwater and Meisertown) and (2) in the major transportation Corridors (including Route 611 and Route 940). As is stated in the June 2013 Draft of the updated Plan, *“It is the consensus of the Task Force working to update the Comprehensive Plan that the overall land use concepts presented in the 1999 plan are still valid and remain the course that the county should follow. This concept includes major centers, smaller villages and hamlets, intensive development in the major corridors of Routes 611 and 209, extensive bicycle/pedestrian linkages, active participation in reforestation efforts with the American Chestnut, encouragement of viniculture in appropriate geographic areas, and rural and transitional area housing options.”*

Since the adoption of the County Plan in 1999, Paradise Township has embraced and enacted many of the County Plan’s proposals. Both existing zoning and the Township’s proposed Future Land Use Plan continue to try to direct more intensive development to the area around the four existing hamlets identified in the County Plan, as well as to the Village of Cresco and the transportation corridors of Routes 611 and 940. Low density development and open space/environmental features preservation are encouraged in the rural portions of the Township.

The Township's proposed Future Land Use Plan and other related Plan elements have also taken into consideration the proposals contained in other County-level and regional plans and studies, including, but not limited to the Monroe County Open Space Plan and Open Space Update; the Upper Brodhead and Paradise Creeks Greenway Plan, and the Brodhead Watershed Association's River Conservation Plan (for the Upper Brodhead and Paradise Creek drainages).

In summary, the existing and proposed development of the Paradise Township is generally compatible with the existing and proposed development and plans of the contiguous municipalities and is also generally consistent with the objectives and plans of the Monroe County Comprehensive Plan and other relevant plans and studies.

PROPOSED HOUSING PLAN

The five identified housing-related goals of this Plan are as follows:

- To encourage decent, affordable housing for all residents of Paradise Township.
- To encourage diverse housing types.
- To allow for a wide range of choices in housing types, costs and locations for all existing and future Township residents.
- To promote housing densities that conform to the holding capacity of the land and promote and preserve open space.
- To encourage the correction of areas of blight and substandard conditions so that the improved conditions contribute to the overall well-being of the Township.

The population of the Township is projected to continue to increase into the foreseeable future. The Monroe County Planning Commission's forecast for Paradise Township anticipates that the total population will increase from an actual population of 3,186 in 2010 to a population of 3,510 by the Year 2020 (an increase of 324 people). In order to accommodate this increased population, additional housing units will need to be provided. Based on an additional population of 324 and a Year 2010 average of 2.64 persons per household, an additional 123 dwelling units may be required by the Year 2020. There will be a need for a mix of types of housing units so that individuals of all age groups, family size and economic level have equal opportunities to reside in Paradise Township.

The existing Paradise Township Zoning Ordinance provides many of the specific detailed regulations to support the accomplishment of this Comprehensive Plan's stated housing goals. Numerous dwelling types are currently permitted in the various zoning districts, including single-family detached dwellings, single-family semi-detached dwellings, two family dwellings, attached dwellings (townhouses), garden apartments and conversion apartments, and mobile home parks. However, the higher density dwelling types would require both public water and public sewer service, which is currently not available in the Township. Based on the areas of the Township that are currently zoned (and/or proposed to be zoned) to allow residential uses, there is more than adequate land available to

accommodate the number of additional dwelling units forecast to be located in the Township by the Year 2020 and beyond.

Due to the evolving nature of the family unit in modern society, any update of the Township's Zoning Ordinance subsequent to the adoption of this Plan should include provisions to allow the establishment of accessory dwelling units – either in principal or accessory structures. The update should also include opportunities for the conversion of existing unused and/or underutilized commercial and/or industrial buildings. The Township should also continue to investigate and/or follow through with the adoption of building codes and/or housing codes and the “fine tuning” of the existing property maintenance code to ensure the continuance of adequate housing and/or the upgrading of existing substandard housing stock in the Township.

PROPOSED TRANSPORTATION PLAN

The Township's Transportation Plan related goals are as follows:

- To coordinate future land use and roadway functions to maximize efficient use of the Township's existing major roads.
- To facilitate efficient access to residential, commercial, industrial, and institutional facilities.
- To coordinate existing roadway functions with appropriate design standards.
- To coordinate future road improvements with projected roadway functions and adjoining planned land uses.
- To assure that future developments provide for access designs and locations that minimize traffic congestion and safety problems.
- To encourage developer-provided road improvements that are needed.
- To encourage other modes of transportation and reduce the dependency upon single occupancy automobile transportation.
- To encourage non-motorized trails for pedestrian and bicycle use within the Township.
- To reduce noise pollution, air pollution and other detrimental effects associated with the transportation systems.
- To enhance public safety for all transportation systems.

To accomplish the Comprehensive Plan's major transportation goals and objectives, a system of road classifications by functional purpose was established as discussed in the Transportation Facilities section of Appendix B. In simple form, there are four classifications of roadways in the Township: arterials, major collectors, minor collectors and local roads. Each roadway has a function of moving traffic - the arterial performs this on an interregional basis, collector roads serve as links from the local roads to the regional system and local roads provide direct service between residential and other developed areas and the collector system.

The proposed Transportation Plan does not alter to any great extent the existing circulation pattern in Paradise Township. The traffic carrying capacity of the major roads in the Township should be protected. Failure to control development along the indicated arterials and collector roads can seriously impair their efficiency and create hazardous driving conditions.

It is proposed that all the existing classifications of roadways in the Township be continued into the future. The proposed roadway classifications are as follows:

Rural Principal Arterials

There are no roadways in the Township that can be classified as interstate highways, limited access rural principal arterials or rural principal arterials. The closest limited access highways to the Township are I-80 and I-380. The closest rural principal arterial to the Township is PA Route 33 near Bartonsville.

Rural Minor Arterials

There are four roads in the Township classified as rural minor arterials, as follows:

- PA Route 191 (SR 191) from the Pocono Township line in the southeast to the Barrett Township line south of Cresco.
- PA Route 390 (SR 390) from Route 940 north, and combining with SR 191 to the Barrett Township line south of Cresco.
- PA Route 611 (SR 611) from the Pocono Township line to the Mount Pocono Borough line.
- PA Route 940 (SR 940) from the Mount Pocono Borough to its terminus at SR 191 in Paradise Valley.

Rural Major Collectors

The following roads are classified as rural major collectors:

- PA Route 314 (Clubhouse and Lower Swiftwater Roads), which enters the Township from Pocono Township and exits the Township again, northeast of Swiftwater.

- PA Route 715, which enters the Township north of Meisertown (Pocono Township) and terminates at PA Route 191 in Henryville.
- Carlton Road (SR 1011), which runs north from PA Route 314 in Pocono Township to PA Route 940.

Rural Locals

No roads in the Township are classified as rural minor collectors. The remaining State road, SR 1004 (Lower Swiftwater Road), as well as all Township owned and maintained, and all privately owned and maintained streets and roadways in the Township are classified as rural locals.

The Transportation Plan Map identifies the major system of highways and streets in Paradise Township based on the above classifications.

Transportation Plan Proposals

The overall goal of the Transportation Plan is to insure that existing and future development in the Township is served by transportation facilities adequate to meet the Township's needs. Several means can be employed to accomplish the major transportation plan goals and objectives. Given the high cost of new construction and the limited sources of outside funding available, it would appear that a combined program of (1) upgrading of existing roadways and (2) limited new construction would be the most feasible means of ensuring an adequate road system. A combined program would also allow a time-phased approach whereby individual segments could be upgraded and/or constructed with planned financing.

Paradise Township should continue to upgrade its transportation system. Road improvements may be made at the Township level where appropriate. Minor improvements related to maintenance should be done on a continual basis. These tasks might include clearing right-of-ways and sight lines at intersections, cleaning stormwater drains, removing loose gravel, trimming unsafe trees, and repairing surface and shoulder problems.



Paradise Valley Road/Browns Hill Road Intersection

The Township should continue to identify where and when new roads or alignments must occur, and begin to acquire the necessary rights-of-way. Future road improvement locations also may be identified on an adopted Official Map. Existing Township and State ordinances and regulations include standards for road design, installation and maintenance. Provisions of the existing Paradise Township Subdivision and Land Development Ordinance also dictate that the Township not accept roads for dedication unless they meet the required standards.

The condition of the Township road network should be reviewed periodically, which could lead to periodic revisions of the Township's ongoing road maintenance and improvement program, as well as the potential of posting of weight limits on additional Township roads.

New developments should be required by ordinance to perform traffic impact studies and limit dwelling units to a number that will not exceed the capacity of the roads that serve them - developments must be thought of as "traffic sheds" which should not produce flows in excess of the receiving "traffic stream". One alternative to developers proposing more units than the level of service can support could be to offer to make the required road improvements to raise the "traffic stream's" capacity.

The proposed Land Use Plan proposes that future development in the Township be located adjacent to or easily accessible to the major traffic routes in the Township. Future development adjacent to the major traffic routes in the Township should also be required to provide adequate turning lanes and to restrict driveway movements, as necessary, to minimize conflicts with through traffic. Similarly, any new streets constructed as part of new residential or other development should be designed in accordance with roadway standards required by existing Township, County and State regulations. Care should be taken to insure that conflicts from multiple openings onto roadways, etc., are kept to a minimum.

Major road improvements must be coordinated at the County and State levels. Such projects can only be accomplished through extensive cooperation among local, county, state and Federal officials.

Proposed Transportation Projects

The State's Twelve-Year Program targets the Commonwealth's improvement efforts in all modes of transportation: highways, bridges, aviation, rail and transit over a twelve (12) year period. The TIP - Transportation Improvement Program - is a staged, four-year, intermodal program of transportation projects, which is consistent with the Long-Range Transportation Plan. The Northeastern Pennsylvania Metropolitan Planning Organization prepares and adopts the TIP annually. A project to be funded has to be included in the Monroe County Long-Range Transportation Plan. The current twelve-year improvement program (2013) has no listed road projects related to Paradise Township.

The Township road system is supported in part by the Pennsylvania Department of Transportation through Liquid Fuels Allocations. These monies are for construction, repair and maintenance of Township roads. The funding of major highway projects by the State is usually reflected in the State's twelve-year improvement program.

During the course of the preparation of a Draft Official Map for the Township in 2009, the Township Roadmaster and Township Engineer sat down and prepared a "wish list" of future transportation improvement projects. This "wish list" identified twenty-one (21) intersection improvement and/or road realignment concerns that could be corrected or improved if the funding was available.



Route 940 Commercial Area

These proposed areas of concern were reviewed and discussed during the preparation of this Plan, are identified on the Transportation Map and are listed below:

- 1 Nauman Road and Route 314 - "Y" intersections
- 2 Keokee Chapel Road and Route 940 – Relocate Keokee Chapel Road
- 3 Carlton and Woodland Roads – "Y" intersection
- 4 Merry Hill Road – Alignment at the intersection with Carlton Road
- 5 Merry Hill Road – Possible extension to Woodland Road
- 6 Red Rock Road – Alignment at the intersection with Route 191
- 7 Cranberry Creek Drive (north terminus) – Alignment at the intersection with Route 191
- 8 Henrys Crossing Road – Road curvature (south of the railroad crossing)
- 9 Cranberry Creek Drive (south terminus) – Alignment at the intersection with Route 191
- 10 Browns Hill Road and Route 191 – Poor visibility at the intersection with Route 191
- 11 Sylvan Cascade Road and Route 191 – "Y" intersection
- 12 Sylvan Cascade Road (near Route 191) – Sharp curve in the roadway
- 13 Sylvan Cascade Road (near Pocono Township line) – Sharp curve in the roadway

- 14 Hulbert Hill Road – Sharp curve
- 15 Lower Swiftwater Road - Sharp curve (west of Swiftwater Lake)
- 16 Red Rock Road (north of Bush Road) – Sharp curve in the roadway
- 17 Red Rock Road (near intersection with Bush Road) – Sharp curve in the roadway
- 18 Route 314, Donaldson and Olde Schoolhouse Roads – Needed intersection improvements



Olde Schoolhouse and Red Rock Roads

- 19 Carlton Road and Red Rock Road – Alignment of intersection with Red Rock Road to the south/west (across from Olde Schoolhouse Road)
- 20 Bowman Road – Possible extension across Woodland Road – to connect to Meadowside Road
- 21 Trinity Hill Road – Possible extension south to intersect with Wiscasset Road

Other Transportation Facilities

The limited amount of public transportation services and regional rail transportation facilities currently made available to Township residents should, at a minimum, be maintained. Any improvements and/or expansions in such services would, however,

provide better opportunities for Township residents to avail themselves of such services - particularly for the residents of the Township who do not operate personal automobiles.

Public Transportation Facilities

The Monroe County Transit Authority (MCTA) provides public transit in Monroe County and currently operates four fixed routes. Presently, Paradise Township is served by the Blue Route, which runs from Stroudsburg through Mount Pocono, with a stop at the Mount Airy Casino Resort. If future development becomes such that public transportation is warranted then Township officials should solicit MCTA to extend additional route alignments into the Township.

In addition to its fixed route bus service, MCTA operates a variety of shared ride services for transportation-disadvantaged persons. This service, called Pocono Pony, provides service to people living more than 1/4 of a mile from a public fixed route and to individuals who are unable to use the public fixed route due to a disability.

It should be noted that approximately one-fourth of the respondents to the Comprehensive Plan Survey indicated that there was a need for more bus service in the Township. The Township should support the future expansion of Monroe County Transit Authority (MCTA) bus service into the Township. The Township should also review and update the Township's Subdivision and Land Development Ordinance, as required, to provide for alternate transportation system management strategies where appropriate, such as van/carpooling, park-and-ride lots, etc.

Rail Transportation

Freight Rail

The only operating freight railroad located in Paradise Township is the Delaware-Lackawanna line, which runs from Mount Pocono north to Barrett Township near Cresco, and then parallels Cranberry Creek south to Pocono and Stroud Townships, ultimately connecting to the Norfolk Southern system in Northampton County. This railroad is an industrial railway serving industries along its routes and transporting goods between industries and communities through the Poconos.



Browns Hill Road Rail Crossing

Passenger Rail

There is no passenger rail service available to Township residents. The nearest passenger rail service in Pennsylvania is Amtrak, which operates passenger rail service between Philadelphia and the Quakertown area of Bucks County. Township residents have to travel to the New Jersey and New York areas to make use of scheduled passenger rail service.

Air Transportation

Air transportation facilities will continue to play a minimal role in serving the needs of Paradise Township residents. There are four airport facilities in Monroe County, none of which are classified as Commercial Aviation airports, and none of which have regularly scheduled air service. Township residents must travel to Wilkes-Barre-Scranton International Airport (AVP) in Avoca or Lehigh Valley International Airport (ABE) in Allentown for scheduled passenger service.

There are four General Aviation airports in the County. The Pocono Mountains Municipal Airport is located west of the Township in Coolbaugh Township. It is privately-owned and has a 4,000 foot long paved runway and a 5,001 foot long paved runway.

The Rocky Hill Ultralight Flightpark is located just north of the Township in Barrett Township. It has a turf runway and is privately-owned. The Flying Dollar Airport is also located in Barrett Township. It is privately owned and has a 2,500 foot long turf runway. The Stroudsburg-Pocono Airport is located north of East Stroudsburg, in Smithfield Township. It is privately owned and has a 3,087 foot long paved runway.

Non-Motorized Transportation

An identified system of pedestrian and bicycle ways should be developed to enable non-automotive traffic to flow freely and safely throughout the Township. The ideal system for movement of pedestrians in the developed portions of the Township – particularly in the villages - would be the provision of pedestrian ways, separated from vehicular traffic. Developing such a system requires large areas of undeveloped land or the extensive acquisition of rights-of-way from existing landowners. It is recommended that the existing pedestrian path system in the developed areas of the Township be used for pedestrian movement. Improved signage and markings may be required at intersections of major vehicular routes and railroad crossings. In the case of new development, it is recommended that, where topography and site designs allow, separate sidewalks or other pedestrian ways be provided. The provision of separate bicycle paths meets obstacles similar to those confronting the development of pedestrian ways. A reasonable solution is the identification of certain roadways as bicycle routes. This alternative does not separate automotive from bicycle traffic but, with careful route selection and adequate safety precautions, the system can be successful. The Township should work closely with PennDOT to include pedestrian/bicycle lanes on any new and/or updated State-owned bridges.

When respondents to the Comprehensive Plan Survey were asked to identify what kinds of transportation facilities should be added in the Township, “pedestrian trails” was cited the most frequently, followed in order by “bike lanes,” “sidewalks,” and “other.” These types of non-motorized facilities should continue to be pursued by the Township in the implementation of this Comprehensive Plan.

The Upper Brodhead/Paradise Creeks Greenway Plan proposed several routes in the Township for use as scenic byways and bikeways, including the following: Routes 611, 390, 191, 940 and 314. However, the achievement of the proposal for bikeways would require increases in the existing road widths in many cases – by a minimum of ten feet for a two-way bike lane and a minimum of five feet for a one-way bike lane. The Plan also proposed the development of a handicap accessible multi-use trail along the Pennsylvania Northeast Regional Railroad Authority (PNRRA)’s existing rail line that passes through the Township. Due to the existing grade of the rail right-of-way, the trail

would be able to comply with the Americans with Disabilities (ADA) regulations for handicap accessibility. Coordination with the PNRRA would be necessary to gain access rights along the rail lines to install a trail.

There are several existing trails located in the Township – in both public and private ownership. They include publically controlled trails in the State Game Lands, the Knauf Farm Preserve, Skywood Park, the Nothstein Preserve, and the Paradise Price Preserve, as well as the Pocono Heritage Land Trust (PHLT) owned Kurmes Nature Preserve. Other opportunities for the establishment of trails exist on several pending open space property acquisitions and on PHLT's recently acquired Upper Paradise Preserve and Henry Crossing Preserve.

The Mount Airy development includes a Greenway or Conservation Easement Area containing approximately 555 acres. The Conservation Easement incorporated an "Operation and Maintenance Plan for Greenway Land and Common Facilities" which required Mount Airy to construct Nature Trails and Environmental Education Facilities as part of the "Implementation" of the Plan, as follows:

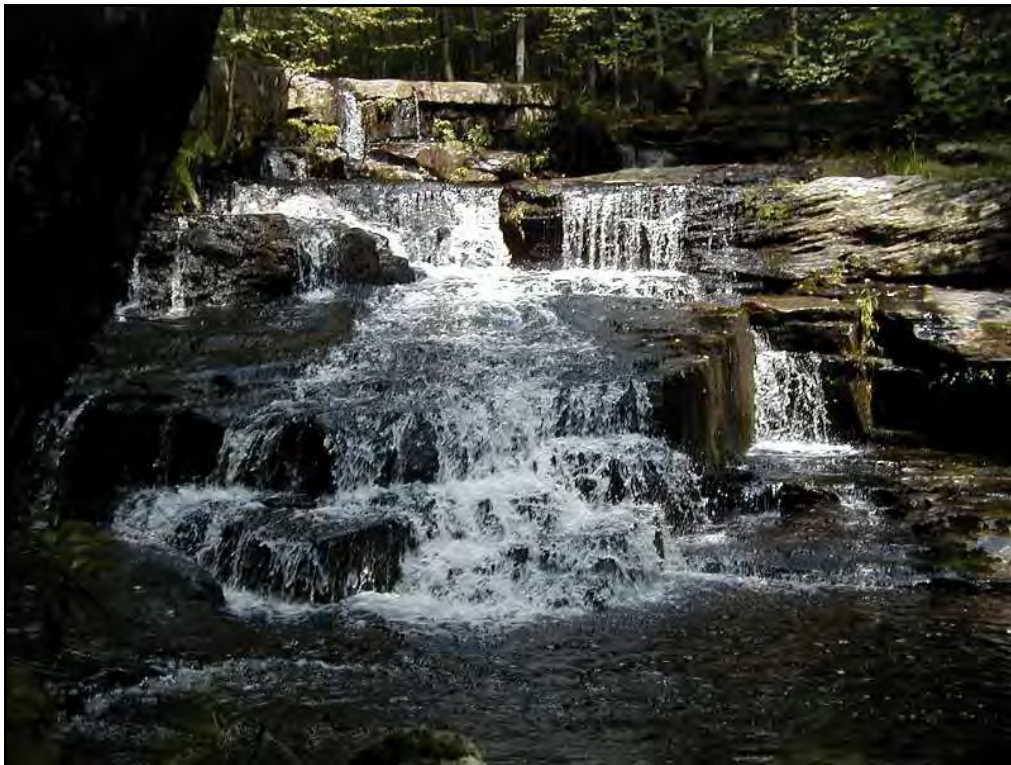
Nature Trails and Environmental Education - A network of low-impact nature trails shall be established through the Greenway Land which highlights key components such as unique natural habitats, plant communities, plant species, wetland resources, stream ecology, etc. A trail map brochure shall be created and provided at the Kiosks. Environmental Education components shall include educational signage (for aforementioned natural resources) and trailhead kiosks, as approved by the Township.

Construction of the aforementioned facilities is currently underway.

The Township should continue to work with other local and regional groups to pursue the establishment of necessary connecting links to the existing local and regional trail systems.

PROPOSED NATURAL AND HISTORIC RESOURCES PROTECTION PLAN

The Comprehensive Plan Survey responses indicated a desire for a continuation of the Township's "peace, quiet and serenity;" "natural beauty/scenery" and "natural areas/wildlife/etc." The vast majority of the respondents expressing an opinion supported the idea that the Township take greater efforts to preserve and/or protect the Township's natural areas, woodlands, agricultural lands/farms and historic resources/structures. The preservation of natural areas received the highest positive response, followed closely by the preservation of woodlands. One way of maintaining the current Township "lifestyle" is through the protection and preservation of the natural and historic resources that have helped to define Paradise Township.



Devils Hole

The Township's stated Natural and Historic Resources Protection Plan related goals are as follows:

- To protect sensitive environmental features (e.g. streams, floodplains, riparian areas, wetlands, vernal pools, steep slopes, hazardous or unique geology, important wildlife habitats, etc.).

- To encourage the protection/preservation of harvestable forest land.
- To provide for new agricultural operations and encourage the continuation of existing agricultural operation.
- To promote the physical and environmental capacity of the land which includes a high quality of water supply and proper waste water management specified in the Act 537 Sewage Facilities Plan for the Township, for the present and projected population of the Township.
- To steer future development away from valuable and/or sensitive environmental features and historic, cultural and documented/verified archaeological resources.
- To keep land use planning sensitive to the protection and preservation of local historic, cultural and documented/verified archaeological resources.
- To define and categorize sites and structures of historical significance within the Township.
- To adopt a Historical Resources Plan which is designed to preserve the community's historical resources.
- To encourage a practical and balanced relationship between growth and historical preservation, while maintaining the present rural development and character of the Township.

The Township's Natural and Historic Resources Protection Plan relies to some extent on the recommendations of the recently updated Monroe County Open Space, Greenway and Recreation Plan, as well as the Barrett, Mt. Pocono and Paradise Township Open Space and Recreation Plan (prepared in 2002) and the Upper Brodhead / Paradise Creeks Greenway Plan (prepared in 2010).

Natural Resources Protection

Equally important to the Township's past history and future development are its natural resources. As described in the background studies, Paradise Township contains prime agricultural soils, high quality and exceptional value streams, flood prone areas, wetlands, steep slopes, extensive woodlands, unique geologic features and sensitive natural diversity sites. These features are discussed in detail in Appendix B and shown on the various Background Studies Maps. The Township has enacted numerous regulations and/or ordinance provisions in recent years to attempt to protect, preserve and/or improve most of these features.



Paradise Creek Headwaters Monitoring and Assessment Project

The Pennsylvania Department of Environmental Protection (DEP) Water Quality standards designate protection categories for streams and rivers. Special water quality criteria for each stream category are used to limit the discharge of effluent into streams and ensure that effluent discharges are of equal or better quality than the receiving streams. Since all of the streams in Paradise Township eventually flow in to the Delaware River, it is important to monitor the water quality of these streams. The Delaware River itself is considered a Warm Water Fishery and a Migratory Fishery. The

Brodhead Creek, Paradise Creek, Forest Hills Run, Lower Swiftwater Creek and Cranberry Creek are all considered High Quality Cold Water Fisheries. Portions of Devils Hole Creek and Upper Swiftwater Creek are ranked as an Exceptional Value Stream, which is the water quality designation that has the most restrictive effluent limits. A petition to upgrade Cranberry Creek to Exceptional Value has been submitted and accepted, and petitions are in development for Tank Creek, Yankee Run and portions of Devils Hole Creek.

Areas that are prone to flooding should not be developed for residential, commercial or industrial purposes. This can be achieved through the strict enforcement of the Township's Floodplain Management Ordinance. On-site sewage disposal systems should not be located within the areas subject to flooding because of the danger of contamination of the stream and the groundwater due to the proximity of the stream and the presence of a high water table.

Stormwater runoff may erode stream banks and channels. If sedimentation is increased, the streambed may be filled, causing floodwaters to cover a larger area, accelerated/damaging stream meandering may be caused, aquatic life in the stream may be choked, and the esthetic value of the stream seriously impaired. The enactment of Act 167, the Storm Water Management Act, has resulted in additional requirements for provision of stormwater and floodplain management facilities in new land developments. Paradise Township has adopted its own storm water management ordinance, which includes performance standards for stormwater runoff and serves to encourage the use of innovative measures for the control of stormwater runoff.

To minimize erosion, sedimentation, flooding and surface water degradation, man-made encroachments on floodplains, wetlands and stream corridors should only be permitted when no other feasible options exist. Such encroachments must be monitored to ensure that all necessary local, state and federal permits are obtained. Stream corridors are extremely sensitive. Vegetated filter strips should be planted along the borders of fields, adjacent to roads and streams, to prevent the surface runoff of soil, nutrients and fertilizers. Streams should also be fenced to keep livestock out. Trees also play an important role in maintaining high water quality and keeping water temperature low enough for trout throughout the summer. In addition to the environmental significance of such areas, the preservation of stream corridors maintains the scenic beauty of the Township and provides the potential to link areas with a network of trails within "greenways." Pedestrian trails could be created with new subdivisions or acquired from current property owners. It should be noted that the Township has adopted detailed Riparian Buffer provisions in Article XIV of the Zoning Ordinance related to the conservation of riparian buffers.



Flood Damage

The recently updated Monroe County Open Space, Greenway and Recreation Plan proposes the establishment of a Conservation Corridor encompassing the Paradise Creek, Devil's Hole Creek and Yankee Run. The Plan also proposes a County Open Space/Recreation Greenway in nearly the same locations, as well as a Municipal/Regional Open Space/Recreation Greenway connecting Seven Pines Park with Skywood Park and Posie's Park. These proposals are depicted on the Community Facilities Plan Map.

Wetlands have become recognized as uniquely important components of the landscape by scientists, engineers, public interest groups and governmental agencies. Their importance lies both on the traditional values of wetlands as areas of fish and wildlife protection as well as in newly found values of wetlands as areas of stormwater management. The NWI maps, along with land cover interpretations prepared as part of the Monroe County GIS system, indicate that the Township contains numerous wetlands.

Another source for wetland information is the occurrence of hydric soils which usually are indicators of wetland conditions. As can be seen on the Floodplains and Wetlands Map, a significant portion of the Township's soils are identified as having major components hydric

or having inclusions of hydric soil components. Areas with the potential for the existence of wetlands must be studied/delineated prior to any otherwise permitted development activities. The Township's Zoning Ordinance includes regulations related to construction activities in the vicinity of wetlands, vernal pools and areas of hydric soils.

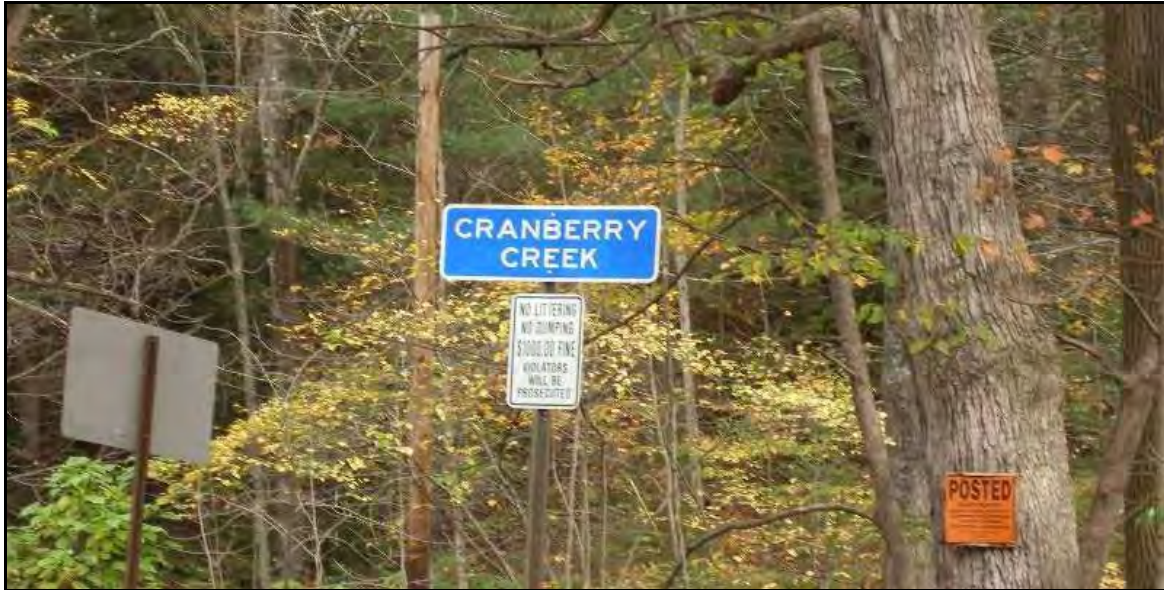


Vernal Pools west of Woodland Road

The limitations on the use of the land increase greatly with an increase in slope. Steep slopes, those which are 15 percent or greater, are generally considered as having severe limitations to conventional development and agricultural applications. Hills and steep slopes exist throughout the Township. A significant portion of the Township land area consists of slopes of 15 percent or more. The area east of Mt. Pocono Borough and the southeast portion of the Township have the greatest concentrations of very steep slopes (greater than 25%). For the most part, these areas are a mixture of steep slopes and very steep slopes. The steep slope areas in the Township should be limited to existing woodland uses, low-density residential, open space and passive recreational uses.

Most of the Township's woodlands are located in the numerous stream valleys or steeply sloping ridges of the Township. Wooded areas have a recreational potential, whether for hunting, fishing, hiking, or similar activities. When areas are left wooded, the quantity and quality of ground water can be better maintained than if the woods are removed because

the natural cover allows for infiltration of rainfall into the ground water system. Stable forested areas, if left undisturbed, also limit the amount and extent of invasive aggressive plants which flourish when these areas are disturbed or timbered.



Cranberry Creek

Much of the existing wooded area is zoned for low intensity development. In addition, several large wooded tracts have been either publicly or privately preserved. Continuing efforts should be made to limit future development that would severely impact the wooded areas of the Township.

One of the recently enacted provisions of the MPC requires that zoning ordinances “protect” prime agricultural land. The preservation of prime agricultural land is one of the goals used to develop this Natural and Historic Resources Plan. Prime farmland, as defined by the USDA-NRCS, is the land that is best suited for producing food, feed, forage, fiber and oilseed crops. It has the soil quality, growing season, and water supply needed to economically produce a sustained high yield of crops when it is treated and managed using acceptable farming methods. Since much of the Township is wooded, agricultural land is somewhat scattered. As can be seen from the Farmland Soils Map, a significant portion of Paradise Township’s land area is classified as either Prime Farmland Soil or Farmland of Statewide Importance by the USDA; or as Prime Agricultural Land (according to the MPC). However,

In the case of Paradise Township, which has a fair amount of acreage in prime agricultural soils, there will always be a conflict between land preservation for agriculture and use of such land for development. A portion of the mapped prime soils are either (1) already

developed or (2) in areas proposed for development in the Future Land Use Plan. However, a considerable amount of mapped prime soils is also located in the Rural and Open Space Conservation land use areas. The existing Township Zoning Ordinance provisions should be reviewed/revised to make it easier for the existing farming community to stay in agriculture – and thereby preserve both the Township's farmland and the Township's farmers. The establishment of an Agricultural Security Area could also be investigated as an option to preserve agricultural activities in the Township.

In the past, attitudes toward preservation, protection and conservation of our ecological resources have not been a driving issue in comprehensive planning. As a result of education, and in response to the growing perception of the negative impacts of certain land use forms and practices, the preservation of wildlife and wild habitats has become a priority conservation objective.

The Department of Conservation and Natural Resources maintains a data system known as the Pennsylvania Natural Diversity Inventory (PNDI) which identifies plant and animal species which are either endangered or threatened. The PNDI records were consulted during the preparation of the Monroe County Natural Areas Inventory conducted by the Pennsylvania Science Office of The Nature Conservancy in 1991 and updated in 1999. This study included a list and mapping of rare and endangered plants, animals and natural habitats in the County. The Natural Areas Inventory contains (1) sites of local importance and (2) sites of statewide significance as listed on the PNDI. [It is the policy of PNDI not to release detailed, site specific information about significant natural features for general exposure to the public. This protects the features from persons who become curious and attempt to locate and collect such features. Instead, PNDI provides only generalized locations of known features.]

The existing Township Zoning Ordinance includes provisions requiring additional study of areas proposed for development that will (or may) impact a site listed on the PNDI.

The Barrett, Mt. Pocono and Paradise Region has many areas that are identified as unique natural areas of both state and local importance. Within these areas are habitats for many endangered or rare plant and animal species, including plants, grasses, shrubs and birds. The Region also has five unique geologic features noted in the publication Outstanding Scenic Geologic Features of Pennsylvania, including the Devils Hole and the Mt. Pocono Overlook, which are located in or adjacent to the Township.

Historic Resources Protection

Equally important to the Township's natural resources and future development is its past history. Paradise Township, like much of northeastern Pennsylvania, is fortunate to possess a rich cultural heritage. Today, this heritage is apparent from the older individual structures that are scattered throughout the Township. Local officials and residents recognize the value in conservation and rehabilitation, plus, restoration or adaptive reuse of these historic features as a means of providing a glimpse into the areas important past. Additionally, historic preservation can provide education opportunities regarding historic lifestyles and architectural styles. Well-maintained historic areas can create a sense of unique identity that stimulates civic pride and economic vitality, and can become a basis for tourism.



The Ace Store in East Swiftwater

The Monroe County Historic Preservation Plan and a companion volume entitled Monroe County – Historic Legacy, compiled information on historic and culturally significant properties in the County. These properties were depicted on the Scenic, Historic and Cultural Resources Map that was included as part of the Barrett, Mt. Pocono and Paradise Township Open Space and Recreation Plan prepared in 2002. Subsequent to the preparation of that Plan, the Paradise Township Historical Society was formed, becoming a non-profit organization in March, 2010. The overall goal of the Society is “Collecting, Preserving and Disseminating Paradise History.” The Society is currently working to identify and document historic properties (using the requirements

for inclusion on the National Register of Historic Places). To date, some 137 buildings/sites has been identified and mapped, for further investigation. At a minimum, it should be recognized that the Township has many historic resources that have never been surveyed. An updated inventory of historic sites and districts can provide a foundation to facilitate the process of developing further historical provisions within the Township. By incorporating historic preservation within the Township's ordinances, the Township would be in a better position to balance the preservation of its historic resources with future development.



Hunter Farm

Regulatory provisions that might be considered as implementation steps to the Comprehensive Plan include the following:

- Historic overlay (zoning) district
- Zoning bonuses for the preservation of specific historical structures and/or features
- Demolition Ordinance
- Ordinance provisions for the protection of landscape features such as scenic vistas or historic roads
- An ordinance that establishes a formal Historic District(s) and Historical and Architectural Review Board

Various funding sources are available (through the Pennsylvania Historical and Museum Commission and others) for grant money to assist municipalities with historic preservation studies and plans, as well as money available for rehabilitating and restoring historic properties. Tax incentives may also be available for preservation efforts.

Archaeological Resources Protection

Like historic sites, archaeological resources provide a glimpse into an area's distant past. In the case of archaeology, this past refers to times before local historic records were kept, or prehistoric times. Archaeological resources can provide valuable artifacts and remains, or simply information that can assist the identification dating and understanding of prehistoric cultures. Many times archaeological sites are surveyed merely to verify the presence of a prehistoric culture at that location. Once this information is known, the actual evidence of such culture (artifacts and other objects) becomes less important. Such sites might then provide interesting themes for local conservation-recreation areas.

Due to the confidential nature of its inventory of archaeologically sensitive areas, the PA Historical and Museum Commission (PHMC) is unable to produce township-wide sensitivity maps of known archaeological sites. However, substantial protection of these resources is provided within the subdivision and land development process. Applicants are typically required to obtain approval by the Township and the Pennsylvania Department of Environmental Protection (DEP) for a "Planning Module for Land Development." These Planning Modules generally require review by the PHMC to determine if any archaeological or historical resources are present in or near the project area. Known sites are required to do additional archaeological or historical studies.

If in the future the Township determines that significant archaeological resources remain unprotected from development, additional requirements could be established within the Zoning Ordinance or through the adoption of a special protection ordinance.

Scenic Resources

The Barrett – Mt. Pocono – Paradise Open Space and Recreation Plan mapped scenic roads. These scenic roads are identified on the Historic and Cultural Resources Map. As stated in the Open Space and Recreation Plan, "Scenic roads include roadways that offer picturesque views of the surrounding countryside. Other roads are scenic in themselves being narrow, winding, nearly covered by a tree canopy or lined by an attractive stone wall."



Donaldson Road

Proposed scenic roads located in the Township include the following:

- PA Route 191
- PA Route 314 (portions)
- PA Route 715
- PA Route 940
- Bush Road
- Carleton Road
- Clarks Road
- Cranberry Creek Road
- Donaldson Road
- Henry's Crossing Road
- Lower Swiftwater Road

It is the recommendation of the Open Space and Recreation Plan – and of this Comprehensive Plan - to enact scenic road overlay district regulations as an amendment to the Township's Zoning Ordinance.

Provisions of a scenic road overlay district could include the following:

- Greater setbacks from scenic roads
- Additional landscaping, trees and screening on site

- Standards for siting buildings and building height
- Required retention of existing desirable vegetation when not in conflict with road safety concerns
- Sign limitations
- Access management

Preemption

While the Township's existing ordinances should be reviewed to identify additional measures that may be needed to further protect its natural and historic resources, the requirements of Township ordinances may not exceed those requirements imposed under the following State Legislation:

- Act of June 22, 1937 (P.L.1987, No.394), known as "The Clean Streams Law";
- Act of May 31, 1945 (P.L.1198, No.418), known as the "Surface Mining Conservation and Reclamation Act";
- Act of April 27, 1966 (1st SP.SESS., P.L.31, No.1), known as "The Bituminous Mine Subsidence and Land Conservation Act";
- Act of September 24, 1968 (P.L.1040, No.318), known as the "Coal Refuse Disposal Control Act";
- Act of December 19, 1984 (P.L.1140, No.223), known as the "Oil and Gas Act";
- Act of December 19, 1984 (P.L.1093, No.219), known as the "Noncoal Surface Mining Conservation and Reclamation Act";
- Act of June 30, 1981 (P.L.128, No.43), known as the "Agricultural Area Security Law";
- Act of June 10, 1982 (P.L.454, No.133), entitled "An Act Protecting Agricultural Operations from Nuisance Suits and Ordinances Under Certain Circumstances"; and
- Act of May 20, 1993 (P.L.12, No.6), known as the "Nutrient Management Act."

PROPOSED COMMUNITY FACILITIES AND UTILITIES PLAN

Services and facilities must be provided according to the existing and projected needs of a community. It is important that these facilities be readily available. Therefore, suitable land that is conveniently located should be reserved for those purposes, and a capital budget should be established so that such facilities can be provided without incurring an excessive bonded indebtedness.

The Township's stated Community Facilities and Utilities Plan related goals are as follows:

- To encourage the provision of adequate emergency services and other community facilities and services to assure the welfare and safety of the residents in all parts of the Township.
- To maximize the use of publicly owned property.
- To promote efficient, effective and professional management of all public facilities,
- To provide reasonable access to public facilities such as parks, schools, historic sites and publicly owned property which enhances the quality of life in the Township.
- To encourage cooperation and coordination of Township government and School District facilities and services.
- To encourage the preservation and/or development of adequate open space and recreation areas in the Township to serve the growing needs for leisure time activities and passive recreation.
- To provide for improved recreational opportunities with an emphasis towards physical improvements to existing park sites.
- To encourage the provision of adequate utilities and services to assure the welfare and safety of the residents in all parts of the Township.
- To ensure a safe and reliable water supply for all activities and development in all parts of the Township.

- To utilize and enforce the minimum standards of Act 537 “PA Sewage Facilities Act” as adopted by the Paradise Township Board of Supervisors.
- To require adequate storm water management measures that prevent adverse impact to surrounding properties and watercourses, and to encourage recharge and the use of best management practice to minimize impacts, which may improve water quality and protect headwaters areas.
- To maximize the efficient use of the public utility systems in the Township.
- To promote underground installation of utilities and the co-location of utilities where feasible.
- To promote co-location of communication facilities that require the use of a tower.
- To encourage the use of energy resources efficiently and conservatively to achieve a “least cost” energy plan.
- To implement, whenever possible, any devices that will improve energy efficiency.
- To plan for future energy needs and opportunities.
- To plan for potential energy emergencies.
- To educate the future citizens of Paradise Township about the beneficial results of cost-effective energy use.

Open Space, Parks and Recreation

Paradise Township residents have access to a variety of facilities owned by public and private agencies in and around the Township, facilities that are owned and/or operated directly by the Township, with support from the Township’s five-member Parks and Recreation Board or by the Pocono Area Recreation Commission (PARC). The Township’s Parks and Recreation Board, among other duties, plans the annual Community Easter Egg Hunt and Halloween Party. The Pocono Area Recreation Commission consists of three members from Paradise Township, Barrett Township and Mount Pocono Borough. PARC is responsible for the three parks owned by the three

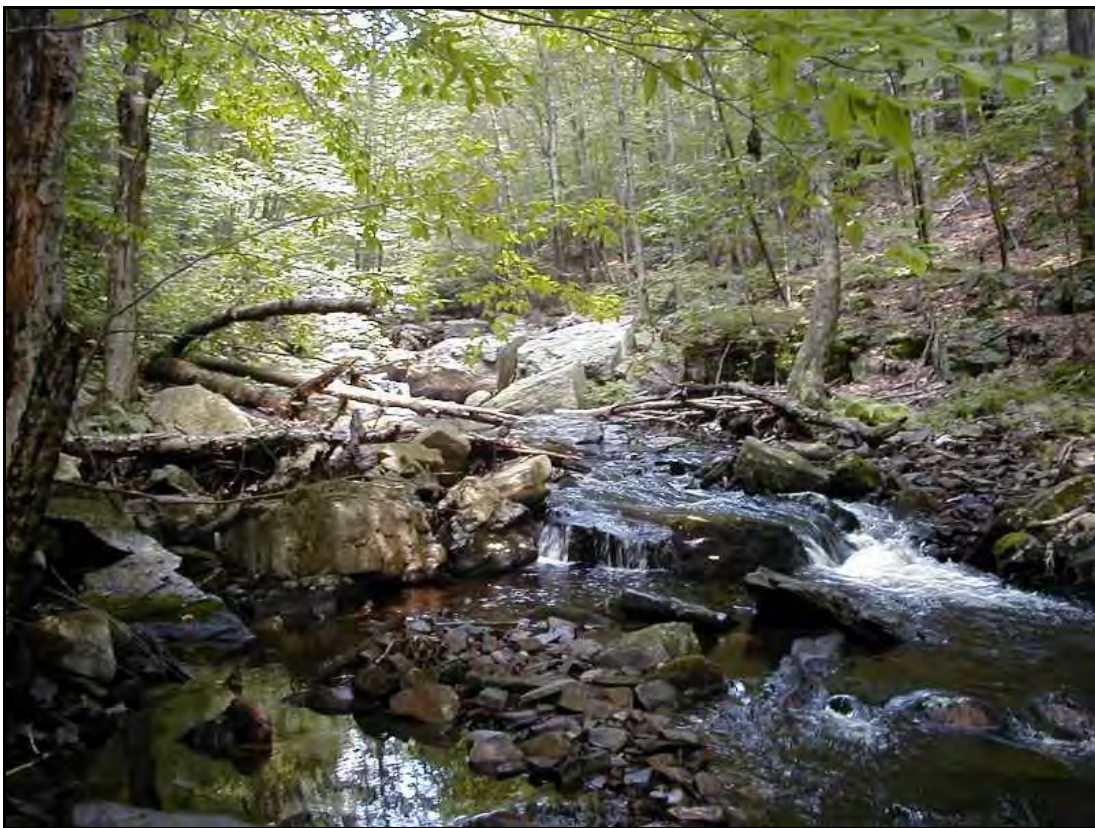
municipalities: Skywood Park, Seven Pines Park and the Ice Lake Natural Area. Skywood Park is located in Paradise Township and has picnic tables, a fitness circuit and winter sledding hill. It also has a stunning view of the Delaware Water Gap and is an excellent viewing point for raptor migrations. Seven Pines Park straddles the border between Paradise and Barrett Townships, and contains picnic tables and baseball fields. The Ice Lake Natural Area, located in Barrett Township, is a regional preserve with a small manmade lake, with facilities for walking and bird watching.



Little Park

The Township-owned and operated parks include (1) The Roof - a park for active recreation including baseball fields, basketball courts, playground and picnic pavilion; (2) Posie's Park – A pocket park near the Municipal Building, with a gazebo and natural gardens; (3) Little Park – a park adjacent to Paradise Creek, with a baseball field, playground benches and picnic tables; (4) Nothstein Preserve – a Township preserve of over 100 acres along the Cranberry Creek, with facilities for walking, hiking, bird watching, fishing and cross country skiing; and (5) Knauf Farm Preserve – a Township preserve of over 35 acres encompassing wetlands and a small creek, with proposed facilities for walking, hiking, bird watching and cross country skiing.

Paradise Township has a voter-approved ¼ percent Earned Income Tax dedicated to Open Space acquisition purposes. Thanks to the open space preservation efforts of Paradise and Price Township, the Pocono Heritage Land Trust and Monroe County, the two Townships recently purchased the Paradise Price Preserve property. The property encompasses some 777 acres of secluded, scenic, nearly pristine woodland, located south of Clarks and Henry's Crossing Roads, between the Delaware-Lackawanna Rail Line in Paradise Township and Brodhead Creek in Price Township. The property includes about half a mile of frontage along Brodhead Creek and a view of a picturesque horseshoe waterfall. The Township is currently negotiating to acquire a 98-acre tract, which is located on Donaldson Road.



Picturesque Waterfall

Other recreational and related facilities located in or near the Township include (1) The Knob – an open space preserve owned by Mount Pocono Borough; (2) Kurmes Nature Preserve – a 400+ acre open space preserve maintained by the Pocono Heritage Land Trust, with streams, views, hiking, bird watching and other recreation; (3) State Game Lands 221 – with hunting, fishing and hiking/nature trails. The Pocono Heritage Land Trust recently purchased the 272-acre Upper Paradise Preserve Property, which straddles the Paradise Township/Barrett Township line, and which is located adjacent to the Township's Nothstein Preserve. The Pocono Heritage Land Trust also recently

purchased the 239-acre Henry's Crossing Estates Property, which is located between the Upper Paradise Preserve and Paradise Price Preserve properties. In addition, many areas in the Township are being preserved by private interests.

Recreational facilities are also available at the Pocono Mountain School District's Swiftwater Campus, at the Monsignor McHugh School complex on Route 390, at the Evergreen Community Charter School (in Barrett Township), as well as at the Mount Airy Casino complex, at the Paradise Brook Trout Company and on numerous private resort and club facilities located throughout the Township.

When asked to identify the type(s) of recreational facilities that were needed in the Township, respondents to the Comprehensive Plan Survey cited jogging/walking/biking trails (paved and unpaved), preserved natural areas and an interconnected trail system were the three types of additional recreational facilities cited as "most needed" in the Township. Mountain bike trails and indoor/outdoor swimming facilities were also mentioned frequently. In addition, the age groups most often cited as needing more recreation opportunities were seniors (55+), teens (ages 15-19) and young teens (ages 13-14).

Approximately 40 percent of the respondents to the Survey indicated that they believe that the Township needs more public park land. Of these, over 80 percent of the respondents indicated that the additional park land should occur either in the form of (1) small, neighborhood-oriented parks or (2) expansions to the existing parks.

Approximately one in five respondents of the respondents to the Survey indicated that they used one or more of the Township's parks often. Approximately one-half of the respondents indicated that they used one or more of the Township parks seldom, while approximately one in three respondents indicated that they never used one or more of the Township parks. According to the survey responses, the most frequently used facility was The Roof, followed by Skywood Park and The Knob. The least frequently visited facilities were Posie's Park and the Knauf Farm Preserve. A recurring comment of many respondents was that information was not readily available as to the locations of many of the Township's parks.

The Township should continue to maintain and improve the conditions of the existing recreational facilities and investigate the addition of the types of recreational facilities identified by its residents, which included the following:

- Jogging/walking/biking trails (paved and unpaved)
- Preserved natural areas

- Interconnected trail system
- Mountain bike trails
- Indoor/outdoor swimming

The Township should continue to work with other local and regional groups to pursue the establishment of necessary connecting links to the existing local and regional trail systems.

In the Survey, the residents also indicated that additional park land should occur either in the form of (1) small, neighborhood-oriented parks or (2) expansions to the existing parks.

The Township should also consider the preparation of the necessary study required to enact a park land dedication or fee-in-lieu of ordinance.

Police Protection

Police services to the Township are provided by Troop N of the Pennsylvania State Police. The Swiftwater Barracks of Troop N is located on Enforcer Lane in Swiftwater, Pocono Township. The State Police have a mutual aid arrangement with the Pocono and Barrett Township Police Departments, and the Pocono Mountain Regional Police.

Respondents to the Comprehensive Plan Survey were split on the issue of the formation of a local police force. Approximately 10 percent indicated that existing police service should be “added or improved”. Numerous comments were made recommending against the formation of a local police force. While the Board of Supervisors has not expressed any interest in forming a Township police force at this point in time, the Board of Supervisors should continue to monitor the service received from the Pennsylvania State Police and request adjustments/changes as necessary.

Fire Protection

The Pocono Mountain Volunteer Fire Company provides fire protection to Paradise Township and the Borough of Mount Pocono. Station No. 1 is located on Murray Street in the Borough of Mt. Pocono and Station No. 2 is located on Paradise Valley Road (PA Route 191) in Paradise Township. The Monroe County Control Center in Snydersville provides 9-1-1 Public Safety Emergency Dispatch Services for all of Monroe County, Pennsylvania and for Lehman Township in Pike County, Pennsylvania.

Based on current fire protection standards, the fire protection facilities provided by the Pocono Mountain Volunteer Fire Company, supported by various fire companies located outside the Township, appear adequate for existing as well as expected needs during the planning period. The one possible exception is in the Timber Hill Development area, where a water storage tank has been discussed at the end of Alpine Road.



Pocono Mountain Volunteer Fire Company – Station No. 2

Emergency Medical Services

Pocono Mountain Regional EMS currently provides emergency medical services from three stations to Mount Pocono Borough, Barrett, Coolbaugh, Paradise, Tobyhanna, Tunkhannock parts of Price Townships. The 24 hour/7 days a week agency can provide both basic and advanced life support.

One station is located on Woodland Road in Paradise Township. The other two stations are located in Tobyhanna and Pocono Pines. As is the case with fire protection, emergency medical services provided by the Pocono Mountain Regional EMS also appear adequate to meet the Township's existing and future needs into the foreseeable future.



Pocono Mountain Regional EMS on Woodland Road

School Facilities

The entire area of Paradise Township is served by the Pocono Mountain School District, which serves school-age children from kindergarten (K) through grade 12. The School District 305 square mile service area includes Mount Pocono Borough and the Townships of Barrett, Coolbaugh, Jackson, Paradise, Pocono, Tobyhanna and Tunkhannock. School buildings in the District include the Clear Run, Pocono, Swiftwater and Tobyhanna Elementary Centers, the Clear Run Intermediate School, the East and West Junior High Schools, the East and West High Schools and Pocono Mountain Learning Academy. Two other elementary schools (Barrett and Coolbaugh) were recently closed. The Swiftwater Elementary Center, the East Junior High School, and the East High School are all located on the Swiftwater Campus in the southwestern portion of Paradise Township. Meeting the educational needs of the Township falls under the sole jurisdiction of the School District. The educational needs of the Township appear to be adequately addressed by the School District; however, the Township should continue to maintain a close working relationship with the School District.



Swiftwater Intermediate School

Library Facilities

The Township should continue to support the Barrett Paradise Friendly Library.



Barrett Paradise Friendly Library

Municipal Administrative Space

Municipal facilities are those buildings and structures that allow the Township's government to function and serve the public. The headquarters for these services is the Township Municipal Building located along Paradise Valley Road in the Village of Paradise Valley. The Township staff has indicated a current need for additional space for administration and equipment at the Township Municipal Building.

As the population of the Township is anticipated to continue to grow, and as additional municipal services are made available to Township residents in the future, the Township should do a study to evaluate the existing and future needs at the Township's Municipal Complex.

Sanitary Sewerage Service

At the present time there are no municipally-owned wastewater treatment facilities located in Paradise Township. Public sewers are located in portions of neighboring Mount Pocono Borough and Pocono Township.

There are several private wastewater facilities located in Paradise Township. None of these systems serves properties other than the owner(s) of the system. Private facilities are located at (1) the Mount Airy Casino Complex; (2) the Paradise Stream Resort; (3) the Pocono Mountain School District's Swiftwater Campus and (4) the Monsignor McHugh School complex. There are also several individual residential sewage treatment facilities located on residential lots in the Township.

The portions of the Township projected to remain unsewered must also be reviewed in terms of their adequacy for continued use of on-lot sewage disposal methods. The existing Township Act 537 Plan should be reviewed, updated and amended, if necessary, to address any identified problem areas.

Stormwater Drainage

As development occurs within Paradise Township and areas adjacent to it, problems resulting from stormwater runoff will increase. Municipal officials in Monroe County are well aware of the problems associated with inadequate storm drainage facilities. The enactment of Act 167, the Storm Water Management Act, has resulted in additional requirements for provision of stormwater and floodplain management facilities in new

land developments. After the adoption of the Act 167 Stormwater Management Plan update for the Brodhead Creek and McMichaels Creek Watersheds, Paradise Township reviewed and amended its ordinances relating to subdivision, land development and other selected earth disturbance activities to reflect the design requirements of the adopted Act 167 Plan.

The Paradise Township Stormwater Management Ordinance includes performance standards for stormwater runoff and serves to encourage the use of innovative measures for the control of stormwater runoff.

Paradise Township is one of the numerous municipalities within Monroe County which have partial, fragmented storm drainage systems. The developed portions of the Township are served by minor storm drainage systems that were not necessarily connected to each other. These systems are part of State highway projects or residential subdivisions and generally were designed only to relieve specific local drainage problems.

Solid Waste Disposal

The Solid Waste Management Plan for Monroe County was adopted in 1991, and was amended in 1998. The Monroe County Municipal Waste Management Authority is responsible for the long-term management of municipal waste in the County. The Authority's facility is located in Blakeslee. The Authority is responsible for the licensing of waste haulers operating in the County and deals with both recycling and disposal, which are designated (under current long-term contracts) at locations outside of Monroe County. An update to the County's Solid Waste Management Plan is currently being prepared and is awaiting approval by DEP. The Plan, as drafted, includes the possible siting of a recycling facility in Paradise Township.

The Township has mandatory trash collection, but it is the responsibility of individual business and property owners to contract for service – there is currently no municipally-contracted Township-wide solid waste pickup.

The Paradise Township Board of Supervisors adopted a mandatory curbside ordinance, which became effective January 1, 1994. The types of recyclables currently collected include cans, plastic bottles/jars, glass bottles/jars and newspaper.

When asked to identify community services that should be added in the Township, respondents to the Comprehensive Plan Survey cited “municipal trash collection” the most frequently, followed in order by “municipal recycling (drop-off),” and “trash drop-off site (bag fee). “Municipal recycling (curbside),” was also cited frequently.

Electric Power

The Pennsylvania Power and Light Company (PP&L) supplies electricity to Paradise Township residents and businesses.

Natural Gas Service

UGI Utilities has recently installed a natural gas line in the Route 611 corridor portion of the Township. The line is an extension of an existing service that runs from the Pocono Mountains Industrial Park in Coolbaugh Township to the Sanofi Pasteur campus in Swiftwater. The line will also serve the Pocono Mountain School District campus and the Mount Airy Casino.

According to the responses to the Comprehensive Plan Survey, “natural gas” was cited frequently as a community service that should be added in the Township.

The Township should work with the utility company to investigate the expansion of natural gas service to additional areas of the Township.

Other Utility Services

Heating fuel sources for Paradise Township residents also include wood, propane and fuel oil from commercial fuel oil suppliers. Cable TV service throughout the Township is provided by Blue Ridge Cable. Landline telephone service is provided by Verizon. The Public Utilities Commission of the Commonwealth of Pennsylvania provides supervision of all public utilities.

When asked to identify community services that should be improved in the Township, respondents to the Comprehensive Plan Survey “ambulance, fire and local police” were cited the most frequently, followed in order by “broadband and cable TV”. The Township should work with the local communications companies to try to improve residents’ access to broadband and cable TV service.

PROPOSED WATER SUPPLY PLAN

The Water Supply Plan proposes the continued reliance upon groundwater resources to meet the water supply needs of all residents and businesses in the Township. Well water is supplied to the majority of residential and commercial uses through individual well supplies. In Paradise Township, the geologic formations that underlay it typically supply enough groundwater to accommodate domestic uses.

In an area of high quality streams, where groundwater is the source of water supply and sewage disposal is for the most part disposed on-lot, the quality of the groundwater is of great importance to both existing and future Township residents.

As stated in the Upper Brodhead / Paradise Creeks Greenway Plan, (McLane Associates, November 2010), one of the three over-arching goals to preserve the Upper Brodhead / Paradise Creeks region's integrity is that of Watershed Protection. As stated in the Plan,

"It is important to protect the already high quality streams, the area's clean drinking water, and tourist based economy that depends on clean water as a natural resource."

"The two watersheds possess extremely clean water especially when compared to the rest of Pennsylvania. All streams within the watershed garner at least a 'High Quality' designation while sections of nine streams have received an 'Exceptional Value' designation."

Numerous studies have been prepared in recent years to document the current status of the Township's groundwater and surface water quality. Also, the Township has enacted regulations to try to mitigate negative impacts of development activities – with additional measures yet available to be taken to maintain and/or enhance the area's water quality.

In the Paradise Creek Watershed Groundwater Availability Report, prepared for the Brodhead Watershed Association in April 2005, N.A. Water Systems evaluated the sustainable groundwater resources available within the Paradise Creek Watershed located in Paradise Township. This evaluation indicated that the Paradise Creek Watershed currently has relatively abundant groundwater resources; however, some localized impacts to groundwater supply and stream base flow could be realized in the future. The future impact that decreased base flow could have on stream habitat loss

and trout populations, especially during drought periods, is difficult to predict; therefore, a conservative approach was used in this evaluation.

The Report further stated that much can be done to ensure the long-term protection of the groundwater resources and aquatic health of the Paradise Creek Watershed, including the following:

1. *Implement stormwater management practices that promote groundwater infiltration.*
2. *Reuse treated wastewater for irrigation.*
3. *Implement routine septic system inspections and pump outs.*
4. *Inventory wells to determine use and construction (well depth, presence of grouted casing to ensure surface contaminants and water-borne pathogens do not enter the aquifer, etc.).*
5. *Enforce minimum well construction standards and yield testing to ensure that new wells have adequate yield on a perennial basis. Wells should have sufficient casing depth with grout seal, and short term pumping tests should be conducted to prove that the well can sustain a yield greater than 2 gpm.*
6. *Riparian vegetation buffers can be utilized.*
7. *Zoning regulations can promote groundwater and stream base flow protection (e.g., avoid large, localized groundwater withdrawals to protect stream base flow, and minimize intensive development with high impervious surfaces).*
8. *Public education can increase awareness of groundwater protection issues.*

All water supplied in Paradise Township comes from groundwater resources. Well water is supplied to the majority of residential and commercial uses through individual well supplies. Several of the resort properties located in the Township, such as the Mount Airy Casino complex, have private community systems. In Paradise Township, the geologic formations that underlay it typically supply enough groundwater to accommodate domestic uses.

In order to protect the Township's groundwater resources, groundwater quality should be regularly monitored and needs addressed as they arise. Recharge area preservation and creation should be promoted through the Township's Zoning and Subdivision/Land Development Ordinances. Protection from groundwater degradation also can be promoted by the implementation and periodic evaluation of the Township's Act 537 (Sewage Facilities) Plan. Separation of major industrial development from private residential wells should be encouraged to minimize aquifer competition.

It must be recognized that lawful activities such as extraction of minerals may impact water supply sources in the Township. Statutes regulating mineral extraction that specify replacement and restoration of water supplies affected by such activities govern such activities. In addition, commercial agricultural production may also impact water supply sources in the Township.

It is recommended that new, large developments (i.e., 25 or more lots and/or dwelling units) relying upon on-lot sewage disposal and/or water supply be discouraged and that future land use planning policies target future residential growth in those areas of the Township that are, or could feasibly be, served by public water and/or community water systems that maintain watershed integrity and protect both surface water and groundwater.



CHAPTER 4 IMPLEMENTATION

CHAPTER 4

IMPLEMENTATION

The proposed goals and policies for the future development of Paradise Township have previously been outlined. It is now imperative that methods of effectuating this program be considered. Examination of the community goals makes it apparent that the Township should consider a program of effectuation from two viewpoints. The first should include a program of carrying out the local desires and goals at the municipal level and should comprise those desirable elements that will not adversely affect neighboring communities.

The second approach involves putting elements of the plan into effect from a broader regional viewpoint. Many long-range goals and policies involve not only the Township but also adjacent and nearby municipalities, the Pocono Mountain School District, the County and the State. Paradise Township can carry out those programs which affect the local community only, but it must participate with its neighbors and with larger governmental bodies in order to gain the necessary impetus required to carry out an overall program which would best suit the region as a whole.

SHORT- AND LONG-RANGE PLAN IMPLEMENTATION STEPS

One of the required elements of a municipal Comprehensive Plan is a discussion of short- and long-range plan implementation strategies, which may include "... (1) implications for capital improvements programming, (2) new or updated development regulations and (3) the identification of public funds potentially available."

Short-Range Implementation Techniques

For the purposes of the Paradise Township Comprehensive Plan, recommended implementation actions proposed in the five (5) years following plan adoption have been designated short-range implementation techniques. They include the following proposals:

Prepare and enact amendments to the Zoning Ordinance and Map to implement stated land use objectives. The proposed amendments include (1) rezoning of portions of the Township to reflect the proposals of the Future Land Use Map, (2) the addition of two new types of Business District and (3) the addition of possible "overlay" districts to protect natural and cultural resources. Administrative provisions of the Ordinance will

also need to be reviewed for conformance with the latest amendments to the Municipalities Planning Code.

Some of the specific issues to be addressed as part of the comprehensive review and update of the Township's Zoning Ordinance (and Map) include the following:

1. Adopt changes to the Zoning Map to reflect the land use proposals identified in the Future Land Use Plan. The Zoning Map changes include the following:
 - Rezone the Nothstein Tract in the northern portion of the Township and the Kurmes Nature Preserve (Pocono Heritage Land Trust) tract east of Mount Pocono Borough from Rural Residential (RR) to Open Space Conservation (OSC).
 - Rezone a portion of the Paradise Stream property north of Route 940 from Low-Density Residential (R-1) zoning to Neighborhood Business (B-1).
 - Rezone the existing Cranberry Estates Development to Low-Density Residential (R-1) [portions are currently zoned OSC and B-1].
 - Rezone the existing Neighborhood Business (B-1) Zoning District at the intersection of Routes 191 and 715 in Henryville to a new, yet to be named, Business (B-3) District.
 - Rezone portions of the existing Moderate Density Residential (R-2) District along Woodland and Carlton Roads to a new, yet to be named, Business (B-4) District.
2. Adopt a new, yet to be named, Business (B-3) District for the Henryville area. Due to the environmentally sensitive nature of much of the surrounding area, a more limited number of commercial uses would be allowed in the area, and the size (building footprint) of such uses would be restricted.
3. Adopt a new, yet to be named, Business (B-4) District for the Woodland and Carlton Roads area. In this area, the types of commercial uses would also be limited in number, as would the size (building footprint) of such uses – although, it is anticipated that there would be less restrictions in this area than would be imposed at the Henryville location.

4. Consider the adoption of zoning provisions to enhance the protection and/or preservation of the Township's numerous historic and archaeological resources. At a minimum, a Demolition Ordinance and/or Historic Overlay District should be considered for adoption.
5. Update or revise existing Ordinance provisions as needed to encourage the establishment and/or retention of home occupations and no-impact home-based businesses.
6. Consider the adoption of zoning provisions to facilitate the establishment of a "town center" in the Paradise Valley area (or elsewhere in the Township).
7. Consider the adoption of scenic road overlay district regulations.
8. Include provisions in the Zoning Ordinance to allow the utilization of energy conservation techniques in both residential and non-residential construction.
9. Rewrite provisions to try to eliminate existing and minimize the creation of new non-conforming uses.
10. Adopt other Ordinance changes as necessary to implement the recommendations of the Comprehensive Plan, as well as conform to the latest amendments to the MPC.

Review and amend, as necessary, the Township's Subdivision and Land Development Ordinance.

The existing Township Subdivision and Land Development Ordinance should be reviewed and amended, if necessary, to address the Plan Goals identified in Chapter 2. The existing Township Subdivision and Land Development Ordinance also should be reviewed to ensure that adequate, up-to-date development procedures are in effect to regulate new development in the Township.

Specific issues to be addressed as part of the comprehensive review and update of the Township's Subdivision and Land Development Ordinance include the following:

1. Review the Ordinance and enact provisions, as necessary, to encourage separate pedestrian and bicycle traffic facilities in the Township in new development proposals.

Review and amend, as necessary, the Township's Stormwater Management Ordinance. The existing Township Stormwater Management Ordinance should be reviewed and amended, if necessary, to address the Plan Goals identified in Chapter 2.

Work with neighboring Price, Pocono, Coolbaugh and Barrett Townships and Mount Pocono Borough on mutual issues. Of particular concern are (1) the promotion of a viable tourism economy in the region, (2) the preservation of the region's environmental amenities and (3) cooperative efforts between the municipalities to ensure that existing and proposed land uses along the Township's common boundaries are compatible.

Update the Township's Act 537 Sewage Facilities Plan to reflect the proposals of this Comprehensive Plan. As the vast majority of the Township is projected to remain unsewered, those portions of the Township must be reviewed in terms of their adequacy for continued use of on-lot sewage disposal methods. The existing Township Act 537 Plan should be reviewed, updated and amended, if necessary, to address any identified problem areas. Increased Township requirements related to development with on-lot water supply and sewage disposal will also serve to protect surface water and groundwater from further degradation.

Promote the transportation improvements and evaluations recommended in Chapter 3.

Specific actions to be taken include the following:

1. Continue to plan and implement the Township's Road Improvement and Paving Program.
2. Work closely with County and State agencies to provide adequate and timely improvements to the Township's roadway system.
3. Work closely with County and State agencies to include provisions for pedestrian and/or bicycle lanes on new or updated bridges and roadways,

4. As funding is programmed or becomes available, perform more detailed studies and designs related to the transportation problem areas identified on the Transportation Plan Map.
5. Continue to work with the Monroe County Transit Authority (MCTA) to maintain and/or improve mass transit and para-transit service to Township residents.

Prepare an Official Map. The preferred location(s) of future roadways and other public lands serving Paradise Township can be identified and located on an Official Map of the Township. In addition, desired rights-of-way for existing streets are shown on an Official Map. The Official Map can also identify properties proposed for possible purchase and/or private preservation. The purpose of the Official Map is to notify the property owners of the intention of the Township to acquire right-of-way(s) and/or land at some time in the future, thereby preventing the erection of structures or other improvements in the future right-of-way or on parcels of land deemed necessary for future municipal use.

Work with and support the Monroe County Planning Commission, Monroe County Conservation District, Pocono Heritage Land Trust, Brodhead Watershed Association, Henryville Conservation Club, neighboring municipalities, and other State and area organizations to encourage the protection and preservation of natural and environmental amenities in the Township. The Township should continue to explore opportunities for consideration of additional properties for preservation and/or protection.

Work with and support the Pocono Mountain School District, the Pocono Area Recreation Commission (PARC) and other Paradise Township area organizations to encourage adequate educational, recreational and cultural opportunities for Township residents.

The Pocono Mountain School District maintains recreational facilities at the Swiftwater Campus. The Township should continue a dialog with the School District officials related to access to both the recreational facilities and the school buildings for after hour programs.

Specific actions to be taken include the following:

1. Coordinate with the Pocono Mountain School District, the Pocono Area Recreation Commission (PARC) and various County agencies to continually update information on the size and makeup of the Township's resident population so that adequate facilities and services can be provided to meet its varied needs.
2. Support the Paradise Township Historical Society and other historic preservation groups in their efforts relating to historic preservation in the Township.
3. Continue to provide support to the Barrett Paradise Friendly Library.
4. Continue the maintenance and improvement of the existing Township-owned recreational facilities.
5. Work closely with the Township's Parks and Recreation Board and the Pocono Area Recreation Commission (PARC) to provide a full range of recreational opportunities for Township residents of all ages.
6. Encourage the development of pedestrian and/or bicycle trails in new subdivisions and land developments, as well as in existing developed areas of the Township, and in undeveloped areas to link them to other portions of the Township.
7. Continue to pursue the development of the trail system proposed for the Mount Airy Casino property.

Continue to prepare and distribute a Township newsletter on a regular basis and expand use of the Township website to disseminate information and increase public awareness. In order to meet the needs and expectations of their constituents, the Township's municipal leaders need to know what those needs and expectations are. They should endeavor to regularly disseminate information to their residents - through newsletters, website articles, periodic mass mailings, etc. Efforts should also continue to be made to solicit citizen input (through surveys, etc.) as well as citizen participation on advisory boards and committees.

Other short-range or on-going Plan implementation actions include the following:

1. Review and adopt other Ordinance and Code changes as necessary to implement the recommendations of the Comprehensive Plan.
2. Work with the Barrett Paradise Business Association to support the growth and economic health of the business community in Barrett and Paradise Townships and surrounding areas.
3. Continue to provide support to the Pocono Mountain Volunteer Fire Company and Pocono Mountain Regional EMS that provide service to the Township.
4. Cooperate with County agencies in identifying health and human services needs in the Township and providing facilities to meet these needs.
5. Cooperate with County agencies in identifying housing needs in the Township and providing facilities to meet these needs.
6. Evaluate the adequacy and the long-term viability of the existing Township Municipal Building to meet the Township's needs.
7. Investigate the addition of municipally controlled trash collection and curb-side recycling, along with a "drop off" site as additional services to Township residents.
8. Study the establishment of a "town center" in the Township.

The preceding actions should be considered short-range implementation measures since they represent solutions to problems identified in the context of the Plan. However, the successful completion of these implementation measures does not suggest that the Township is finished with its comprehensive planning process.

Long-Range Implementation Techniques

For the purposes of the Paradise Township Comprehensive Plan, the following recommended implementation actions proposed beyond five (5) years following plan adoption have been designated long-range implementation techniques. This designation, however, does not preclude them from being instituted prior to that timeframe.

1. Study the establishment of a recreation center / community meeting facility in the Township.
2. Investigate the establishment of additional non-motorized trails for pedestrian and bicycle use, and identified bicycle lanes within the Township.
3. Investigate the extension of natural gas service to Township residents.
4. Pursue / continue inter-governmental and institutional cooperation (i.e. Council of Governments) in such areas as group buying programs to reduce the cost of government operations, stormwater management, local road planning, park and recreation facilities, codes and ordinances (i.e., sign regulations), and fire/police protection.
5. Continue to evaluate the Township's Capital Improvements Program to finance public improvements such as road construction, recreational facilities, etc. The Township has an ongoing program for the repair and upgrading of its Township road network. The potential for other projects in the future – such as financing of additional Township owned recreational facilities, building facilities, etc., - would be well served by the establishment of a formal Capital Improvements Program by the Township.
6. Reexamine the Comprehensive Plan in five years and make adjustments as necessary. The Township's Comprehensive Plan should be reviewed within five years, if not before, to gauge whether or not its proposals are being adequately accomplished. As part of this review, development over the five-year period should be reviewed to assess whether or not adjustments to the Zoning Map need to be made.

PARTICIPANTS

Putting the proposals of a comprehensive plan into effect requires the active participation of many agencies at different governmental levels. Aside from the purely local controls that are available, many departmental actions at county or state levels already are, or can be, interrelated with municipal action to implement local planning. Among others, the Pocono Mountain School District can become an effective planning ally, particularly in the provision of recreation facilities, since these are normally provided as part of any school plant and can readily be put to wider use outside of school hours. Department of Agriculture inspections and requirements can supplement municipal efforts, as can

highway planning at both county and state levels. Highway planning and development is the one activity at higher governmental levels that ordinarily has the greatest impact on municipal development.

Alterations in the regional and road network can vastly change the situation in the community. Equally important, the circulation problems that are already apparent in the Township can best be resolved in conjunction with the state and the county.

State and county programs for planning and development are becoming increasingly important in Pennsylvania. The various components of the Pennsylvania Department of Community and Economic Development, the Department of Transportation, the Department of Environmental Protection, the Natural Resources Conservation Service (Soil Conservation Service), and the Monroe County Planning Commission are effective planning allies for any municipality.

Semi-official bodies, such as Area Business and Professional Associations (i.e., the Barrett Paradise Business Association), Industrial Development Authorities, Private Industry Councils, Transportation Authorities, and Chambers of Commerce have specialized knowledge that they willingly place at the disposal of the municipalities. Altogether, effective long-range planning depends not on purely regulatory measures and fiscal effort alone but on ingenuity applied to the solution of particular problems, especially on the merging of activities that form part of the planning concern of several municipal bodies.

In view of the suburbanization which has taken place in the Monroe County area and in North Eastern Pennsylvania in general, and of the future transportation movements foreseeable in the area, it would be fitting that local planning commissions meet together at intervals in an effort to resolve common problems, particularly highway and circulation problems, which are basically regional in nature.

In Pennsylvania, as almost everywhere else, intermunicipal cooperation represents an underutilized area of problem solving. Increased cooperation with the Township's neighbors can go a long way toward solving some of the issues identified in this Plan.

The key players that should be involved in each of the major Plan categories are as follows:

Recommended Task	Responsible Parties	Time Frame
1. Prepare and enact amendments to the Zoning Ordinance and Map, including (1) rezoning of portions of the Township to reflect the proposals of the Future Land Use Map, (2) the addition of two new types of Business District; (3) the addition of possible “overlay” districts to protect natural and cultural resources; and (4) review of administrative provisions of the Ordinance for conformance with the latest amendments to the MPC.	Township Board of Supervisors, Township Planning Commission, Township Zoning Officer, Monroe County Planning Commission	Short-term
2. Review and amend, as necessary, the Township's Subdivision and Land Development Ordinance (1) to ensure that adequate, up-to-date development procedures are in effect to regulate new development in the Township; and (2) to enact provisions, as necessary, to encourage separate pedestrian and bicycle traffic facilities in the Township in new development proposals.	Township Board of Supervisors, Township Planning Commission, Township Zoning Officer, Monroe County Planning Commission	Short-term
3. Review and amend the existing Township Stormwater Management Ordinance, if necessary.	Township Board of Supervisors, Township Planning Commission, Township Zoning Officer, Monroe County Planning Commission	Short-term
4. Work with neighboring municipalities on mutual issues. Of particular concern are (1) the promotion of a viable tourism economy in the region, (2) the preservation of the region's environmental amenities and (3) cooperative efforts between the municipalities to ensure that existing and proposed land uses along the Township's common boundaries are compatible.	Township Board of Supervisors, Township Planning Commission, Monroe County Planning Commission, Adjacent Municipalities	Short-term and Ongoing
5. Review, update and amend, as necessary, the Township's Act 537 Sewage Facilities Plan (1) to address any identified problem areas; and (2) to ensure the adequacy for continued use of on-lot sewage disposal methods in the majority of the Township that is projected to remain unsewered.	Township Board of Supervisors, Monroe County Planning Commission, Pennsylvania Department of Environmental Protection	Short-term
6. Continue to plan and implement the Township's Road Improvement and Paving Program.	Township Board of Supervisors, Township Roadmaster, Monroe County Planning Commission, Pennsylvania Department of Transportation	Annually
7. Work closely with County and State agencies to provide adequate and timely improvements to the Township's roadway system.	Township Board of Supervisors, Township Roadmaster, Monroe County Planning Commission, Northeastern Pennsylvania Metropolitan Planning Organization, Pennsylvania Department of Transportation	Ongoing
8. Work closely with County and State agencies to include provisions for pedestrian and/or bicycle lanes on new or updated bridges and roadways.	Township Board of Supervisors, Township Planning Commission, Township Roadmaster, Monroe County Planning Commission, Northeastern Pennsylvania Metropolitan Planning Organization, Pennsylvania Department of Transportation	Ongoing

Recommended Task	Responsible Parties	Time Frame
9. As funding is programmed or becomes available, perform more detailed studies and designs related to the transportation problem areas identified on the Transportation Plan Map.	Township Board of Supervisors, Township Planning Commission, Monroe County Planning Commission, Northeastern Pennsylvania Metropolitan Planning Organization, Pennsylvania Department of Transportation	Ongoing
10. Continue to work with the Monroe County Transit Authority (MCTA) to maintain and/or improve mass transit and para-transit service to Township residents.	Township Board of Supervisors, Monroe County Transit Authority	Ongoing
11. Prepare an Official Map to identify preferred location(s) of future roadways and other public lands serving Paradise Township and to show desired rights-of-way for existing streets are shown on an Official Map. The Official Map can also identify properties proposed for possible purchase and/or private preservation.	Township Board of Supervisors, Township Planning Commission, Township Zoning Officer, Monroe County Planning Commission	Short-term and Ongoing
12. Work with and support Township, County, neighboring municipal, and other State and area organizations to continue to explore opportunities for consideration of additional properties for preservation and/or protection.	Township Board of Supervisors, Township Planning Commission, Township Environmental Advisory Committee, Township Historical Society, Pennsylvania Historical and Museum Commission, Adjacent Municipalities, Monroe County Planning Commission, Monroe County Conservation District, Pocono Heritage Land Trust, Brodhead Watershed Association, Henryville Conservation Club, Other Local Environmental and Historical Preservation Groups	Ongoing
13. Coordinate with the Pocono Mountain School District, the Pocono Area Recreation Commission (PARC) and various County agencies to continually update information on the size and makeup of the Township's resident population so that adequate facilities and services can be provided to meet its varied needs.	Township Board of Supervisors, Township Planning Commission, Monroe County Planning Commission, Pocono Mountain School District, Pocono Area Recreation Commission, Township's Parks and Recreation Board	Short-term and Ongoing
14. Support the Paradise Township Historical Society and other historic preservation groups in their efforts relating to historic preservation in the Township.	Township Board of Supervisors, Township Planning Commission, Township Zoning Officer, Township Historical Society, Pennsylvania Historical and Museum Commission	Ongoing
15. Continue to provide support to the Barrett Paradise Friendly Library.	Township Board of Supervisors, Barrett Paradise Friendly Library Society	Ongoing

Recommended Task	Responsible Parties	Time Frame
16. Continue the maintenance and improvement of the existing Township-owned recreational facilities.	Township Board of Supervisors, Township's Parks and Recreation Board	Ongoing
17. Work closely with the Township's Parks and Recreation Board and the Pocono Area Recreation Commission (PARC) to provide a full range of recreational opportunities for Township residents of all ages.	Township Board of Supervisors, Township's Parks and Recreation Board, Pocono Area Recreation Commission	Ongoing
18. Encourage the development of pedestrian and/or bicycle trails in new subdivisions and land developments, as well as in existing developed areas of the Township, and in undeveloped areas to link them to other portions of the Township.	Township Board of Supervisors, Township Planning Commission, Township's Parks and Recreation Board, Monroe County Planning Commission	Short-term and Ongoing
19. Continue to pursue the development of the trail system proposed for the Mount Airy Casino property.	Township Board of Supervisors, Township Planning Commission, Township Zoning Officer, Township's Parks and Recreation Board, Mount Airy Casino	Short-term and Ongoing
20. Continue to prepare and distribute a Township newsletter on a regular basis and expand use of the Township website to disseminate information and increase public awareness.	Township Board of Supervisors,	Ongoing
21. Review and adopt other Ordinance and Code changes as necessary to implement the recommendations of the Comprehensive Plan.	Township Board of Supervisors, Township Planning Commission, Township Zoning Officer, Township Environmental Advisory Committee	Short-term and Ongoing
22. Support the Barrett Paradise Business Association in its efforts to support the growth and economic health of the business community in Barrett and Paradise Townships and surrounding areas.	Township Board of Supervisors, Barrett Paradise Business Association	Ongoing
23. Continue to provide support to the Pocono Mountain Volunteer Fire Company and Pocono Mountain Regional EMS that provide service to the Township.	Township Board of Supervisors, Pocono Mountain Volunteer Fire Company, Pocono Mountain Regional EMS	Ongoing
24. Cooperate with County agencies in identifying health and human services needs in the Township and providing facilities to meet these needs.	Township Board of Supervisors, Monroe County Planning Commission, Countywide Public and Non-Profit Health and Social Services Agencies	Ongoing
25. Cooperate with County agencies in identifying housing needs in the Township and providing facilities to meet these needs.	Township Board of Supervisors, Monroe County Association of Realtors, Countywide Public and Non-Profit Housing Agencies	Ongoing
26. Evaluate the adequacy and the long-term viability of the existing Township Municipal Building to meet the Township's needs.	Township Board of Supervisors, Professional Advisors	Short-term and Ongoing

Recommended Task	Responsible Parties	Time Frame
27. Investigate the addition of municipally controlled trash collection and curb-side recycling, along with a "drop off" site as additional services to Township residents.	Township Board of Supervisors, Monroe County Municipal Waste Management Authority	Short-term and Ongoing
28. Continue to evaluate the Township's Capital Improvements Program to finance public improvements such as road construction, recreational facilities, etc.	Township Board of Supervisors, Township Planning Commission, Township Roadmaster, Township's Parks and Recreation Board, Township Environmental Advisory Committee	Ongoing
29. Study the establishment of a town center in the Township.	Township Board of Supervisors, Township Planning Commission, Professional Advisors	Short-term and Ongoing
30. Study the establishment of a recreation center / community meeting facility in the Township.	Township Board of Supervisors, Township Planning Commission, Professional Advisors	Long-term
31. Investigate the establishment of additional non-motorized trails for pedestrian and bicycle use, and identified bicycle lanes within the Township.	Township Board of Supervisors, Township Planning Commission, Township Roadmaster, Township's Parks and Recreation Board, Pocono Area Recreation Commission, Monroe County Planning Commission	Long-term
32. Investigate the establishment of an Agricultural Security Area as an option to preserve agricultural activities in the Township.	Township Board of Supervisors, Township Planning Commission, Township Environmental Advisory Committee	Long-term
33. Investigate the extension of natural gas service to Township residents.	Township Board of Supervisors, UGI	Long-term
34. Pursue / continue inter-governmental and institutional cooperation in such areas as group buying programs to reduce the cost of government operations, stormwater management, local road planning, park and recreation facilities, codes and ordinances (i.e., sign regulations), and fire/police protection.	Township Board of Supervisors, Monroe County Planning Commission, Adjacent Municipalities	Long-term
35. Reexamine the Comprehensive Plan in five years and make adjustments as necessary.	Township Board of Supervisors, Township Planning Commission, Township Zoning Officer, Monroe County Planning Commission	Long-term

Future Land Use Plan

Township Board of Supervisors, Township Planning Commission, Township Zoning Officer, Township Zoning Hearing Board, Monroe County Planning Commission

Housing Plan

Township Board of Supervisors, Monroe County Association of Realtors, Countywide Public and Non-Profit Housing Agencies

Transportation Plan

Township Board of Supervisors, Township Planning Commission, Township Roadmaster, Monroe County Planning Commission, Monroe County Transit Authority, Northeastern Pennsylvania Metropolitan Planning Organization, Pennsylvania Department of Transportation, Adjacent Municipalities

Community Facilities and Utilities Plan

Township Board of Supervisors, Township Planning Commission, Township's Parks and Recreation Board, the Pocono Area Recreation Commission, Township Sewage Enforcement Officer, Monroe County Municipal Waste Management Authority, Monroe County Planning Commission, Monroe County Conservation District, Pocono Mountain School District, State Police, Pocono Mountain Volunteer Fire Company Pocono Mountain Regional EMS, and Barrett Paradise Friendly Library Society, Friendly Community Center

Water Supply Plan

Township Board of Supervisors, Township Planning Commission, Brodhead Watershed Association, Township Sewage Enforcement Officer, Monroe County Planning Commission, Pennsylvania Department of Environmental Protection

Natural and Historic Resources Protection Plan

Township Board of Supervisors, Township Planning Commission, Monroe County Planning Commission, Monroe County Conservation District, Brodhead Watershed Association, Pocono Heritage Land Trust, Paradise Township Environmental Advisory Committee, Henryville Conservation Club, Paradise Township Historical Society, Pennsylvania Historical and Museum Commission, Other Local Environmental and Historical Preservation Groups

PRIORITIES

Some of the planning proposals presented assume a priority of implementation over the other proposals. This is the case for the following reasons:

- the severity of need (as it relates to community health and safety)
- the number of Township residents affected
- funding availability
- the degree to which a given proposal is interrelated to other proposals
- the relative ease of implementation - both from a legislative and a timing standpoint

The highest priority for completion of the proposed implementation actions is the writing and enacting of revisions to the Township Zoning Ordinance and Map to implement the land use and related proposals of this Comprehensive Plan.

Of secondary priority are (1) preparation of an update to the Township's Act 537 Plan; (2) updating of other Township ordinances and regulations, as required; (3) continued cooperative efforts with PENNDOT, Monroe County Transit Authority, and adjacent Townships related to road improvements and transit facilities in the Township and overall region; (4) preparation of an Official Map; (5) dialog with the Pocono Mountain School District regarding after-hours use of District facilities for community functions; and (6) continued dissemination of Township news through a newsletter, website, or other means.

ORDINANCES AND REGULATIONS

The concepts and purposes of the Comprehensive Plan are embodied in ordinances specifically enacted to implement it. Several types of ordinances are necessary to achieve safe, stable land development, according to the objectives established by the Plan and by the planning enabling statutes.

In addition to these basic ordinances - zoning, subdivision and land development, stormwater management, floodplain management, and official map - building and housing standards in code form are desirable to assure quality of construction in new buildings or, alternatively, to establish standards for occupancy and maintenance of existing buildings. Building standards and codes, and property maintenance regulations ensure structural soundness, proper plumbing and electrical installations, and reasonable safety from fire.

Zoning

Zoning is one means by which the uses of land are regulated. Underlying the concept of zoning is the protection of the health, safety and general welfare of property owners. The legal basis for zoning ordinances is found in the police power, which permits governmental units to enact laws to provide and protect the health, safety and general welfare of the community. However, this power can never be used to restrict the use of private property in such a way that the restrictions amount to an unconstitutional deprivation of property without due process of law.

The current Paradise Township Zoning Ordinance establishes the following zoning districts:

- Open Space Conservation (OSC)
- Rural Residential (RR)
- Low-Density Residential (R-1)
- Moderate-Density Residential (R-2)
- Neighborhood Business (B-1)
- Business (B-2)
- Resort Development Area Overlay (RDA)
- Riparian Buffer Overlay

The existing Zoning Map reflects the majority of the land use policies established in the 1990 Paradise Township Master Plan, as amended by the 2000 Paradise Township Strategic Plan Comprehensive Plan. Numerous zoning map and text changes have been made subsequent to the adoption of the 1990 Plan. The Township's Zoning Ordinance contains numerous regulations that protect environmentally sensitive areas, such as floodplains, wetlands, etc.

Revisions to the Paradise Township Zoning Ordinance subsequent to adoption of the updated Comprehensive Plan will include adjustments to the Zoning Map and additional and/or altered provisions based on the Comprehensive Plan proposals.

Proposed revisions to the Paradise Township Zoning Ordinance would result in both changes to the current list of zoning districts (by the addition of two new Business Districts (B-3 and B-4), as well as revisions to the specific regulations - in particular zoning districts - or in the regulations which apply to the entire Township. A decision will also have to be made as to whether or not to combine the two Residential Districts into one.

Potential future zoning overlay districts could include the following:

- Historic Overlay District
- Scenic Roads Overlay District
- Wellhead Protection Overlay District

Subdivision and Land Development

Subdivision and land development regulations are concerned with establishing locational and construction controls that ensure sound community growth while at the same time safeguard the interest of all property owners. Such regulations can assure that the subdivision and development of land will create permanent assets for the Township. Since the subdivision and/or development of land is both a technical and a business venture affecting not only the return to investors in land but also Township finances, consideration of subdivision and development proposals should be very thorough.

The Paradise Township Subdivision and Land Development Ordinance, as amended, governs subdivision and land development activity in the Township. The provisions of the ordinance are administered by the Township Board of Supervisors with advisory input from the Township Planning Commission and the Township Engineer. This Ordinance should also be updated after adoption of the Comprehensive Plan to reflect the current situation.

Stormwater Management

The Paradise Township Stormwater Management Ordinance currently contains requirements for stormwater management. The Stormwater Management Ordinance provides additional regulations for those development activities not covered in the existing Township Subdivision and Land Development Ordinance. It is specifically designed to implement the recommendations/requirements of the Act 167 Stormwater Management Plan for the Brodhead Creek and McMichaels Creek Watersheds.

Official Map

One of the proposals relating to future transportation facilities and natural features preservation in the Township calls for the consideration of adoption of an Official Map. The legal basis for adoption of an Official Map lies in Act 247, as amended, the Pennsylvania Municipalities Planning Code. An Official Map would show the exact location of the lines of existing and proposed streets (after detailed surveys are conducted) and/or land proposed to be acquired. The purpose of an Official Map is to notify property owners in the Township of the intention of the Township to develop or expand the street network and/or acquire land at some time in the future, thereby preventing the erection of structures or other improvements in the future right-of-way or on parcels of land deemed necessary for future municipal use.. Under the provisions of an Official Map Ordinance, when a parcel of land identified for future street construction or other land acquisition is proposed for development, the Township would have the opportunity to acquire that portion of property needed for the future street or other use, or to begin condemnation proceedings to acquire such property. As mentioned, a detailed study and survey may be required to identify the exact geographical limits of the proposed road network. This study/survey would require the expenditure of Township funds for technical assistance in its preparation.

Building Controls

Paradise Township has available to it numerous other powers that it may employ to implement the proposals of the Comprehensive Plan. Among these are building, housing and property maintenance codes. A building code provides minimum requirements designed to protect life and health and yield a maximum of structural safety. Specific provisions apply to construction, alteration, equipment, use and occupancy, location, and

maintenance of buildings and structures. The Township currently enforces the Statewide Building Code.

A housing code is concerned with individual structures and is one of only a few retroactive regulatory devices. It establishes minimum housing standards relating to health and safety. It does so by governing dwelling facilities (such as plumbing and heating systems), providing minimum standards relating to safe, sanitary maintenance of dwelling units, specifying the responsibilities of owners and occupants, and indicating minimum space, use and location requirements. Since a housing code provides a legal basis for condemnation, it is particularly useful in arresting or removing conditions of spot blight. The Township does not currently have such a code in effect.

The Paradise Township Property Maintenance Ordinance establishes certain minimum health and safety requirements for those buildings, structures or properties which are used or associated with human occupancy. The Township also has an Ordinance that regulates the disposition of dangerous or dilapidated buildings.

CAPITAL IMPROVEMENT PROGRAMMING

Capital improvement programming is the scheduling of public improvements over a given period of time. Scheduling is based on a series of priorities that are established according to need, desire and/or importance of the improvements, and on the present and anticipated ability of the community to pay for those improvements.

Capital improvement programming can be the bridge between the Comprehensive Plan and the actual accomplishment of public improvements. Because the provisions, nature and location of public facilities exert a great influence on the pattern of community growth, a well-conceived capital program is probably the most important plan implementation tool related to the construction of public infrastructure available to the community. While ordinances concerning zoning, subdivision and land development, and stormwater management are guides more for private development, a capital improvement program gives direction to public development.

CONTINUING PLANNING

Continuing review of specific problems and proposals forms an essential part of the planning process. Implementation of the policies contained in the Comprehensive Plan and related ordinances and regulations will demand subsequent and repeated re-evaluation, addition and modification, as circumstances dictate. It is the responsibility of Township officials to see that the Township regulations continue to reflect established policy decisions. If particular problems cannot be solved in the light of such policies, changes or additions will be necessary in policy, and these will once again be subject to review by the public and adoption by the Board of Supervisors.



APPENDIX A PLAN SURVEY RESULTS

APPENDIX A

COMPREHENSIVE PLAN SURVEY RESULTS

As one of its initial efforts in the preparation of an update to the Paradise Township Comprehensive Plan, the Township Comprehensive Plan Committee members decided to seek input from all of the Township's property owners. Therefore, in October 2011, a Comprehensive Plan Survey was distributed to all property owners within the Township, as well as those renters who had registered to receive the Township newsletter. The survey was a non-scientific "opinion" survey. 1546 surveys were distributed and a total of 124 completed surveys were returned (a response rate of 8 percent.). The majority of the surveys returned included responses from more than one (1) person. The results of the Comprehensive Plan Survey will serve as a valuable tool for the Township Comprehensive Plan Committee and other Township officials.

The Comprehensive Plan Survey responses indicated a desire for a continuation of the Township's "peace, quiet and serenity;" "natural beauty/scenery" and "natural areas/wildlife/etc.," as well as a corresponding preference, on the part of the majority of respondents, for limitations on future residential, industrial and commercial growth. The following represents a summary of the Township-wide survey responses. A more detailed summary and analysis of the survey results follows.

- Over 80 percent of the respondents identified themselves as full-time residents; 13 percent were part-time residents and 6 percent were non-resident property owners.
- Overall, over 80 percent of the respondents have lived in the Township at least 10 years; nearly 40 percent have lived there over 25 years.
- Over 86 percent of the respondents had heads of household that were 45 years of age and over; included in this percentage were 42 percent that were 65 years of age and over.
- The vast majority responding indicated that their property was used for residential purposes. (26 percent of the respondents owned one acre or less of land; 72 percent owned 5 acres or less of land.)
- Over 70 percent anticipated that nothing different would happen to their land in the next ten years.
- Of the respondents indicating an occupation, approximately 50 percent identified themselves as being retired.
- Approximately 19 percent of the respondents indicated that they worked in the Township, with an additional 42 percent working elsewhere in the County; 19 percent of respondents working outside Monroe County (in Pennsylvania); and 21 percent of respondents working outside of Pennsylvania.
- When asked to identify community services that should be added in the Township, "municipal trash collection," was cited the most frequently, followed in order by "municipal recycling (drop-off)," "trash drop-off site (bag fee)," and "local police." "Municipal recycling (curbside)," "natural gas," "senior center," "medical center," and "recreation center." were also cited frequently.

- When asked to identify community services that should be improved in the Township, “ambulance, fire and local police” were cited the most frequently, followed in order by “broadband, cable TV, Municipal recycling (curbside) and municipal recycling (drop-off);” “Barrett Paradise Friendly Library and municipal trash collection;” and “trash drop-off site (bag fee).” “Medical center,” “outdoor sports facilities” and “senior center” were also cited frequently.
- More than three-fourths of all respondents stated that they would not be willing to pay an increase in taxes for any added/improved community services.
- When asked to identify what kinds of transportation facilities should be added in the Township, “pedestrian trails” was cited the most frequently, followed in order by “bike lanes,” “sidewalks,” and “other.”
- When asked to identify what kinds of transportation facilities should be improved in the Township, “minor road improvements” was cited the most frequently, followed in order by “major road improvements,” “pedestrian trails” and “bike lanes.”
- Over 88 percent of all respondents stated that they would not be willing to pay an increase in taxes for any added/improved transportation facilities.\
- Approximately one-fourth of the respondents indicated that there was a need for more bus service in the Township.
- In response to a question as to the type of preferred development if future residential development occurs in the Township, “single family dwellings” received the greatest response (40 percent), followed by “in retirement communities” (22 percent), “in developments that are a mixture of single family homes, townhouses and apartments, with areas of open space” (14 percent) and “townhouse dwellings” (13 percent). “Duplex and two-family dwellings,” apartment dwellings” and “in mobile home parks” received very low rates of response.
- Approximately two-thirds of those responding to the survey question about the need for more business (commercial) locations in the Township responded that there was no need. If additional commercial development is to occur, the forms of commercial development most favored by the respondents to the survey were uses that would service the day-to-day needs of Township residents (i.e., office uses, neighborhood shopping, and convenience stores); home based businesses (service and retail) were favored to a lesser extent.
- In response to the survey question as to whether or not they would support a study to find ways that would enhance a “small town center” atmosphere in Paradise Valley, 46 percent indicated that they would support such a study, while 54 percent indicated that they would not. Of those responding in the positive, the most frequently selected “possible features” of such a center included “bike paths, flowers and landscaping, pocket parks and community gardens,” followed closely by “town square, community center, coffee shop and theater,” and then by “restaurant, sidewalks and bandstand.”
- Approximately one-fourth those responding to the survey were in favor of additional industrial development. The forms of industrial development most often cited were low impact (electronics/“high tech” manufacturing) and small scale (machine shops, etc.).

“Warehousing” was cited to a much lesser extent, while “heavy industry” was only cited once.

- The vast majority of the respondents expressing an opinion supported the idea that the Township take greater efforts to preserve and/or protect the Township’s natural areas, woodlands, agricultural lands/farms and historic resources/structures. The preservation of natural areas received the highest positive response, followed closely by the preservation of woodlands.
- Approximately one in five respondents of the respondents indicated that they used one or more of the Township’s parks often. Approximately one-half of the respondents indicated that they used one or more of the Township parks seldom, while approximately one in three respondents indicated that they never used one or more of the Township parks. According to the survey responses, the most frequently used facility was The Roof, followed by Skywood Park and The Knob. The least frequently visited facilities were Red Rock Mountain Biking, Posie’s Park and the Knauf Farm Preserve. A recurring comment of many respondents was that information was not readily available as to the locations of many of the Township’s parks.
- Approximately 40 percent of the respondents indicated that they believe that the Township needs more public park land. Of these, over 80 percent of the respondents indicated that the additional park land should occur either in the form of (1) small, neighborhood-oriented parks or (2) expansions to the existing parks.
- Jogging/walking/biking trails (paved and unpaved), preserved natural areas and an interconnected trail system were the three types of additional recreational facilities cited as “most needed” in the Township. Mountain bike trails and indoor/outdoor swimming facilities were also mentioned frequently. In addition, the age groups most often cited as needing more recreation opportunities were seniors (55+), teens (ages 15-19) and young teens (ages 13-14).
- Township residents ranked (1) “peace, quiet and serenity,” (2) “Natural beauty/scenery” and (3) “natural areas (wildlife, etc.)” as the three most important qualities of life in the Township. “Small town lifestyle,” “location convenient to work/shopping” and “sense of community” were also frequently cited.
- The things most often cited as what residents liked about the Township were (1) the open space/natural beauty, (2) the peace and quiet, (3) the lack of development and (4) the rural/small town atmosphere. Among other things noted were low crime rate, friendly residents, accessibility to work/shopping in the region, etc.
- The things most often identified as detracting from the Township were (1) too much development, (2) unkempt properties, (3) traffic, (4) noise and (5) the lack of enforcement of Township regulations.

DETAILED ANALYSIS

Actual Population Sampled

As was previously mentioned, a total of 1546 surveys were distributed. The source of the distribution list was the Township's Newsletter mailing list – which includes all property owners as well as renters that have requested to be included on the mailing list. Based on the number of responses to several of the survey questions, it is estimated that at least 221 adults (18 years and older) provided input to the survey. According to the Year 2010 U.S. Census of Population and Housing, there were 2,065 persons aged 18 years and older in the Township in the Year 2010. Allowing for some increase in adult population since the Year 2010, the estimated number of respondents is approximately ten percent of the current total adult population of the Township.

Township-Wide Results

The survey questions posed were broken down into seven (7) groups, as follows:

- General Background Information
- Property Description
- Public Utilities and Services
- Work (Employment)
- Future Development
- Leisure and Recreation
- Quality of Life Issues

General Background Information

Nearly 81 percent of the respondents to the survey identified themselves as full-time residents of the Township. Only 12.6 percent were part-time residents and 6.5 percent were non-resident landowners.

When asked how long they had lived in the Township, nearly 40 percent indicated that they had resided in the Township for more than 25 years. An additional 36 percent had lived there for 10 to 25 years. 14.4 percent of the respondents had lived in the Township for 5 to 10 years. 9.1 percent had lived in the Township for 1 to 5 years. Only 3 (1.4 percent) of the total respondents had lived in the Township for less than a year.

The ages of the heads of household of the respondents were as follows:

- | | |
|---------------------|--------------|
| • 25-44 years | 13.6 percent |
| • 45-64 years | 44.1 percent |
| • 65 years and over | 42.4 percent |

Property Description

In response to the question (Question No. 2) regarding how much land the respondent owned in the Township, over 44 percent owned two or more acres of land, while only 26 percent owned one acre or less of land. The percentage breakdown by acreage owned is as follows:

- Less than ½ acre 2.5 percent
- ½ acre to 1 acre 23.5 percent
- 1 to 2 acres 29.4 percent
- 2 to 5 acres 16.8 percent
- 5 to 10 acres 14.3 percent
- More than 10 acres 13.4 percent

Multiple responses were allowed in response to the question (Question No. 3) regarding how the respondent's property was presently being used. The vast majority (nearly 80 percent) indicated that their property was in residential use. An additional 13.7 percent indicated that their property was in woodland use. The percentage breakdown by present use is as follows:

- Residential 79.5 percent
- Woodland 13.7 percent
- Recreation 3.4 percent
- Agricultural 2.1 percent
- Commercial 0.7 percent
- Other 0.7 percent

Multiple responses were also allowed in response to the question (Question No. 4) regarding what the respondent would like to happen to his land in the future. The vast majority (over 71 percent) indicated that they would like for it to remain in present ownership and in near present condition. Approximately 12 percent would like to sell it as a single parcel – and another 11 percent would like to transfer it to their heirs and remain in the family. The percentage breakdown by future use is as follows:

- Remain in present ownership and in near present condition 71.6 percent
- Sell as single parcel 12.2 percent
- Transfer to heirs and remain in family 10.8 percent
- Subdivide and sell some lots 3.2 percent
- Other 1.4 percent
- Preserve with conservation easements or other means 0.9 percent

Public Utilities and Services

Several questions were asked obtain information on the utilities utilized by the respondents. The first question (Question No. 5) asked was related to the respondent's primary water source – specifically, whether the respondent had ever experienced periods when the source ran dry. More than 98 percent of the respondents indicated that such an instance had never occurred.

More than 80 percent of respondents indicated that they had never had any problems with their water (Question No. 6). The types of problems identified included iron, hard water, bacteria, acidic pH, etc.

In response to Question No. 7 regarding the safety/purity of their drinking water, 67 percent indicated that their drinking water was completely pure and safe; approximately 30 percent were unsure. More than half of those responding to the question indicated that they had their drinking water tested regularly.

Nearly 90 percent of the respondents indicated that they had never had any problems with their sewage disposal system (Question No. 8). The few problems identified included failures of old system components, roots, high water levels from too much rain, etc.

A question (Question No. 9) was asked as to what kind of community services should be added or improved in the Township (multiple responses were permitted). Provision of municipal trash collection was the most frequently identified service recommended to be added, followed by municipal recycling (drop-off), trash drop-off site (bag fee), and local police. The services most often identified for improvement were that of ambulance, fire and local police, followed by broadband, cable TV, municipal recycling (curbside) and municipal recycling (drop-off).

The percentage breakdown by each of these categories is as follows:

	<u>Combined Add/Improve</u>	<u>Add</u>	<u>Improve</u>
Municipal Trash Collection	10.9%	12.9%	7.1%
Municipal Recycling (drop-off)	10.5%	11.8%	8.1%
Local Police	10.2%	10.2%	10.1%
Trash Drop-off Site (bag fee)	8.8%	10.8%	5.1%
Municipal Recycling (curbside)	8.8%	9.1%	8.1%
Senior Center	6.7%	8.1%	4.0%
Natural Gas	6.0%	8.6%	1.0%
Ambulance	6.0%	3.8%	10.1%
Medical Center	5.3%	5.9%	4.0%
Recreation Center	4.6%	5.9%	2.0%
Fire	4.6%	1.6%	10.1%
Broadband	4.6%	2.7%	8.1%
Cable TV	4.2%	2.2%	8.1%
Outdoor Sports Facilities	3.2%	2.7%	4.0%
Barrett Paradise Friendly Library	2.8%	0.5%	7.1%
Other	2.1%	2.2%	2.0%
Community Meeting Facility	1.1%	1.1%	1.0%

Respondents were asked if they would be willing to pay an increase in taxes for any added/improved community services (Question No. 10). 77 percent of all respondents stated that they would not be willing to pay an increase in taxes for any added/improved community services. The types of services that residents would be willing to pay additional taxes for included virtually all those listed above.

A question (Question No. 11) was asked as to what kind of transportation facilities should be added or improved in the Township (multiple responses were permitted). Pedestrian trails were cited the most frequently under those facilities to be added, followed in order by bike lanes, sidewalks, and "other." The kinds of transportation facilities that should be improved in the Township included minor road improvements followed in order by major road improvements, pedestrian trails and bike lanes.

The percentage breakdown by each of these categories is as follows:

	<u>Combined Add/Improve</u>	<u>Add</u>	<u>Improve</u>
Pedestrian Trails	27.9%	32.2%	21.1%
Minor Road Improvements	21.8%	7.8%	43.9%
Bike Lanes	17.7%	24.4%	7.0%
Other	10.9%	13.3%	7.0%
Sidewalks	10.2%	14.4%	3.5%
Major Road Improvements	9.5%	4.4%	17.5%
New Road Construction	2.0%	3.3%	0.0%

Respondents were asked if they would be willing to pay an increase in taxes for any added/improved transportation facilities (Question No. 12). 88 percent of all respondents stated that they would not be willing to pay an increase in taxes for any added/improved transportation facilities. The types of transportation facilities that residents would be willing to pay additional taxes for included trails, bike lanes, sidewalks and minor road improvements.

Work (Employment)

A question (Question No. 13) regarding the primary occupation of each person in the home was asked. “Retired,” “professional,” and “homemaker” were the three most frequent responses. The percentage breakdown by each of the employment categories is as follows:

- Retired 50.4 percent
- Professional 24.4 percent
- Homemaker 13.0 percent
- Health Services 8.9 percent
- Management 8.9 percent
- Education 8.1 percent
- Construction 7.3 percent
- Other 7.3 percent
- Government 4.9 percent
- Manufacturing 2.4 percent
- Laborer 2.4 percent
- Sales 2.4 percent
- Service 1.6 percent
- Food Industry 1.6 percent
- Delivery 0.8 percent

Travel to Work

Of the persons responding, only less than 19 percent were employed in Paradise Township, while nearly an equal number were employed either (1) elsewhere in Monroe County or (2) outside of the County/State (Question No. 14). The percentage breakdown by employment location is as follows:

- Elsewhere in Monroe County 41.6 percent
- Outside Monroe County (not in PA) 21.2 percent
- Outside Monroe County (in PA) 18.6 percent
- Paradise Township 18.6 percent

The vast majority (80 percent) of those responding (Question No. 15) indicated that they drove alone to work – less than 2 percent car pooled. Ten percent indicated that they worked at home. The percentage breakdown by travel method is as follows:

- Drive alone 80.0 percent
- Work at home 10.0 percent
- Commuter bus 3.6 percent
- Walk/ride a bike 2.7 percent
- Carpool 1.8 percent
- Other 1.8 percent

Travel routes to and from work generally followed the major (State) roads/highways through/near the Township.

Approximately one-fourth (26.3 percent) of the respondents indicated that there was a need for more bus service in the Township.

Future Development

Several questions were asked relating to residential growth, commercial growth, industrial growth and the protection/preservation of natural and historic resources. As some residential growth in the Township is inevitable, the question (Question No. 18) was asked as to what type of residential growth should occur. Respondents were asked to indicate whether or not they were in favor of various patterns of residential development.

The percentage breakdowns by development type and by affirmative response are as follows.

- Single-family dwellings 40.0 percent
- In retirement communities 21.8 percent
- In developments that are a mixture of single family homes, townhouses and apartments, with areas of open space 13.9 percent
- Townhouse dwellings 12.8 percent
- Duplex and two-family dwellings 6.4 percent
- Apartment dwellings 3.5 percent
- In mobile home parks 1.2 percent
- Other 0.6 percent

As can be seen above, four in ten respondents were in favor of future residential growth occurring in the form of single-family dwellings. Growth through apartment dwellings and in mobile home parks received the lowest affirmative responses (3.5 and 1.2 percent, respectively).

Approximately one-third of the respondents (35.5 percent) perceived the need for more commercial locations in the Township – with 64.5 percent indicating “no” (Question No. 19). For those indicating that more commercial locations are needed, the forms of commercial development favored by the respondents to the survey were uses that would service the day-to-day needs of Township residents - with services such as office uses, neighborhood shopping and services (gas stations and restaurants) the most frequently mentioned.

The percentage breakdown by business type is as follows:

• Neighborhood Shopping (Small shopping centers)	20.7 percent
• Office Uses (professional, medical, etc.)	20.7 percent
• Services (restaurants, gas stations, etc.)	16.0 percent
• Convenience Stores (Starner's, etc.)	11.3 percent
• Home-Based Service Businesses	8.7 percent
• Home-Based Retail Businesses	8.0 percent
• Regional Shopping (Wal-Mart, etc.)	5.3 percent
• Landscaping/construction Businesses	4.7 percent
• Other	4.7 percent

In response to the survey question (Question No. 20) as to whether or not they would support a study to find ways that would enhance a "small town center" atmosphere in Paradise Valley, 46.1 percent indicated that they would support such a study, while 53.9 percent indicated that they would not. Of those responding in the positive, the most frequently selected "amenities" of such a center included "bike paths, flowers and landscaping, pocket parks and community gardens," followed closely by "town square, community center, coffee shop and theater," and then by "restaurant, sidewalks and bandstand."

• Bike Paths	11.8 percent
• Flowers and Landscaping	11.1 percent
• Community Gardens	10.4 percent
• "Pocket" Park(s)	10.4 percent
• Town Square	9.5 percent
• Community Center	8.8 percent
• Coffee Shop	7.9 percent
• Theater	7.9 percent
• Restaurant	7.2 percent
• Sidewalks	7.2 percent
• Bandstand	6.5 percent
• Other	1.2 percent

Facilities cited in the "other" category included a swimming pool and a medical center.

The interest in additional industrial development in the Township was markedly lower, with less than one-fourth (23.9 percent) of those responding in favor (Question No. 21). Small scale and "low impact" industrial uses were greatly preferred over warehousing and "heavy" industrial uses. The percentage breakdown by industrial type is as follows:

• Low impact (Electronics/"High Tech", etc.)	45.1 percent
• Small scale (Machine shops, etc.)	40.2 percent
• Warehousing	12.7 percent
• "Heavy" Industrial	1.0 percent
• Other	1.0 percent

The vast majority of the respondents expressing an opinion supported the idea that the Township take greater efforts to preserve and/or protect the Township's natural areas, woodlands, agricultural lands/farms and historic resources/structures (Question No. 22). The numerical breakdown of affirmative responses for each of the four amenities is as follows:

- | | |
|---|---------------|
| • Natural Areas (streams, wetlands, etc.) | 194 responses |
| • Woodlands | 188 responses |
| • Historical Resources/Structures | 179 responses |
| • Agricultural Lands/Farms | 176 responses |

Leisure and Recreation

Respondents were asked what they thought was the single most important improvement that could be made to the Township's parks, recreation facilities or recreation program offerings (Question No. 23). Some of the responses to this question were as follows:

- Another pavilion / another Roof Top required
- Areas for hunting on open space
- Hiking trails / bike trails (with map of trails)
- Walking track / trails for seniors that feel safe and accessible - ex. around The Roof or parks
- Dog park
- Fitness club
- Indoor community center
- Indoor/outdoor pool
- Outdoor theater
- Publishing of events and locations
- Restrooms at The Roof
- Security
- Something during the summer
- Tennis courts

Approximately one in five respondents indicated that they used one or more of the Township's parks often (Question No. 24). Approximately one-half of the respondents indicated that they used one or more of the Township parks seldom, while approximately one in three respondents indicated that they never used one or more of the Township parks. According to the survey responses, the most frequently used facility was The Roof, followed by Skywood Park and The Knob. The least frequently visited facilities were Red Rock Mountain Biking, Posie's Park and the Knauf Farm Preserve. The numerical breakdown of responses for each of the Township park facilities is as follows:

<u>Facility</u>	<u>Use Often</u>	<u>Seldom Use</u>	<u>Never Use</u>
The Roof	21	55	36
Skywood Park	19	33	61
Kurmes Nature Preserve	9	16	75
The Knob	9	33	59
Nothstein Preserve	8	18	77
Little Park	4	20	73
	Use	Seldom	Never

<u>Facility</u>	<u>Often</u>	<u>Use</u>	<u>Use</u>
Seven Pines Park	4	24	72
Ice Lake	3	18	78
Red Rock Mountain Biking	3	10	87
Knauf Farm Preserve	2	16	80
Posie's Park	2	14	82

A recurring comment of many respondents was that information was not readily available as to the locations of many of the Township's parks.

In response to Question No. 25, only 38.4 percent indicated that they believe that the Township needs more public park land. Of the respondents indicating that additional park land was needed, over 80 percent of the respondents indicated that the additional park land should occur either in the form of (1) small, neighborhood-oriented parks or (2) expansions to the existing parks. The percentage breakdown for each of the three types of park land addition is as follows:

- Smaller, neighborhood-oriented parks 41.2 percent
- Expand existing parks 40.2 percent
- Larger, centrally located parks 18.6 percent

Respondents were asked to identify the three (3) types of additional recreation facilities they felt were most needed in Paradise Township. "Paved jogging/walking/biking trails," "preserved natural areas," "interconnected trail system" and "unpaved trails" were ranked as the four types of additional recreational facilities cited as "most needed" in the Township. The percentage breakdown for each of the recreation facilities is as follows:

- Preserved Natural Areas 12.1 percent
- Paved Jogging/Walking/Biking Trails 12.1 percent
- Interconnected Trail System 8.9 percent
- Unpaved Trails 8.5 percent
- Indoor Swimming 7.6 percent
- Outdoor Swimming 6.2 percent
- Mountain Bike Trails 6.2 percent
- Dog Park 5.7 percent
- After school Activities 4.0 percent
- Children's Playground 3.4 percent
- Picnic Area & Pavilions 3.4 percent
- Performing Arts Space 3.4 percent
- Golf Course/Driving Range 2.3 percent
- Ice Skating Facility 2.3 percent
- Teen Center 2.1 percent
- Other 2.1 percent
- Snowmobile Trails 1.9 percent
- Tennis Courts 1.9 percent
- Baseball/Softball Fields 1.1 percent
- Horse Riding Trails 1.1 percent
- Outdoor Basketball 0.8 percent
- Indoor Basketball 0.8 percent
- Skate Park 0.6 percent

- Football/Soccer Fields 0.6 percent
- Volleyball Courts 0.4 percent
- Street Hockey Arena 0.2 percent

The “other” category included facilities such as ATV trails, a “YMCA” type of community center, public access for fishing and a shooting range.

When asked what group(s) in the Township they believed most needed more recreation opportunities, the age groups most often cited were seniors ages 55+ (23.3 percent), teens ages 15-19 (20.2 percent) and young teens ages 13-14 (also 20.2 percent). The percentage breakdown for each of the age groups is as follows:

- Seniors 23.3 percent
- Teens (15-19) 20.2 percent
- Young Teens (13-14) 20.2 percent
- Adults 13.5 percent
- Disabled Persons 9.8 percent
- Children (6-12) 8.3 percent
- Preschoolers 2.6 percent
- Other 2.1 percent

Quality of Life Issues

Respondents were asked to identify and rank the three most important qualities of life in the Township. When the top three rankings are combined, the top three ranked qualities were (1) “peace, quiet and serenity,” (2) “natural beauty/scenery” and (3) “natural areas (wildlife, etc.).” “Small town lifestyle,” “sense of community” and “Location convenient to work/shopping” were the next most-frequently cited qualities. The percentage breakdowns for (1) the combined ranking and (2) each of the top three rankings are as follows:

	<u>Overall</u>	<u>(Rank #1)</u>	<u>(Rank #2)</u>	<u>(Rank #3)</u>
• Peace, quiet, serenity	25.1%	23.3%	25.7%	26.3%
• Natural beauty/scenery	24.6%	27.4%	39.6%	13.7%
• Natural areas (wildlife, etc.)	18.7%	24.7%	12.5%	18.8%
• Small town lifestyle	12.3%	7.5%	9.0%	5.3%
• Sense of “community”	5.9%	2.7%	5.6%	9.8%
• Location convenient to work/shopping	5.7%	6.8%	3.5%	6.8%
• Recreational opportunities	3.3%	2.7%	1.4%	6.0%
• Family ties	2.1%	1.4%	2.1%	3.0%
• Agricultural areas	0.9%	0.7%	0.0%	2.3%
• Economic opportunity/ employment	0.7%	2.1%	0.0%	0.0%
• School facilities	0.7%	0.7%	0.7%	0.8%

When residents were asked what they liked most about the Township (Question No. 28), the things most often cited were (1) the open space/natural beauty, (2) the peace and quiet, (3) the lack of development and (4) the rural/small town atmosphere. Among other things noted were low crime rate, friendly residents, accessibility to work/shopping in the region, etc.

The things most often identified as detracting from the Township were (1) too much development, (2) unkempt properties, (3) traffic, (4) noise and (5) the lack of enforcement of Township regulations.

When residents were asked what was the “most important issue for Township officials to consider” (Question No. 31), by far the most frequent response was “development” - the need for the Township to adopt the necessary regulations to control both (1) the amount and pace of future residential and nonresidential growth and (2) the location(s) of that growth. Respondents want future growth in the Township to be minimized to preserve the Township’s “rural character,” “natural areas” and “natural beauty/scenery.” The concern over the issues of “trash” and “unkempt properties” were also frequently stated - specifically related to (1) property/building maintenance - or lack thereof; (2) “junked” vehicles, etc., cluttering properties; and (3) trash/litter conditions - particularly along the State Routes. Intelligent, consistent and fair/impartial leadership on the part of Township officials was frequently cited, along with the need for them to “listen to Township full-time residents.” The perceived lack of - or inconsistent - enforcement of existing Township ordinances and regulations was also cited several times.

Other issues raised by one or more respondents included the following:

- Keep it a quiet country community.
- Keeping the quality of life in the community.
- Keeping the small town atmosphere.
- Preserving the rural atmosphere.

- Allowing for growth without spoiling the quality of life. Avoiding the "NIMBY" syndrome but keeping Paradise close to its name.
- Control and regulate development
- Creating a development plan that respects the natural beauty of the Township.
- Ensure any new development is buffered from view of passersby. New residential should have walkable retail and connections to other communities.

- Budget and taxes.
- Doing more with our tax money WITHOUT raising taxes.
- Availability for employment - new companies offering good opportunities.
- Getting some good taxable industry. Using the taxes from the casino wisely.

- Clean water, clean air, no major housing
- Protecting our water quality

- Continue to buy open space to enhance trails.
- Keep as much open space as possible. This is something we can never get back. We need to be far sighted for future generations and not greedy for the present.
- Continue to work with PHLT to purchase available desirable land for future development. Continued purchase of woodlands and natural land areas for future.
- We need a "Dansbury Park." We need a YMCA.
- Local police protection.
- Don't start police force.
- Improving fire protection.
- Improving trash collection.

- Maintain roads.

- Train station
- Enforcement of Township regulations (especially trash disposal).
- Continue strict zoning.
- Making sure that the Township regulations are followed.
- Listen to the people who live here year round. Security of our property. Don't make it too difficult for residents to upgrade their property.
- Please monitor people living in hotels (Hampton Court, Memorytown, etc.) as "renters".

When residents were asked how they felt about being a Township resident, the overwhelming majority of respondents indicated that they “felt good about” and/or “were proud” to be a Township resident. Representative responses included the following:

- Content and proud to be a Paradise resident.
- Enjoy residing in Paradise. Like the enhancement of the improved Mt. Airy property. The Township road crew are excellent representatives of the community.
- Fine the way it is, that's why I moved here.
- For me and my family, we love the outdoor life and for us the word says it all "Paradise"!!
- Great. Happy to be one. Maintain the integrity of Paradise Township. It's already the best Township in the area. More is not necessarily better.
- I am grateful to live in Paradise. Continue to purchase/preserve open space.
- I am honored to be a Paradise Township resident and proud to be the third generation to reside here, and also proud that my children and grandchildren make a fourth and fifth generation to live here (or in adjacent Barrett Township).
- I am proud to be a resident of Paradise Township. Keep away the big industries and reckless builders who see profit before assessing quality of life.
- I enjoy Paradise Township and hope to live in my present home for a long time. The Township can continue with services such as "clean-up" day and can seriously consider my comments above in question 31 to make the Township a better place to live!
- I like living here. Don't change it.
- Love it. Paradise Proud. But, no reason to "fix it" if it is not broken - right? Community Service Minded Projects which involve children and younger adults. Teaching them to give back.

When residents were asked what should be done to make the Township a better place to live, again, by far, the most frequent response was “control development to maintain the Township’s rural atmosphere.” The need for new regulations and/or enforcement of existing regulations regarding junk cars and trash on properties, etc., was again mentioned frequently in the responses to this question. The existing Township government and Township operations were another topic that resulted in numerous responses. A sampling of the responses includes the following:

Township Government:

- Have Township meetings later - around 7:30.
- I feel like we should use more of the gambling money for things in township not just buying land, people say to me your lucky all that gambling money the townhsip must do alot for you?
- I love it. Make sure people follow the zoning laws.
- I love living in Paradise Township. You have done a great job so far. Don't get too political. Keep it simple. Don't over regulate yourself or the residents.
- Perhaps in the future some help can be extended to the private community's and associations who pay their share of the township's taxes and do not receive the same services as other home owners.
- Lower school taxes for those without children attending school.
- Keep taxes low - or try to lower taxes. Stay within budget and no overspending of tax dollars.
- Respond to problems. I and others have contacted the Twp and have not received replies or action to problems.
- It has been nice living here but I can't say much about how the Township handles concerns of its residents because they have certaining not tried to resolve any of mine.

Growth and Development:

- We are grateful to live in a beautiful, historic place. The township should strive to keep and enhance this character and avoid the "611 syndrome".
- Bring in high tech employers. Set aside an area of Township for the building of Green town Center - i.e., structures built would be "green."
- To make it better: (1) build a community center, if possible; (2) work on making a walkable "small town" center; (3) keep preserving open space.
- Limit development and signage clutter.
- We love living in Paradise Township. We should emulate other rural areas that have successfully developed their natural beaty. Positive model: ski areas in VT. Bad model: Gatlinburg, TN.

Utility Services:

- We thought your idea of garbage collection paid for by the Township was a good idea.

Recreation:

- Maintain and preserve. Buy more open space.

Transportation and Traffic:

- Bring more street lights; change some street names like "Devils Hole Road" needs to be changed. It would attract more people.

Emergency Services:

- Provide us with a police force who will enforce the laws - esp. related to vehicle drivers.
- Improved security - local police.

Other Identified Issues:

- Eliminate the gambling.
- More attention to contractors allowed to work in area. A registry set up to protect homeowners from fraudulent contractors. More for older residents and handicapped.
- Regulate outdoor wood burners. No burning in summer.
- Keep billboards to a minimum!
- Keep dogs on leashes!

Finally, all survey respondents were given an opportunity to provide any additional thoughts, comments, or concerns. Many of the points made in the responses to other questions were reiterated here. A sampling of other comments provided includes the following:

- Don't allow for any further development. Lower the taxes.
- No more private development. This is now a bedroom community; it is a shame! Many of these people don't really care about this area. Also, people that rent out their homes need to keep an eye on their tenants!
- Keep Paradise residential. It doesn't need any industry or large stores. There's enough within 10 miles or so.
- Encourage business and industry to locate in the Township in order to increase employment and raise standard of living. Have homeowners clean up in front of there (sic) houses. Keep toys and trash in back of home, so front don't look like crap. Charge people if townhsip has to clean up the street if a bear goes in the garbage. Have movies in the park during the summer. WE WANT CABLE DOWN MERRY HILL!
- Paradise Township could easily be an attractive home to artists, professionals, professors, farmers, etc. If we make smart moves to encourage development in the right areas.
- Protecting and preserving natural areas and historic structures will allow Paradise to attract residnets, visitors and quality businesses. If we let the township lose old buildings, farms and open land, we will look just like any other strip mall infested burb.
- Local police.
- Please do NOT add these: No police force; no public sewers; no public trash pick-up; no new community centers.
- We are NOT in favor of a police department. Not enough to justify our own or "bailing out" an area which can no longer afford one. We have State Police within 7 miles of us who are more than capable. Besides, they would stll be in the casino anyway.
- Make Mt. Airy abide by rules.
- Too many dogs off leashes and attacking people who want to walk for exercise!
- I think that introducing a commuter railroad that articulates with the 2 states to the east (NJ and NY) will increase revenue to this area to a dramatic extent. I would welcome such an endeavor.
- Maps of all the parks and preserves, etc. would be great. Also, don't forget Devils Hole and a book on the history of the area would be great.
- I would encourage the dog park NOT be in Skywood Park. Skywood has so much wild life and people allow dogs to run free to chase the animals. Sounds silly, I guess, but we truly love the wild life and oppose the dog running free - into our yard

- to chase deer, turkeys, etc. I love the children sleigh riding in the park. It is wonderful that our children have a safe place to go!
- Possibly open the "open space areas" to residents only to hunt.
 - Be mindful of preserving historic sites - esp. Parkside Chapel.
 - Concerned about properties not being kept up and being abandoned like properties in Barrett. Paradise has enough parks and trails with too many properties being placed in non-taxed category. Properties were purchased that never would have been developed. Like the sharing of facilities with other townships such as parks, library and senior center.
 - STOP THE FLOODING ON ROUTE 191!
 - We want school buses to use Woodland Road not Upper Swiftwater Road. This is residential and we're sick of seeing dead animals on the road due to the hurried school traffic! Buses and cars leaving Pocono Mtn School Road often fail to use the stop sign when exiting onto Upper Swiftwater Road. This should be for residents only!
 - Woodland Road is an extremely dangerous road. It lacks a "no passing" sign. No one enforces the laws with regard to illegal passing and speeding. Perhaps something will be done after an innocent party is killed or incapacitated.
 - Maps of all the parks and preserves, etc. would be great. Also, don't forget Devils Hole and a book on the history of the area would be great.
 - I would encourage the dog park NOT be in Skywood Park. Skywood has so much wild life and people allow dogs to run free to chase the animals. Sounds silly, I guess, but we truly love the wild life and oppose the dog running free - into our yard to chase deer, turkeys, etc. I love the children sleigh riding in the park. It is wonderful that our children have a safe place to go!
 - Possibly open the "open space areas" to residents only to hunt.
 - Be mindful of preserving historic sites - esp. Parkside Chapel.
 - Thank you for picking up trash at my house twice a year - nice gesture.
 - Do not allow individuals or special interest groups to steer Township development in their own favor at the expense of the majority of Township residents.
 - We think Paradise does a good job and hope they continue to do so. I love the new website - keeps us updated on current events and is user friendly.
 - Send out community packets or make them available at the Twp building for pick-up. As a newer resident I just try and figure it out.
 - That you, Comprehensive Plan Committee, Board of Supervisors and all the unsung heroes and heroines that work very hard to keep this wonderful place!
 - The Township is doing a great job.

Detailed Responses by Survey Areas

To obtain more geographically-specific responses, the Township was divided into five (5) Survey Areas and respondents were asked to identify the Area(s) in which they lived and/or owned property. The five Survey Areas are generally defined as follows (see map):

Survey Area No. 1

This area encompasses the eastern and northeastern portion of the Township, bounded on the west by the Monroe County Railroad, on the east by Price Township, on the north by Barrett Township and on the south by Stroud Township. This area includes the Timber Hill Development.

Survey Area No. 2

This area encompasses the southeastern portion of the Township, bounded on the south by Pocono and Stroud Townships, on the east by Route 191, on the west and north by Upper Swiftwater Road, Red Rock Road, Lower Swiftwater Road and Route 191.

Survey Area No. 3

This area encompasses the central portion of the Township, bounded on the south by Pocono Township, Upper Swiftwater Road, Red Rock Road and Lower Swiftwater Road, on the east by Route 191, on the north by Route 940 and Route 191, and on the west by Woodland Road.

Survey Area No. 4

This area encompasses the north central portion of the Township, bounded on the south by Route 191, on the east by the Monroe County Railroad, on the north by Barrett Township and on the west by Route 390.

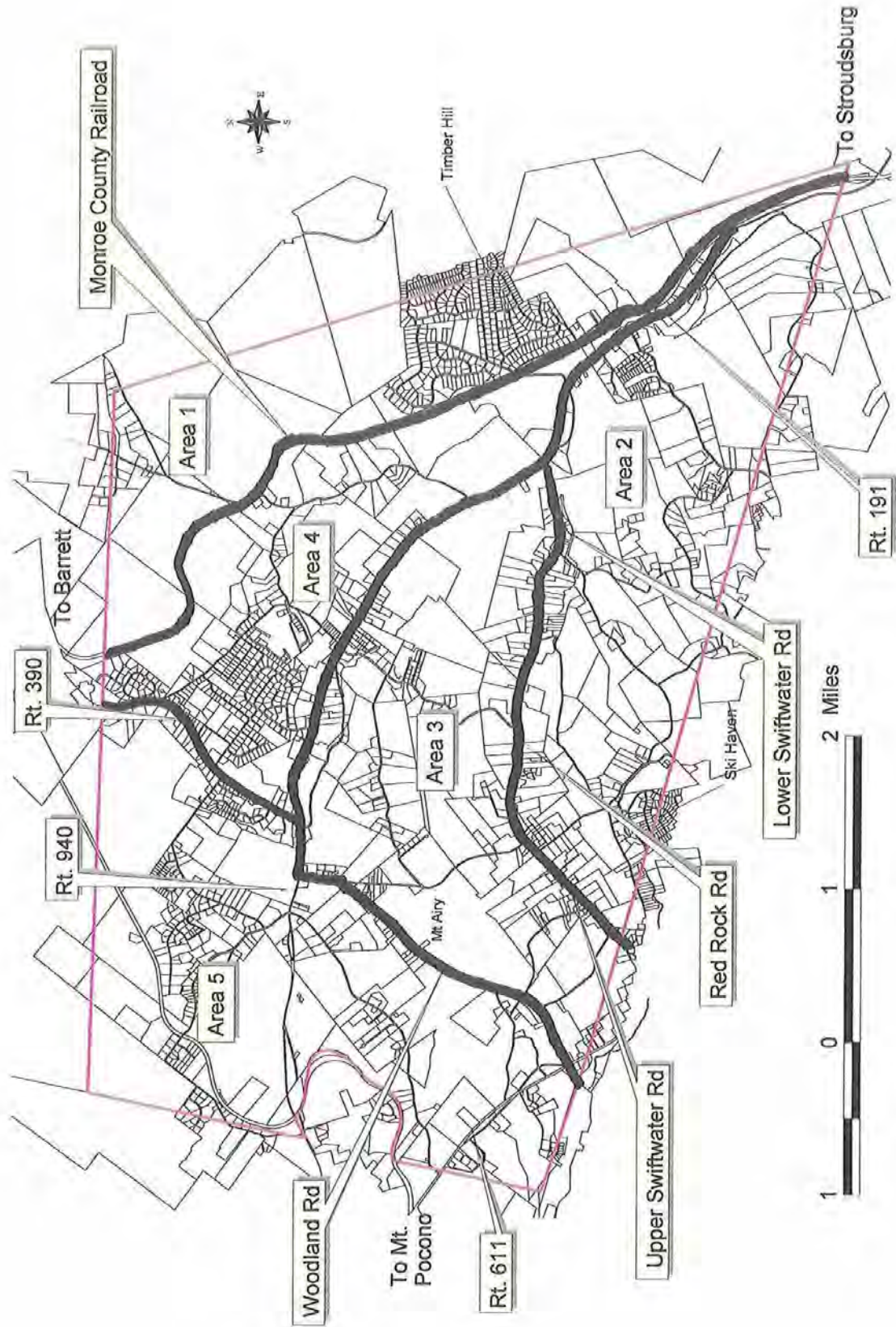
Survey Area No. 5

This area encompasses the western portion of the Township, bounded on the south by Pocono Township, on the east by Woodland Road and Route 390, on the north by Barrett Township, and on the west by Mount Pocono Borough and Coolbaugh Township.

The distribution by Survey Area of the 113 survey responses received that cited a Survey Area was as follows:

Survey Area No. 1	13 responses (11.5 percent)
Survey Area No. 2	22 responses (19.5 percent)
Survey Area No. 3	22 responses (19.5 percent)
Survey Area No. 4	30 responses (26.5 percent)
Survey Area No. 5	26 responses (23.0 percent)

WHERE DO YOU OWN PROPERTY?



General Background Information

The percentage of full-time residents responding was around 90 percent in the areas north of Routes 940/191 and west of Woodland Road [Survey Area No. 1 – 90.5%; Survey Area No. 4 – 93.0%; and Survey Area No. 5 – 88.6%]. However, the Survey Area Nos. 2 and 3 only had full-time resident responses of approximately 64 percent. The highest percentages of part-time residents were found in these two Survey Areas Road [Survey Area No. 2 – 28.2%; Survey Area No. 3 – 21.6%]. The non-resident landowners were also found in Survey Area Nos. 2 and 3.

Number of years lived in the Township was also fairly consistent among the five survey areas. All but Survey Area No. 4 had the highest percentage of respondents (between 42.9 and 50.0 percent) who indicated that they had lived in the Township for more than 25 years. The largest number of residents in Survey Area No. 4 indicated that they had lived in the Township for 10 to 25 years (50.9 percent). The percentage of residents of 10 years or longer exceeded two-thirds of respondents in all five Survey Areas [ranging from a low of 66.7% in Survey Area No. 1 to a high of 81.6 in Survey Area No. 2]. The Survey Area with the highest percentage of respondents who had lived in the Township for 5 years or less was Survey Area No. 3 (22.3 percent).

Property Description

In four of the five survey areas, the responses to Question No. 2 regarding land areas owned showed the largest percentages in the categories of (1) ½ to 1 acre and (2) 1 to 2 acres. Survey Area Nos. 3 and 4 had the highest percentages lots less than one acre in size (38.1 percent and 37.9 percent, respectively). Over 77 percent of the respondents in Survey Area No. 2 indicated lot sizes of 5 acres or more. The responses to the question (Question No. 3) regarding how the property was used generally followed the Township-wide results - residential use was identified as the primary use by the large majority of the respondents. The highest percentage of residential use was indicated in Survey Area No. 1 (100 percent), while the lowest percentage of residential use was indicated in Survey Area No. 2, where 29.0 percent of the respondents indicated woodland as the primary use.

Responses to the question (Question No. 4) regarding the desired future disposition of the respondents' property generally followed the Township-wide response - "remain in present ownership and in near present condition." No survey areas had more than 2 responses indicating an intention to develop or subdivide their property within the next ten years.

Public Utilities and Services

Responses to Question No. 5 (related to the respondent's primary water source – specifically, whether the respondent had ever experienced periods when the source ran dry) mirrored the overall Township results. Only two respondents (one in Survey Area No. 4 and one in Survey Area No. 5) indicated that such an instance had ever occurred.

More than 79 percent of respondents in Survey Area Nos. 1 through 4 indicated that they had never had any problems with their water (Question No. 6). The highest percentage of respondents indicating problems in the past was found in Survey Area No. 5 (30.8 percent). The types of problems identified included iron, hard water, bacteria, acidic pH, etc.

In response to Question No. 7 regarding the safety/purity of their drinking water, 70 percent or greater in Survey Area Nos. 1 through 3 indicated that their drinking water was completely pure and safe; this percentage was lower in Survey Area No. 4 (57.7 percent) and Survey Area No. 5 (63.2 percent).

All the respondents from Survey Area Nos. 1 and 2 indicated that they had never had any problems with their sewage disposal system (Question No. 8). The percentage of respondents indicating problems ranged from 7.7 percent in Survey Area No. 5 to 18.2 percent in Survey Area No. 3. The few problems identified included failures of old system components, roots, high water levels from too much rain, etc.

Responses to Question No. 11 regarding the source of water used for drinking highlighted several trends. The percentage of respondents using bottled water ranged from 23 percent on Survey Area No. 1 to nearly 30 percent in Survey Area Nos. 3 and 5. Also of interest is the fact that in Survey Area No. 4, which is served by public water, only 75 percent of the respondents who indicated public water as their primary water source also indicated public water as their primary drinking water source.

Township-wide, the top eight (combined) responses to Question No. 9 regarding what kind of community services should be added or improved were, (1) municipal trash collection; (2) municipal recycling (drop-off); (3) local police; (4) trash drop-off site (bag fee) and municipal recycling (curbside) [tie]; (6) senior center; (7) natural gas and ambulance [tie]. For the most part, these eight community services appeared in the individual survey area results as well, although sometimes in different order. The breakdown by survey area was as follows:

- Survey Area No. 1: (1) trash drop-off site (bag fee) and municipal trash collection [tie]; (3) local police and municipal recycling (drop-off) [tie]; (5) senior center
- Survey Area No. 2: (1) trash drop-off site (bag fee); (2) municipal recycling (drop-off); (3) local police, senior center and ambulance [tie]; (6) municipal recycling (curbside), broadband and cable TV [tie]
- Survey Area No. 3: (1) municipal trash collection; (2) trash drop-off site (bag fee); (3) local police, medical center and municipal recycling (drop-off) [tie]; (6) municipal recycling (curbside)
- Survey Area No. 4: (1) municipal trash collection; (2) municipal recycling (curbside); (3) local police; (4) municipal recycling (drop-off); (5) fire; (6) natural gas
- Survey Area No. 5: (1) municipal recycling (drop-off); (2) local police and municipal recycling (curbside) [tie]; (4) municipal trash collection and recreation center [tie]; (6) senior center and natural gas [tie]

Question No. 10 asked if respondents would be willing to pay an increase in taxes for any added/improved community services. 77 percent of all Township respondents stated that they would not be willing to pay an increase in taxes for any added/improved community services. 35 percent of the respondents from Survey Area No. 5 indicated that they would be willing to pay additional taxes for services. The types of services that residents would be willing to pay additional taxes for included virtually all those listed above.

Township-wide, the top (combined) responses to Question No. 11 regarding what kind of transportation facilities should be added or improved were, (1) pedestrian trails; (2) minor road improvements; (3) bike lanes; (4) sidewalks, and (5) “other.” For the most part, these transportation facilities appeared in the individual survey area results as well, although sometimes in different order. The breakdown by survey area was as follows:

Survey Area No. 1: (1) pedestrian trails; (2) minor road improvements; (3) bike lanes; (4) major road improvements

Survey Area No. 2: (1) pedestrian trails and minor road improvements [tie]; (3) bike lanes; (4) major road improvements and “other” [tie]

(“Other” facilities included extending Pocono Pony in the Township, more speed limit signs and the construction of roundabouts instead of new traffic lights.)

Survey Area No. 3: (1) minor road improvements; (2) bike lanes, pedestrian trails and minor road improvements [tie]; (5) major road improvements

Survey Area No. 4: (1) pedestrian trails; (2) minor road improvements; (3) bike lanes; (4) sidewalks; (5) “other”

(“Other” facilities included centrally located bus stop(s), expanded mass transit, level “walking track” around the entire “Roof” complex, street lighting, and a stop light at Browns Hill Road and Timber Hill.)

Survey Area No. 5: (1) pedestrian trails; (2) bike lanes; (3) “other”; (4) sidewalks and minor road improvements [tie]

(“Other” facilities included better surface water control, bike trails for mountain bikes, bus service, nearby train service, and improvements to Merry Hill Road.)

Township-wide, 88 percent of respondents stated that they would not be willing to pay an increase in taxes for any added/improved transportation facilities. The types of transportation facilities that residents would be willing to pay additional taxes for included trails, bike lanes, sidewalks and minor road improvements. While negative responses were in the 80+ percent range in four of the survey areas, respondents in Survey Area No. 1 had a 100 percent negative response.

Approximately one-fourth of the respondents Township-wide indicated that there was a need for more bus service in the Township. There was virtually no interest in bus service by those responding in Survey Area Nos. 1 and 2. Affirmative responses in Survey Area Nos. 3 through 5 ranged from 27.6 to 36.4 percent.

Work (Employment)

Township-wide, “retired” was the most frequent response to Question No. 13 regarding occupations of the members of the respondents’ households (50.4 percent); this was also the most frequent response in all five survey areas. “Professional” was the second most frequent response Township-wide (24.4 percent), followed by “homemaker” (13.0 percent). These occupations were in the top five results in all of the survey areas.

Responses to Question No. 14 (work location) generally followed the Township-wide results as well - with “works elsewhere in Monroe County” having the highest percentage response in three out of the five survey areas. In Survey Area No. 2, the area most conveniently accessible to Interstate I-80, the percentage (50.0 percent) of respondents “working outside Monroe County (not in PA)” was the highest. In Survey Area No. 3, the percentage of respondents “working outside Monroe County (in PA)” was the highest (44.4 percent), followed by “working outside Monroe County (not in PA)” (33.3 percent). The survey area with by far the lowest percentage (5.5 percent) of respondents “working in Paradise Township” was Survey Area No. 3. The remaining four survey areas had percentages ranging from eight to ten percent.

The vast majority (80 percent) of those responding (Question No. 15) indicated that they drove alone to work – less than four percent rode a commuter bus and less than two percent carpooled. The few respondents that carpooled or rode a commuter bus were located in Survey Area Nos. 2, 3 and 4.

Future Development

As some residential growth in the Township is inevitable, the question (Question No. 18) was asked as to what type of residential growth should occur. Respondents were asked to indicate whether or not they were in favor of various patterns of residential development. Township-wide, the four highest ranked growth patterns receiving responses were (1) “single-family dwellings (40.0 percent)”; (2) “in retirement communities (21.8 percent)”; (3) “in developments that are a mixture of single family homes, townhouses and apartments, with areas of open space (13.9 percent)”; and (4) “townhouse dwellings (12.8 percent).” “Single-family dwellings” ranked the highest in all five survey areas, although the percentages varied greatly among the survey areas. The highest percentage was seen in Survey Area No. 2 (66.7 percent) and the lowest percentage was seen in Survey Area No. 4 (27.0 percent). “In retirement communities” was ranked the second highest in all but Survey Area No. 4. “In developments that are a mixture of single family homes, townhouses and apartments, with areas of open space” was ranked the third highest in all but Survey Area No. 4 (where it was ranked second). Survey Area No. 4 was the survey area that had the largest range of responses related to development types – and was the only study area that had any responses (two) in favor of mobile home parks.

Township-wide, the perceived need for more commercial locations in the Township (Question No. 19) was split almost two-to-one, with 64.5 percent of the respondents indicating “no” and only 35.5 percent indicating “yes.” In all of the five survey areas, and by percentages ranging from 55 to 80 percent, respondents indicated that they did not feel a need for more commercial locations in the Township. The highest percentage positive response was in Survey Area No. 4, where approximately 44 percent of the respondents indicated a need. At the other end of the spectrum, less than 20 percent of respondents in Survey Area No. 2 (which is the Survey Area adjacent to Pocono Township) indicated that there was a need for more commercial development.

For those indicating that more commercial locations are needed, the forms of commercial development favored by the respondents to the survey were uses that would service the day-to-day needs of Township residents - with services such as office uses, neighborhood shopping and services (gas stations and restaurants) the most frequently mentioned.

For the most part, these commercial uses appeared in the individual survey area results as well, although sometimes in different order. The breakdown by survey area was as follows:

- Survey Area No. 1: (1) convenience stores; (2) neighborhood shopping (small shopping centers); (3) office uses (professional, medical, etc.); (4) landscaping/construction businesses
- Survey Area No. 2: (1) services (restaurants, gas stations, etc.); (2) office uses (professional, medical, etc.), home-based service businesses and home-based retail businesses [tie]
- Survey Area No. 3: (1) landscaping/construction businesses; (2) neighborhood shopping (small shopping centers), office uses (professional, medical, etc.), home-based service businesses and home-based retail businesses, regional shopping (Wal-Mart, etc.) [tie]
- Survey Area No. 4: (1) neighborhood shopping (small shopping centers); (2) office uses (professional, medical, etc.); (3) services (restaurants, gas stations, etc.); (4) convenience stores; (5) home-based service businesses and home-based retail businesses [tie]
- Survey Area No. 5: (1) office uses (professional, medical, etc.); (2) services (restaurants, gas stations, etc.); (3) neighborhood shopping (small shopping centers) and home-based service businesses [tie]; (4) convenience stores

In response to the survey question (Question No. 20) as to whether or not they would support a study to find ways that would enhance a “small town center” atmosphere in Paradise Valley, Township-wide, 46.1 percent indicated that they would support such a study, while 53.9 percent indicated that they would not. Of those responding in the positive, the most frequently selected “amenities” of such a center included “bike paths, flowers and landscaping, pocket parks and community gardens,” followed closely by “town square, community center, coffee shop and theater,” and then by “restaurant, sidewalks and bandstand.” Four out of the five survey areas mirrored the Township-wide numbers –more respondents not in favor of a study. Only in Survey Area No. 5 was support for such a study greater than 50 percent (at 53.8 percent).

For the most part, these most frequently selected “amenities” appeared in the individual survey area results as well, although sometimes in different order. The breakdown by survey area was as follows:

- Survey Area No. 1: (1) pocket parks; (2) bike paths; (3) community gardens; (4) town square, flowers and landscaping, and sidewalks [tie]
- Survey Area No. 2: (1) bike paths; (2) community gardens; (3) pocket parks, coffee shop and theater [tie]; (6) flowers and landscaping
- Survey Area No. 3: (1) town square and theater [tie]; (3) community gardens, flowers and landscaping, restaurant, sidewalks and bandstand [tie]
- Survey Area No. 4: (1) pocket parks; (2) bike paths and flowers and landscaping [tie]; (4) town square; (5) coffee shop and community gardens [tie]

Survey Area No. 5: (1) bike paths; (2) flowers and landscaping; (3) community center; (4) community gardens and pocket parks [tie]; (5) sidewalks and restaurant [tie]

The interest in additional industrial development (Question No. 21) at the survey area level was similar to the Township-wide results (which was less than one-fourth (23.9 percent) of those responding in favor). Affirmative responses in Survey Area Nos. 1 through 3 ranged from 9.5 to 17.9 percent. In Survey Area Nos. 4 and 5, however, the percentage of affirmative responses exceeded 25 percent (28.6 and 37.2 percent, respectively). As was the case in the Township overall, “low impact” and small scale industrial uses were greatly preferred over warehousing and “heavy” industrial uses in all five of the survey areas. Warehousing was only mentioned in Survey Area Nos. 3 through 5 and “heavy” industrial was only mentioned once (in Survey Area No. 3).

The vast majority of the respondents expressing an opinion supported the idea that the Township take greater efforts to preserve and/or protect the Township’s natural areas, woodlands, historic resources/structures and agricultural lands/farms (in that order). The individual survey areas generally reflected the same order of preference. However, in Survey Area No. 3, “woodlands” was the highest preference. “Historic resources/structures” was the highest in Survey Area No. 4 and the lowest in Survey Area No. 5.

Leisure and Recreation

Approximately one in five respondents indicated that they used one or more of the Township’s parks often (Question No. 24). Approximately one-half of the respondents indicated that they used one or more of the Township parks seldom, while approximately one in three respondents indicated that they never used one or more of the Township parks. According to the survey responses, the most frequently used facility Township-wide was The Roof, followed by Skywood Park and The Knob. The least frequently visited facilities were Red Rock Mountain Biking, Posie’s Park and the Knauf Farm Preserve.

For the most part, these most frequently used facilities appeared in the individual survey area results as well, although sometimes in different order. The breakdown by survey area was as follows:

Survey Area No. 1: (1) The Roof and Skywood Park [tie]; (3) Ice Lake and Seven Pines Park [tie]; (5) Red Rock Mountain, Little Park, Posie’s Park and Nothstein Preserve [tie]

Survey Area No. 2: (1) The Roof, The Knob and Nothstein Preserve [tie]; (4) Skywood Park and Kurmes Nature Preserve [tie]

Survey Area No. 3: (1) Skywood Park; (2) The Roof, The Knob and Nothstein Preserve [tie]; (5) Knauf Farm Preserve, Little Park, Posie’s Park, Red Rock Mountain Biking and Seven Pines Park [tie]

Survey Area No. 4: (1) The Roof and Skywood Park [tie]; (3) Little Park; (4) The Knob and Nothstein Preserve [tie]

Survey Area No. 5: (1) Kurmes Nature Preserve; (2) The Roof; (3) The Knob; (4) Skywood Park; (5) Nothstein Preserve; (6) Ice Lake, Red Rock Mountain Biking and Seven Pines Park [tie]

Of the respondents who indicated that they believe that the Township needs more public park land (Question No. 25), Survey Area No. 5 had the lowest affirmative response (30.0 percent) and Survey Area No. 1 had the highest response (47.1 percent). All five survey areas indicated that the additional park land should occur either in the form of (1) small, neighborhood-oriented parks or (2) expansions to the existing parks.

Question No. 28 asked the respondents to identify the three types of additional recreation facilities most needed in the Township. Township-wide, “paved jogging/walking/biking trails,” “preserved natural areas,” “interconnected trail system” and “unpaved trails” were ranked as the four types of additional recreational facilities cited as “most needed” in the Township. “Paved jogging/walking/biking trails” and “preserved natural areas” were included in the top five responses (in varying orders) in all five survey areas. Survey Area No. 1 ranked “indoor swimming” and “after school activities” in its top four needs. Survey Area No. 3 ranked “dog park” in its top four needs. Survey Area No. 4 ranked “outdoor swimming” in its top four needs. Survey Area No. 5 ranked “mountain bike trails” in its top four needs.

As was the case for the Township overall, “seniors ages 55+” and “teens ages 15-19” and. were two of the three most frequently cited age groups that need more recreational opportunities in the Township. In Survey Area Nos. 1, 2 and 5, “adults” was in the top three, while in Survey Area Nos. 3 and 4, “young teens ages 13-14” was in the top three.

Quality of Life Issues

Question No. 30 asked the respondents to identify and rank the three most important qualities of life in the Township. When the top three rankings are combined, the top three ranked qualities were (1) “peace, quiet and serenity,” (2) “natural beauty/scenery” and (3) “natural areas (wildlife, etc.).” “Small town lifestyle,” “sense of community” and “location convenient to work/shopping” were the next most-frequently cited qualities. The top four ranked qualities for each of the survey areas are as follows:

- Survey Area No. 1: (1) natural beauty/scenery; (2) natural areas (wildlife, etc.); (3) peace, quiet and serenity (4) location convenient to work/shopping
- Survey Area No. 2: (1) natural areas (wildlife, etc.); (2) natural beauty/scenery; (3) peace, quiet and serenity; (4) small town lifestyle and family ties [tie]
- Survey Area No. 3: (1) peace, quiet and serenity; (2) natural areas (wildlife, etc.); (3) natural beauty/scenery; (4) small town lifestyle, location convenient to work/shopping, recreational opportunities and family ties [tie]
- Survey Area No. 4: (1) peace, quiet and serenity; small town lifestyle; (2) natural beauty/scenery; (3) natural areas (wildlife, etc.); (4) small town lifestyle
- Survey Area No. 5: (1) peace, quiet and serenity; (2) natural areas (wildlife, etc.); (3) natural beauty/scenery; (4) small town lifestyle, location convenient to work/shopping, recreational opportunities and family ties [tie]

ANSWERS BY RESIDENCY STATUS

As was previously stated, four out of five respondents (174) to the survey identified themselves as full-time residents of the Township. Only 27 (12.6 percent) were identified as part-time residents and 14 (6.5) percent were identified as non-resident landowners.

Since the majority of those responding to the survey were full-time Township residents, for the most part, the responses of full-time and part-time residents, as well as non-resident property owners, mirrored the Township-wide results. There were some differences based on residency status. These differences are summarized below.

The vast majority of non-resident property owners owned five acres or more of land. They also more frequently identified the use of their land as “woodland” versus “residential.”

In response to the questions regarding the need to add or improve community facilities, part-time residents and non-resident property owners were less in favor of a local police force, municipal trash collection and curbside recycling – they were more in favor of “drop-off” facilities. Part-time residents and non-resident property owners also would be less willing (by a margin of more than 10 percentage points) to pay an increase in taxes for any added/improved community facilities.

While the response from part-time residents was comparable to that of full-time residents regarding the question of paying increased taxes for added/improved transportation facilities, non-resident property owners were 100-percent opposed to the idea.

The percentage of part-time residents and non-resident property owners identifying themselves as “retired” was considerably lower than that of full-time residents.

69 percent of full-time residents indicated that there was no need for more bus service in the Township. The negative response from the part-time residents and non-resident property owners was much higher 95 and 100 percent, respectively.

The response to Question No. 18 regarding the preferred types of residential development was generally consistent across all three residency categories, although “single-family dwellings” was preferred at a much higher percentage by part-time residents.

Approximately 35 percent of full-time Township residents perceived the need for more commercial locations in the Township; only 19 percent of part-time residents perceived the need. However, over 69 percent of the non-resident property owners responding to the question felt that there was a need. And, while the full-time and part-time residents favored more local commercial uses, the non-resident property owners favored more traveler-oriented types of commercial uses.

In response to the survey question as to whether or not they would support a study to find ways that would enhance a “small town center” atmosphere in Paradise Valley, full-time residents and non-resident property owners both responded in a fashion similar to the Township-wide percentages. However, part-time residents were much less in favor of such a study.

Approximately 22 percent of full-time residents were in favor of additional industrial development in the Township. This is in comparison to less than a 12 percent favorable response by part-time residents and a 36 percent favorable response by non-resident property owners. All three

residency groups listed “low impact” and “small scale” industrial uses as the preferred form of additional industrial development.

Unlike the other residency categories, non-resident property owners had the highest response rate concerning the preservation and/or protection of agricultural lands/farms.

Very few of the part-time residents and non-resident property owners indicated that they visited Township recreation facilities – either often or seldom. All three residency categories felt (by similar percentages) that there was not a need for more public park land in the Township.

When asked to identify and rank the three most important qualities of life in the Township, all three groups listed “peace, quiet and serenity,” “natural beauty/scenery” and “natural areas (wildlife, etc.)” in the top three positions.

ANSWERS FROM RETIREES

As mentioned previously, approximately 50 percent of those responding to the survey identified themselves as being “retired.” Answers to various questions were cross-tabulated based on whether or not the respondent was retired. Retirees were distributed through all five survey areas, with the highest percentage located in Survey Area No. 4 and the lowest percentage located Survey Area No. 1.

For the most part, responses from retirees (and non-retirees) mirrored the responses received Township-wide. The exceptions are noted below:

In response to the questions regarding the need to add or improve community facilities, retirees were less in favor of the addition of a local police force and slightly more in favor of the addition of a medical center, as well as the provision of natural gas and curbside recycling. Retirees also would be less willing (by a slight margin) to pay an increase in taxes for any added/improved community facilities.

While the response from retirees was comparable to that of the Township overall regarding the types of added/improved transportation facilities needed, the retirees were less in favor of paying increased taxes for added/improved transportation facilities (i.e., 90.0 percent were opposed).

40 percent of retirees indicated that there was a need for more bus service in the Township. The positive response from the Township overall was much lower at 26.3 percent (non-retirees favored additional bus service by less than 20 percent).

The response to Question No. 18 regarding the preferred types of residential development was generally consistent with that of the Township overall, although “in retirement communities” was preferred at a higher percentage by the retirees.

Approximately one-third of Township residents overall perceived the need for more commercial locations in the Township. The response rate of retirees was only 31.5 percent, while the response rate for non-retirees was 40.7 percent.

In response to the survey question as to whether or not they would support a study to find ways that would enhance a “small town center” atmosphere in Paradise Valley, only 38 percent of retirees responded affirmatively – less than the Township-wide percentage of 46.1 and the non-retirees at 48.0 percent. While “bike paths, flowers and landscaping, pocket parks and community gardens” were the four top-ranked facilities Township-wide and by the non-retirees, retirees identified a “town square” as the top-ranked facility.

Approximately 18 percent of retirees were in favor of additional industrial development in the Township. This is in comparison to a nearly 24 percent favorable response by Township residents overall and a nearly 26 percent favorable response by non-retirees. Both residency groups listed “low impact” and “small scale” industrial uses as the preferred forms of additional industrial development.

According to the Township-wide survey responses, the most frequently used recreation facility Township-wide was The Roof, followed by Skywood Park and The Knob. The least frequently visited facilities were Red Rock Mountain Biking, Posie’s Park and the Knauf Farm Preserve. The response from retirees is identical to that of the overall Township. However, non-retirees frequented the Kurmes Nature Preserve more often than The Knob.

A fewer number of retirees (29.6 percent) felt that there was a need for more public park land in the Township than was witnessed Township-wide (38.4 percent) or by the non-retirees (46.0 percent). The ranking of types of recreational facilities most needed in the Township was identical among the results Township-wide and those of the retirees and non-retirees alone.

When asked to identify and rank the three most important qualities of life in the Township, both the Township residents overall, the non-retirees and the retirees all listed “peace, quiet and serenity,” “natural beauty/scenery” and “natural areas (wildlife, etc.) in the top three positions.

Comprehensive Plan Survey

PROPERTY DESCRIPTION

1. Using the enclosed map as a reference, please circle in which of the five survey regions of the Township your property is located (Map is also available at paradisetownship.com. Or call Deb Brady for assistance at 595-8840).

Area 1

Area 2

Area 3

Area 4

Area 5

_____	Less than ½ acre	_____	5 to 10 acres
_____	½ acre to 1 acre	_____	More than 10 acres
_____	1 to 2 acres	_____	None, I rent
_____	2 to 5 acres		

3. How is your property presently used? Please rank all that apply (1 as highest).

_____ Residential	_____ Agricultural	_____ Woodland
_____ Commercial	_____ Industrial	_____ Recreation
_____ Institutional	_____ Other (Please specify) _____	

4. What is the most likely thing(s) that will happen to your land within the next 10 years?

Household Member #1

Household Member #2

Remain in present ownership and in near present condition	_____	_____
Transfer to heirs and remain in family	_____	_____
Develop total parcel yourself	_____	_____
Subdivide and sell some lots	_____	_____
Sell as single parcel	_____	_____
Preserve with conservation easements or other means	_____	_____
Other (please specify) _____	_____	_____

PUBLIC UTILITIES AND SERVICES

5. Have you ever experienced periods when your well or spring ran dry? _____ Yes _____ No

If yes, Does this occur often? _____
When does it occur? _____

6. Have you ever had any problems with your water? _____ Yes _____ No

If yes, What kind of problem? _____

7. Your drinking water is (check all that apply):

_____ Completely pure and safe	_____ At risk	_____ Unsure
_____ Tested regularly by you	_____ Tested regularly by others	

8. Have you ever had any problems with your sewage disposal system? _____ Yes _____ No

If yes, What kind of problem? _____

9. What kind of community services should be added (A) or improved (I) in the Township?

<u>(A)</u>	<u>(I)</u>		<u>(A)</u>	<u>(I)</u>	
_____	_____	Ambulance	_____	_____	Municipal Recycling (curbside)
_____	_____	Barrett Paradise Friendly Library	_____	_____	Municipal Recycling (drop-off)
_____	_____	Broadband	_____	_____	Municipal Trash Collection
_____	_____	Cable TV	_____	_____	Natural Gas
_____	_____	Community Meeting Facility	_____	_____	Outdoor Sports Facility
_____	_____	Fire	_____	_____	Recreation Center
_____	_____	Local Police	_____	_____	Senior Center
_____	_____	Medical Center	_____	_____	Trash Drop-off Site (bag fee)
_____	_____	Other (Please specify) _____			
_____	_____	Other (Please specify) _____			
_____	_____	Other (Please specify) _____			

10. Would you be willing to pay an increase in taxes for any added/improved community services?"

Household Member #1

Household Member #2

____ Yes ____ No

____ Yes ____ No

If yes, what type of service(s)?

(Please specify) _____

(Please specify) _____

(Please specify) _____

(Please specify) _____

11. What kind of transportation facilities should be added (A) or improved (I) in the Township?

<u>(A)</u>	<u>(I)</u>	
_____	_____	Major Road Improvements
_____	_____	Minor Road Improvements
_____	_____	New Road Construction
_____	_____	Bike Lanes
_____	_____	Sidewalks
_____	_____	Pedestrian Trails
_____	_____	Other (Please specify) _____
_____	_____	Other (Please specify) _____

12. Would you be willing to pay an increase in taxes for any added/improved transportation facilities?"

Household Member #1

Household Member #2

____ Yes ____ No

____ Yes ____ No

If yes, what type of facility(s)?

(Please specify) _____

(Please specify) _____

(Please specify) _____

WORK

13. What is the primary occupation of each person in your home? (Fill in number of persons)

_____ Construction	_____ Delivery	_____ Education
_____ Farmer	_____ Food Industry	_____ Government
_____ Health Services	_____ Homemaker	_____ Laborer
_____ Management	_____ Manufacturing	_____ Professional
_____ Retired	_____ Sales	_____ Service
_____ Other (Please specify) _____		
_____ Other (Please specify) _____		
_____ Other (Please specify) _____		

14. Where is your work place located?

In Paradise Township
Elsewhere in Monroe County
Outside Monroe County (in PA)
Outside Monroe County (not in PA)

Household Member #1

Household Member #2

15. How do you get to work?

Work at home
Drive alone
Carpool
Walk/ride a bike
Monroe County bus system
Commuter bus
Other (please specify)

Household Member #1

Household Member #2

16. If you carpool or drive alone, what are the main roads or highways you take to work?

Person #1: _____
Person #2: _____

17. Do you feel there is a need for more bus service in the Township?

Household Member #1

Household Member #2

___ Yes ___ No

___ Yes ___ No

FUTURE DEVELOPMENT

18. If more homes are built in the Township, what type of residential development are you in favor of?

Household Member #1

Household Member #2

Single-family dwellings
Duplex and two-family dwellings
Townhouse dwellings
Apartment dwellings
In developments that are a mixture of single
family homes, townhouses and apartments,
with areas of open space
In mobile home parks
In retirement communities

___ Yes ___ No
___ Yes ___ No
___ Yes ___ No
___ Yes ___ No
___ Yes ___ No
___ Yes ___ No
___ Yes ___ No
___ Yes ___ No
___ Yes ___ No

___ Yes ___ No
___ Yes ___ No
___ Yes ___ No
___ Yes ___ No
___ Yes ___ No
___ Yes ___ No
___ Yes ___ No
___ Yes ___ No
___ Yes ___ No

Other (Please specify)

Other (Please specify)

19. Do you feel there is a need for more business (commercial) locations in the Township?

Household Member #1

Household Member #2

___ Yes ___ No

___ Yes ___ No

If yes, what type?

Home-Based Service Businesses
Home-Based Retail Businesses
Convenience Stores (Starner's, etc)
Neighborhood Shopping (Small shopping centers)
Regional Shopping (Walmart, etc)
Office Uses (professional, medical, etc)
Services (restaurants, gas stations, etc)
Landscaping/construction Businesses
Other (Please specify)
Other (Please specify)

20. Would you support a study to find ways that would enhance a "small town center" atmosphere in Paradise Valley?

	<u>Household Member #1</u>		<u>Household Member #2</u>	
	<u>Yes</u>	<u>No</u>	<u>Yes</u>	<u>No</u>
If yes, what type of amenities would appeal to you?				
Town Square	_____	_____	_____	_____
Community Center	_____	_____	_____	_____
Theater	_____	_____	_____	_____
Restaurant	_____	_____	_____	_____
Coffee Shop	_____	_____	_____	_____
Bandstand	_____	_____	_____	_____
Flowers and Landscaping	_____	_____	_____	_____
"Pocket" Park(s)	_____	_____	_____	_____
Community Gardens	_____	_____	_____	_____
Sidewalks	_____	_____	_____	_____
Bike Paths	_____	_____	_____	_____
Other (Please specify)	_____	_____	_____	_____
Other (Please specify)	_____	_____	_____	_____

21. Should there be industrial development in the Township?

	<u>Household Member #1</u>		<u>Household Member #2</u>	
	<u>Yes</u>	<u>No</u>	<u>Yes</u>	<u>No</u>
If yes, what type?				
"Heavy" Industrial	_____	_____	_____	_____
Low impact (Electronics/"High Tech", etc)	_____	_____	_____	_____
Small scale (Machine shops, etc)	_____	_____	_____	_____
Warehousing	_____	_____	_____	_____
Other (Please specify)	_____	_____	_____	_____
Other (Please specify)	_____	_____	_____	_____

22. Are you in favor of preserving one or more of the following?

	<u>Household Member #1</u>			<u>Household Member #2</u>		
	<u>Yes</u>	<u>No</u>	<u>No Opinion</u>	<u>Yes</u>	<u>No</u>	<u>No Opinion</u>
Agricultural Lands/Farms	_____	_____	_____	_____	_____	_____
Historical Resources/Structures	_____	_____	_____	_____	_____	_____
Woodlands	_____	_____	_____	_____	_____	_____
Natural Areas (streams, wetlands, etc)	_____	_____	_____	_____	_____	_____

LEISURE AND RECREATION

23. Currently, Paradise Township has baseball fields, a covered pavilion, access to the Paradise and Cranberry Creeks, playgrounds with new playground equipment and climbing wall, picnic and barbecue areas and a fitness trail. What is the single most important improvement that could be made to the Township's parks, recreation facilities or recreation program offerings? _____

24. How often do you use the public recreation facilities serving the Township?

Ice Lake	_____	Often	_____	Seldom	_____	Never
Knauf Farm Preserve	_____	Often	_____	Seldom	_____	Never
The Knob	_____	Often	_____	Seldom	_____	Never
Kurmes Nature Preserve	_____	Often	_____	Seldom	_____	Never
Little Park	_____	Often	_____	Seldom	_____	Never
Nothstein Preserve	_____	Often	_____	Seldom	_____	Never
Posie's Park	_____	Often	_____	Seldom	_____	Never
Red Rock Mountain Biking	_____	Often	_____	Seldom	_____	Never
The Roof	_____	Often	_____	Seldom	_____	Never
Seven Pines Park	_____	Often	_____	Seldom	_____	Never
Skywood Park	_____	Often	_____	Seldom	_____	Never

(If never, why not?) _____

25. Do you believe that Paradise Township needs more public park land?

	<u>Household Member #1</u>		<u>Household Member #2</u>	
	<u>Yes</u>	<u>No</u>	<u>Yes</u>	<u>No</u>
If yes, what type?				
Expand existing parks				
Larger, centrally located parks				
Smaller, neighborhood-oriented parks				

26. Identify the three (3) types of additional recreation facilities that you feel are most needed in Paradise Township. [Household Member #1 use (1); Household Member #2 use (2)]

<input type="checkbox"/> Afterschool Activities	<input type="checkbox"/> Outdoor Swimming
<input type="checkbox"/> Baseball/Softball Fields	<input type="checkbox"/> Paved Jogging/Walking/Biking Trails
<input type="checkbox"/> Children's Playground	<input type="checkbox"/> Performing Arts Space
<input type="checkbox"/> Dog Park	<input type="checkbox"/> Picnic Area & Pavilions
<input type="checkbox"/> Football/Soccer Fields	<input type="checkbox"/> Preserved Natural Areas
<input type="checkbox"/> Golf Course/Driving Range	<input type="checkbox"/> Skate Park
<input type="checkbox"/> Horse Riding Trails	<input type="checkbox"/> Snowmobile Trails
<input type="checkbox"/> Ice Skating Facility	<input type="checkbox"/> Street Hockey Arena
<input type="checkbox"/> Indoor Basketball	<input type="checkbox"/> Teen Center
<input type="checkbox"/> Indoor Swimming	<input type="checkbox"/> Tennis Courts
<input type="checkbox"/> Interconnected Trail System	<input type="checkbox"/> Unpaved Trails
<input type="checkbox"/> Mountain Bike Trails	<input type="checkbox"/> Volleyball Courts
<input type="checkbox"/> Outdoor Basketball	
<input type="checkbox"/> Other (Please describe)	_____
<input type="checkbox"/> Other (Please describe)	_____
<input type="checkbox"/> Other (Please describe)	_____

27. What group(s) in Paradise Township do you believe most need(s) more recreation opportunities?

<input type="checkbox"/> Preschoolers (0-4)	<input type="checkbox"/> Adults
<input type="checkbox"/> Children (5-12)	<input type="checkbox"/> Seniors (55+)
<input type="checkbox"/> Young Teens (13-14)	<input type="checkbox"/> Disabled Persons
<input type="checkbox"/> Teens (15-19)	<input type="checkbox"/> Other _____

QUALITY OF LIFE ISSUES

28. What do you like most about Paradise Township?

29. What things do you feel detract from the Township?

30. What are the 3 most important qualities of life in the Township? (1 being most important)

	<u>Household Member #1</u>	<u>Household Member #2</u>
Agricultural areas	_____	_____
Economic opportunity/employment	_____	_____
Family ties	_____	_____
Location convenient to work/shopping	_____	_____
Natural areas (wildlife, etc.)	_____	_____
Natural beauty/scenery	_____	_____
Peace, quiet, serenity	_____	_____
Recreational opportunities	_____	_____
School facilities	_____	_____
Sense of "community"	_____	_____
Small town lifestyle	_____	_____
Other (Please specify) _____		
Other (Please specify) _____		

31. For the future of Paradise Township, what is the most important issue for Township officials to consider?

32. How do you feel about being a Paradise Township resident? What can the Township do to make it a better place to live?

33. Additional thoughts, comments, or concerns? Please discuss them below or on additional sheets.

GENERAL BACKGROUND

	<u>Person #1</u>	<u>Person #2</u>
34. Are you a?		
Full-Time Resident	_____	_____
Part-Time Resident	_____	_____
Non-Resident Landowner	_____	_____
35. How long have you lived in Paradise Township?		
Less than 1 year	_____	_____
1-5 years	_____	_____
6-10 years	_____	_____
10-25 years	_____	_____
More than 25 years	_____	_____
36. What is the age of the head of household?		
_____ 18 to 24 years		
_____ 25 to 44 years		
_____ 45 to 64 years		
_____ 65 years and over		
37. What are the age(s) of others in your household (check all that apply)		
_____ infant to 4 years		
_____ 5 to 10 years		
_____ 11 to 13 years		
_____ 14 to 17 years		
_____ 18 to 24 years		
_____ 25 to 44 years		
_____ 45 to 64 years		
_____ 65 years and over		

THANK YOU FOR YOUR RESPONSE!

OPTIONAL:

Name(s): _____
Address: _____
Email: _____

The Township's appointed Comprehensive Plan Committee prepared this questionnaire to help them understand your hopes and feelings about the future of Paradise Township. Please take a few minutes of your time to fill it out and return it. Feel free to include any comments you and your family may have about our community.

Please make sure that you return the questionnaire by Thanksgiving (November 24, 2011). You can drop it off at the Township office anytime (a drop off box will be on the front porch after hours) or mail the questionnaire to the Paradise Township Municipal Building, 5912 Paradise Valley Road, Cresco, PA 18326.

Or drop it off when you vote on election day!!

The results of the survey will be presented at a well-advertised public meeting early next year. Thank you for taking an interest in the future of our Township.

Sincerely,
Paradise Township Board of Supervisors
Paradise Township Comprehensive Plan Committee

Comprehensive Plan Survey

**ATTENTION
PARADISE TOWNSHIP RESIDENTS & PROPERTY OWNERS**

What do you think Paradise Township should look like in the future?

Should the Township's rural landscape be maintained?

Should farmland, woodland and other natural areas be preserved?

**How much more residential development should we plan for in the
Township? And where should it occur?**

**How much more commercial and industrial development should we plan
for? What type of business and industry is appropriate for the Township?
And where should it occur?**

USE THE ENCLOSED QUESTIONNAIRE TO TELL US WHAT YOU THINK

PRSRT STD
U.S. POSTAGE
PAID
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18326
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5912 Paradise Valley Road
Cresco, PA 18326



APPENDIX B BACKGROUND STUDIES

APPENDIX B

BACKGROUND STUDIES

This Appendix includes inventories and analyses of various physical, cultural and demographic resources that will have a direct bearing on the development of the Township. This information will be valuable for Township officials as well as property owners, developers, and others.

PHYSICAL FEATURES AND NATURAL RESOURCES

A study of topography, geology, hydrology, soils, along with scenic, historic and aesthetic features is important in understanding the physical influences that have shaped the present-day character of any municipality. Knowledge of the environment also plays a considerable role in planning for future growth and development. Defining which areas are flat and which are steep, which areas are well suited or poorly suited to agriculture, which areas have limitations to development, and which areas contain unique natural, scenic, historic or aesthetic features is essential in planning for such things as home sites, recreation areas, or areas desirable for agriculture. It is, therefore, very important to take a close look at the environmental features of Paradise Township.

Physical features and natural resources may be either renewable or non-renewable. Some resources are easily ruined and many are irreplaceable. Although many resources such as air, water and timber can renew themselves, they do so in a time frame often beyond cultural intervention. Frequently, the ability of humans to deplete resources has not been balanced by our ability to restore them. While individual landowners have few limitations upon their land use and may not intend to degrade the natural environment at the Township level, the cumulative effects of improper land use management can pose severe threats to public health, safety and welfare. Encroachment of development in marginal areas may result in damage to existing homes through flooding and landslides.

Prime agricultural topsoil, which formed over centuries, may be lost through erosion in a single season. Entire tracts of mature woodlands and wildlife areas that have stood for generations may fall in a single season if they are clear-cut. A single new home with soil unable to renovate septic tank effluent may pollute wells, groundwater and surface water for an entire village.

There is a practical implication to viewing land as a resource rather than as a commodity. The unique and irreplaceable beauty, character and sense of community in the Township have been recognized as a resource worth protecting. Land use management should occur in a framework of stewardship and in harmony with the long-term preservation of the land. Natural resources are essential to the quality of life in Paradise Township and the following sections provide information intended to promote their appropriate management.

Climate

Paradise Township is situated in the temperate zone, with temperatures averaging 50 degrees throughout the year. Summers are generally short and mild with July temperatures averaging 72 degrees F, while winters are generally long and moderate with January temperatures averaging 27 degrees F. Paradise Township is predominantly a mountainous area with the west central area and the northwestern area containing gentle, moderate slopes.

Precipitation averages 50 inches annually and is evenly distributed throughout the year. July is normally the wettest month, with 4.6 inches, and February the driest, with only 2.2 inches. Snowfall averages 40 inches annually, with the months of January and February receiving the greatest amounts.

Prevailing winds are out of the west-northwest and are affected by the land form configurations, which in turn influence air drainage patterns. Cooler air from the plateau flowing southeasterly settles in the valleys and is blocked by the mountain ridges. Warmer air in the valleys is then forced upward, creating a temperature inversion. These temperature inversions between the ridges and the plateau are responsible for air stagnation in the valleys, making the valleys more prone to fog, frost and pollution.

Topography

Physiographically, Paradise Township has a mixture of land formations. Paradise Valley follows Route 940 at an elevation of 900 feet above sea level and greater. The Devils Hole area in the northwestern corner of the Township reaches an elevation of 1,700 feet and Mt. Sophia tops at 1,281 feet. The eastern portion of the Township ranges in elevation from 860 to 1,020 feet above sea level. Paradise Township is generally a rugged area consisting of valleys and mountains with slopes 25% or greater scattered throughout the Township.

Slope

The slope of the land is one of the most important physical features, which plays a role in the present and future use of the land. The areas of gentler slope are those that are best suited for cultivation. These areas are best suited to the use of farm machinery, less susceptible to erosion, and are often the areas having the most fertile soils. At the same time, these areas are also the ones that are best suited for industrial, commercial and residential uses.

A five-category system has been used to identify degree of slope.

- 0% to 3% Slope: Such slopes are generally suitable for all development uses.
- 3% to 8% Slopes: These slopes are suitable for medium density residential development, agriculture, and nearly all commercial, industrial and institutional uses.
- 8% to 15% Slopes: Slopes of this nature are best suited for moderate to low density residential development. However, considerable care should be exercised in the location of any commercial, industrial or institutional uses.
- 15% to 25% Slopes: Such areas are only suitable for low-density residential, limited agriculture, and recreational uses.
- Over 25% Slope: This steeply sloping land should be used for only open space.

Hills and steep slopes exist throughout the Township. A significant portion of the Township land area consists of slopes of 15 percent or more. The area east of Mt. Pocono Borough and the southeast portion of the Township have the greatest concentrations of very steep slopes (greater than 25%). For the most part, these areas are a mixture of steep slopes and very steep slopes.

Drainage

Drainage is a physical characteristic that is closely related to elevations and slope. Studying the drainage patterns of an area involves analysis of the streams and the various areas from which water flows into these streams.

While the Delaware River serves as the natural drainage channel for the entire eastern half of Monroe County, a large portion of the Pocono Plateau, including Paradise Township is actually contained within the Brodhead Creek Basin. The sub-tributaries of Brodhead Creek that are located in the Township include Paradise Creek, Forest Hills Run, Tank Creek, Yankee Run, Cranberry Creek, Butz Run, Devils Hole Creek and Swiftwater Creek. None of these streams is wholly contained within the jurisdictional limits of Paradise Township. Thus, most long range planning considerations that relate to the prevention of water pollution and or flooding and the preservation of an adequate water supply, natural drainage channels and valley opens space in the Township must anticipate the effects of any such measures in adjoining municipalities.

Water Quality

The Pennsylvania Department of Environmental Protection (DEP) Water Quality standards designate protection categories for streams and rivers. Special water quality criteria for each stream category is used to limit the discharge of effluent into streams. Since all of the streams in Paradise Township eventually flow in to the Delaware River, it is important to monitor the water quality of these streams. The Delaware River itself is considered a Warm Water Fishery and a Migratory Fishery. The Brodhead Creek, Paradise Creek, Forest Hills Run, Lower Swiftwater Creek and Cranberry Creek are all considered High Quality Cold Water Fisheries. Portions of Devils Hole Creek and Upper Swiftwater Creek are ranked as an Exceptional Value Stream, which is the water quality designation that has the most restrictive effluent limits. A petition to upgrade Cranberry Creek to Exceptional Value has been submitted and accepted, and petitions are in development for Tank Creek, Yankee Run and portions of Devils Hole Creek.

Floodplains

Another important facet of the Township's physical features is the floodplains. The floodplain area is defined as that area subject to frequent periodic flooding. The basic reasons for interest in floodplains are as follows:

- to prevent unnecessary property damage;
- to minimize danger to public health by protecting the water supply and promoting safe and sanitary drainage;
- to reduce financial burdens imposed on the community, its government, and its residents by frequent and periodic floods;
- to provide sufficient drainage courses to carry abnormal flows of storm water in periods of heavy precipitation; and
- to provide area for groundwater absorption for maintenance of the subsurface water supply.

Areas that are prone to flooding should not be developed for residential, commercial or industrial purposes. These areas adjacent to water bodies which are covered by flood water during times of flooding play the important role of carrying flood waters during periods of flooding. If development occurs within these areas subject to flooding, a danger to persons and property can result. Increased flood damage downstream may occur because the flood waters have been constricted and not allowed to flow where they normally would, thus increasing flood velocity.

If development occurs within the areas along watercourses, increased sedimentation within the stream (increased depositing of soil within the stream) is likely to occur because sediment will be more likely to reach the stream if the land along the stream is disturbed and if more impervious surfaces (roofs, paved areas) increase the storm water runoff near the streams. This runoff may erode stream banks and channels. If sedimentation is increased, the streambed may be filled, causing flood waters to cover a larger area, stream meandering may be caused, life in the stream may be choked, and the esthetic value of the stream seriously impaired.

It is best if the areas on either side of streams are not impervious (such as paved) surfaces. As surface runoff of water moves toward streams, water can be absorbed into the ground if the water does not move over impervious surfaces. Increased absorption can result in replenishment of the ground water and also in decreased flood peaks because less water reaches the stream from the surface of the land. An inadequate supply of ground water can mean an inadequate flow of water in the stream during dry summer months. Failure to sustain stream flow also could mean a greater concentration of pollutants at periods of low flow.

On-site sewage disposal systems should not be located within the areas subject to flooding because of the danger of contamination of the stream and the groundwater due to the proximity of the stream and the presence of a high water table. Since there may not be an adequate distance between the on-site facility and the surface water, sewage effluent may not be able to be renovated prior to reaching the stream. In some instances, soils found in flood plains are very porous and the movement of sewage effluent is too rapid to allow for the renovation of the effluent prior to reaching the ground water table or the stream. In other situations, the soil near the surface may be saturated with water or become readily saturated with sewage effluent, resulting in effluent remaining near or rising to the surface of the land. When flooding occurs, sewage effluent may contaminate the surface water. The efficiency of filter fields of septic tanks can be impaired or destroyed as a result of flooding.

The Floodplains and Wetlands Map shows the 100-year floodplains associated with the major waterways in Paradise Township. These include the floodplains along the Paradise Creek and Devils Hole Creek, along with smaller streams and waterways.

Wetlands

As defined by DEP, EPA and the US Army Corps of Engineers, wetlands are those areas which are inundated or saturated by surface or groundwater at a frequency and duration to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs and similar areas that possess three essential characteristics: (1) hydrophytic vegetation, (2) hydric soils and (3) wetland hydrology.

Wetlands have become recognized as uniquely important components of the landscape by scientists, engineers, public interest groups and governmental agencies. Their importance lies both on the traditional values of wetlands as areas of fish and wildlife protection as well as in newly found values of wetlands as areas of stormwater management. Wetlands are a critical component of the following:

- Fish and Wildlife Habitat
- Water Quality Maintenance
- Pollution Filter
- Sedimentation Removal
- Oxygen Production
- Nutrient Recycling
- Aquatic Productivity
- Open Space Preservation
- Microclimate Regulation
- World Climate Regulation
- Flood Control
- Energy Source Production (peat)
- Recreational Land Preservation
- Chemical and Nutrient Absorption

The National Wetlands Inventory (NWI) Maps were compiled by the U.S. Fish and Wildlife Service using color infrared aerial photos for the identification of wetlands using soil moisture content. The quality of the maps varies greatly depending on the quality of the photos, the time the photos were taken and the type of wetlands being identified. The NWI map is a helpful background source for wetland investigations. However, field research by a trained expert is necessary to determine the prevalence or absence of wetlands. The NWI maps indicate that the Township contains numerous wetlands. Another source for wetland information is the occurrence of hydric soils - which usually are indicators of wetland conditions.

Soil series with major components hydric and soils with inclusions of hydric soil located in Paradise Township are also shown on the Floodplains and Wetlands Map.

High Water Table Areas

Areas of high water table, aside from the flood plains, are found in the Township. If development occurs in areas of high water table, a public sewage disposal system should be available because where on-lot sewage disposal systems are used, the ground water supply may be contaminated by sewage effluent. When the ground water level is high and near the surface, the soil near the surface is saturated or will readily become saturated with septic tank effluent. If there is not enough room in the soil for septic tank effluent, the effluent must remain near the surface or rise to the surface, endangering public health and giving off foul odors.

These areas where the water table is high perform an important water storage function and should be allowed to continue this function and continue to store uncontaminated water. Foundations constructed in areas of high water table may settle and fail. Stagnant pools may exist during certain periods, creating an unattractive residential environment.

Geology and Hydrogeology

The geology of an area plays an important role in determining the surficial shape of the environment. Throughout the ages, underlying rock is subjected to natural weathering forces that chemically and physically erode its original shape. These weathered materials then form soils, which remain stationary or can be transported to another area. Then, these soils possess distinct characteristics that often dictate which land uses can be accommodated.

Geology is also a primary determinant of groundwater quality and quantity. Certain rock types and structures convey water better and yield more abundant well sources. For example, limestone areas are characterized by solution channels that readily allow the passage of water; whereas, other local metamorphic rocks have very low secondary porosity. Rock type and structure can affect the degree of filtration that takes place within the groundwater and the chemical composition of the rock can also contribute to the chemical properties of its groundwater.

Finally, the physical properties of underlying rock determine its strength and suitability to support development. These properties determine the ease of excavation, and ability to support the foundations of various structural types.

The base geology of the Township was formed during the Devonian (360 to 408 million years ago) age. The Devonian Period is sometimes called the “Age of Fishes” because fish became abundant and diverse during this time.¹ Paradise Township lies within the Long Run Member of the Catskill Formation. The soil makeup consists of gray and grayish-red sandstone and grayish-red siltstone and mudstone in fining upward cycles.² The one-hour water capacity of the formation is 0.19 gallons per minute (gpm) per foot; the 24-hour potential yield is 40 gpm; and water level below the surface is 46 feet. Water is low in solutes, soft and potentially corrosive; hardness is 2 grains per gallon (gpg).

In the Paradise Creek Watershed Groundwater Availability Report, prepared for the Brodhead Watershed Association in April 2005, N.A. Water Systems evaluated the sustainable groundwater resources available within the Paradise Creek Watershed located in Paradise Township. This evaluation indicated that the Paradise Creek Watershed currently has relatively abundant groundwater resources; however, some localized impacts to groundwater supply and stream base flow could be realized in the future. The future impact that decreased base flow could have on stream habitat loss and trout populations, especially during drought periods, is difficult to predict; therefore, a conservative approach was used in this evaluation.³

The Report further stated that much can be done to ensure the long-term protection of the groundwater resources and aquatic health of the Paradise Creek Watershed, including the following:

1. *Implement stormwater management practices that promote groundwater infiltration.*
2. *Reuse treated wastewater for irrigation.*
3. *Implement routine septic system inspections and pump outs.*
4. *Inventory wells to determine use and construction (well depth, presence of grouted casing to ensure surface contaminants and water-borne pathogens do not enter the aquifer, etc.).*

5. *Enforce minimum well construction standards and yield testing to ensure that new wells have adequate yield on a perennial basis. Wells should have sufficient casing depth with grout seal, and short term pumping tests should be conducted to prove that the well can sustain a yield greater than 2 gpm.*
6. *Riparian vegetation buffers can be utilized.*
7. *Zoning regulations can promote groundwater and stream base flow protection (e.g., avoid large, localized groundwater withdrawals to protect stream base flow, and minimize intensive development with high impervious surfaces).*
8. *Public education can increase awareness of groundwater protection issues.⁴*

Groundwater and Surface Water Quality

In an area of high quality streams, where groundwater is the source of water supply and sewage disposal is for the most part disposed on-lot, the quality of the groundwater is of great importance to both existing and future Township residents.

As stated in the Upper Brodhead / Paradise Creeks Greenway Plan, (McLane Associates, November 2010), one of the three over-arching goals to preserve the Upper Brodhead / Paradise Creeks region's integrity is that of Watershed Protection. As stated in the Plan,

"It is important to protect the already high quality streams, the area's clean drinking water, and tourist based economy that depends on clean water as a natural resource."

"The two watersheds possess extremely clean water especially when compared to the rest of Pennsylvania. All streams within the watershed garner at least a 'High Quality' designation while sections of nine streams have received an 'Exceptional Value' designation."

Numerous studies have been prepared in recent years to document the current status of the Township's groundwater and surface water quality. Also, the Township has enacted regulations to try to mitigate negative impacts of development activities – with additional measures yet available to be taken to maintain and/or enhance the area's water quality.

Soils

Historically, the nature and quality of soil has had a very important effect on how land was used, especially in agricultural areas. It is therefore important to review the nature and qualities of Paradise Township's soils, because land use activities are frequently reflections of soil type.

In terms of efficient use of resources, a common-sense goal would be to arrange land uses so that the best soils for agricultural uses (i.e. well-drained, deep, and fertile) are left undisturbed, while residential development would be focused towards soil areas that are less productive or are not easily worked. Construction costs can be minimized if development is steered towards areas that do not have a high water table, are relatively free of shallow bedrock but have adequate soil for an on-lot sewage disposal system.

Intensive land uses, such as industrial, commercial or activities that require large parking areas, should also be directed towards soils that can support heavy loads or paved areas.

While virtually any structure can be safely built on almost any soil type (or slope), such developments may require unreasonable amounts of engineering, site preparation, and cost. Therefore, while this analysis will not predict the appropriate location for any land use with one hundred percent certainty, it is a reasonable set of guidelines for future development or areas of constraint.

One of the most useful components of the soil analysis is the list of types of constraints imposed by different soil types. For example, a soil type may be subject to flooding, or be too wet for use for an on-lot sewage disposal system site. Constraints can affect construction, such as the ability of soil to support loads, on its frost action, shrink-swell potential, etc. This information is necessary to identify areas that are not appropriate for extensive development.

General Soils Characteristics

The soils of Paradise Township are largely related to the underlying geology. Over a long period of time, the wearing effects of running water, wind, freezing and thawing temperatures, and biological organisms have formed the overlying soils. For the most part, these soils are “residual,” having remained in the place where they were formed. Some of these residual soils have been washed from the higher areas into the stream valleys, forming the flood plain soils.

For classification purposes, soils are separated into major units (called soil associations), which are then subdivided into individual soil series (Soil Survey of Monroe County, Pennsylvania).

The Soil Survey of Monroe County, Pennsylvania (1981) depicts Paradise Township within four general soil associations. The bulk of the Township land area lies within the Lackawanna-Wellsboro-Oquaga group. Soils in this group are nearly level to sloping, deep and moderately deep, well-drained and moderately well-drained soils underlain by reddish glacial till.

A small portion of the Township in the Cresco area is comprised of the Wurtsboro-Swartswold-Volusia general soils group. These soils are nearly level and gently sloping, deep, well-drained to somewhat poorly drained soils underlain by gray to yellowish brown glacial till.

The Lordstown-Oquaga group is located along the southeastern and eastern borders of the Township. Soils in this group are sloping to very steep, moderately deep, well-drained soils underlain by yellowish brown and reddish brown glacial till.

The Wyoming-Chenango-Pope group generally follows the stream valleys of Swiftwater Creek and Paradise Creek. Soils in this group are nearly level to sloping, deep, somewhat excessively drained and well drained soils underlain by glacial outwash and alluvium.

Prime Agricultural Soils

In an effort to protect the Country's best farmland, the Soil Conservation Service in cooperation with other interested agencies at the national, state and local levels of government has developed an inventory of prime farmland soils. Prime farmland, as defined by the USDA-NRCS, is the land that is best suited for producing food, feed, forage, fiber and oilseed crops. It has the soil quality, growing season, and water supply needed to economically produce a sustained high yield of crops when it is treated and managed using acceptable farming methods. Prime farmland produces the highest yields with minimal inputs of energy and economic resources, and farming it results in the least damage to the environment. According to the NRCS, qualities which characterize prime agricultural soils include high permeability to water and air, few or no rocks, optimum levels of acidity and alkalinity, 0 to 8 percent slopes and the absence of flooding during the growing season. These soils may now be utilized for crops, pasture, woodland, or land covers other than urban land or water areas.

Since much of the Township is wooded, agricultural land is somewhat scattered. The soil series identified as Prime Farmland by the USDA found in the Township are listed in Table N-1 and shown on the Prime Agricultural Soils Map. All of the Prime Farmland soils designated by the USDA are Class I or II soils. In addition to those soils listed as Prime Farmland by the USDA, other soils qualify as Farmland of Statewide Importance. Under the PA Municipalities Planning Code, all Class I, II and III soils are also considered to be Prime Agricultural Land. Farmland of Statewide Importance and MPC-designated Prime Farmland Soils are identified in Table N-2. As can be seen from the Farmland Soils Map, a significant portion of Paradise Township's land area is classified as either Prime Farmland Soil or Farmland of Statewide Importance by the USDA; or as Prime Agricultural Land (according to the MPC).

**TABLE N-1
PRIME FARMLAND SOILS (NRCS)
IN PARADISE TOWNSHIP**

Name	Slope
Braceville gravelly silt loam	3-8%
Chenango gravelly silt loam	3-8%
Lackawanna channery loam	2-8%
Philo silt loam	0-3%
Pope silt loam	0-3%
Pope silt loam, high bottom	0-3%
Swartswood channery sandy loam	3-8%
Wellsboro channery loam	3-8%
Wurtsboro channery loam	2-12%
Source: USDA/NRCS; Monroe County GIS Landbase; and Consultant's calculations	

The location of the Township's Prime Farmland Soils and Soils of Statewide Importance in relation to existing development and existing zoning designations can be seen on the Prime Farmland Soils and Future Land Use Map.

**TABLE N-2
FARMLAND OF STATEWIDE IMPORTANCE (NRCS) AND
PRIME FARMLAND SOILS (MPC)
IN PARADISE TOWNSHIP**

Name	Slope
Chenango gravelly silt loam	8-15%
Holly silt loam	0-3%
Lackawanna channery loam	8-15%
Morris channery silt loam	2-10%
Oquaga-Lackawanna channery loams	3-8%
Oquaga-Lackawanna channery loams	8-15%
Rexford gravelly silt loam	0-3%
Rexford gravelly silt loam	3-8%
Swartswood channery sandy loam	8-15%
Wellsboro channery loam	8-15%
Wyoming gravelly sandy loam	0-3%
Wyoming gravelly sandy loam	3-8%
Wyoming gravelly sandy loam	8-15%
Source: USDA/NRCS; Monroe County GIS Landbase; and Consultant's calculations	

In the case of Paradise Township, which has a fair amount of acreage in prime agricultural soils, there will always be a conflict between land preservation for agriculture and use of such land for development.

Soil Suitability for On-Site Disposal of Sewage Effluent

Knowledge concerning the ability of soils to handle effluent from septic systems is vital, for residents of Paradise Township are almost entirely dependent upon such facilities for liquid waste disposal. Since the Pennsylvania Sewage Facilities Act No. 537 became effective in 1968, increased attention has been given to the problems caused by improperly installed on-lot sewage disposal systems. With the aid of the Monroe County Soil Survey and the Township's Act 537 Sewage Facilities Plan, it is possible to identify general areas where the installation of on-lot systems may create problems.

The main limiting features of the soils for drainage fields for septic tanks are restricted permeability, steepness of slope, shallowness over bedrock, and the presence of a seasonal high water table. In addition, where soils are underlain by cavernous limestone, the underground water can be contaminated by seepage through crevices in the rocks or through solution channels.

Soil permeability is the rate of water movement through the soil. Too rapid percolation rates can result in pollution of ground water reserves due to inadequate filtration, while too slow rates mean that the soil has a limited capacity to absorb septic tank effluent. Soils that have high groundwater levels become saturated with septic tank effluent and later turn into foul-smelling, unhealthy bogs. On-site disposal systems should not be located in close proximity to any stream, open ditch or other watercourse into which unfiltered and contaminated effluent could escape and spread. On-site systems should never be located in floodplains. Rock formations and other impervious layers should also be far enough below the trenches or seepage bed of a filter field to allow for the adequate filtration and purification of septic tank effluent. Slopes of less than 10 percent usually do

not create serious problems in either the construction or maintenance of filter fields when the soils are otherwise satisfactory. On steep slopes, trench filter fields are more difficult to lay out and construct, while seepage beds become impractical. In addition, it may be difficult to control the lateral flow of effluent to the downhill soil surface. Any one of the above factors can make an area unsuitable for on-lot sewage disposal systems. If negative conditions exist but are not critical, lots of a larger than normal size will be required to provide an adequate layout of filter fields.

The Monroe County Soil Survey includes a general classification of soil suitability for on-site disposal of sewage effluent. It must be noted that the classifications are generalized for the soil types. While the classifications are useful for planning purposes they are not intended to supplant the actual field analysis required to have an on-lot sewage disposal system permitted in the Township.

Soils identified as having “severe” restrictions (or variable conditions with the potential for restrictions) related to the placement of on-lot sewage disposal systems are depicted on the Soil Suitability Map. All proposed developments should use sound engineering and construction methods to overcome these potential constraints. All of the remaining soils possess “moderate” limitations for on-lot sewage disposal systems.

Soil Suitability for Development

Soil characteristics and slope are important in selecting sites for future development. Level areas (less than five percent) lend themselves to residential, commercial and industrial development. Many of the soils in these level areas have good permeability and are deep and well drained. As a result, foundation conditions are usually good in these areas.

In addition, the level land helps keep grading costs to a minimum. Site exploration, however, is necessary in the limestone areas of the Township to make sure there are no caverns which can render foundation conditions unstable under large structures.

Foundation conditions are also usually good in areas that are level, well drained, and have shallow soils. Unfortunately, these areas usually lack good permeability for proper functioning of on-lot septic tank systems. Thinness of the soils is also conducive to the pollution of ground water supplies. A further complication in development of these shallow soils is in need to excavate bedrock, which increases development costs.

Woodlands

Wooded areas are scenic amenities and habitats for wildlife. They also provide scenic, visual relief from developed land areas and fields. Wooded areas increase capacity for absorption of storm run-off, diminishing flood potentials and decreasing erosion. Wooded areas are especially valuable when on steep slopes because erosion and sedimentation are diminished by absorption of run-off and binding of soil. Maintenance of wooded areas on steep slopes in turn is of even more importance when the steep slopes are found bordering streams that could be greatly disturbed through sedimentation and experience greater flood peaks if they are swelled by increased surface run-off. When eroded soil is washed off the land and into the streams, it fills the channels, cuts the banks, smothers animal life and muddies the water. Wooded areas also have a recreational potential, whether for hunting, fishing, hiking or similar activities. When areas are left wooded the quantity and quality of ground water can be better maintained than if

the woods are removed because the natural cover allows for infiltration of rainfall into the ground water system. Stable forested areas, if left undisturbed, also limit the amount and extent of invasive aggressive plants which flourish when these areas are disturbed or timbered.

Almost the entire Barrett, Mt. Pocono and Paradise region is heavily wooded, including both property and lands under federal and state management (see Topography and Woodlands Map). As in most of the Poconos, the wooded hillsides and other forested areas of the region are a major attraction and an integral part of the area's identity and character.⁵

Unique Natural Areas and Unique Geologic Features

In the past, attitudes toward preservation, protection and conservation of our ecological resources have not been a driving issue in comprehensive planning. As a result of education, and in response to the growing perception of the negative impacts of certain land use forms and practices, the preservation of wildlife and wild habitats has become a priority conservation objective.

The Department of Conservation and Natural Resources maintains a data system known as the Pennsylvania Natural Diversity Inventory (PNDI) which identifies plant and animal species which are either endangered or threatened. The PNDI records were consulted during the preparation of the Monroe County Natural Areas Inventory conducted by the Pennsylvania Science Office of The Nature Conservancy in 1991 and updated in 1999. This study included a list and mapping of rare and endangered plants, animals and natural habitats in the County. The Natural Areas Inventory contains (1) sites of local importance and (2) sites of statewide significance as listed on the PNDI. [It is the policy of PNDI not to release detailed, site specific information about significant natural features for general exposure to the public. This protects the features from persons who become curious and attempt to locate and collect such features. Instead, PNDI provides only generalized locations of known features.]

The Barrett, Mt. Pocono and Paradise Region has many areas that are identified as unique natural areas of both state and local importance. Within these areas are habitats for many endangered or rare plant and animal species, including plants, grasses, shrubs and birds. The Region also has five unique geologic features noted in the publication Outstanding Scenic Geologic Features of Pennsylvania, including the Devils Hole and the Mt. Pocono Overlook, which are located in or adjacent to the Township.⁶

SCENIC RESOURCES

The Barrett – Mt. Pocono – Paradise Open Space and Recreation Plan mapped scenic roads. These scenic roads are identified on the Historic and Cultural Resources Map. As stated in the Open Space and Recreation Plan, "Scenic roads include roadways that offer picturesque views of the surrounding countryside. Other roads are scenic in themselves being narrow, winding, nearly covered by a tree canopy or lined by an attractive stone wall." Proposed scenic roads located in the Township include the following:

- PA Route 191
- PA Route 314 (portions)
- PA Route 715
- PA Route 940

- Bush Road
- Carleton Road
- Clarks Road
- Cranberry Creek Road
- Donaldson Road
- Henry's Crossing Road
- Lower Swiftwater Road

HISTORIC AND ARCHAEOLOGICAL RESOURCES

Historic Resources

Paradise Township, like much of northeastern Pennsylvania, is fortunate to possess a rich cultural heritage. Today, this heritage is apparent from the older individual structures that are scattered throughout the Township. Local officials and residents recognize the value in conservation and rehabilitation, plus, restoration or adaptive reuse of these historic features as a means of providing a glimpse into the areas important past. Additionally, historic preservation can provide education opportunities regarding historic lifestyles and architectural styles. Well-maintained historic areas can create a sense of unique identity that stimulates civic pride and economic vitality, and can become a basis for tourism.

The Monroe County Historic Preservation Plan and a companion volume entitled Monroe County – Historic Legacy, compiled information on historic and culturally significant properties in the County. These properties were depicted on the Scenic, Historic and Cultural Resources Map that was included as part of the Barrett, Mt. Pocono and Paradise Township Open Space and Recreation Plan prepared in 2002. Subsequent to the preparation of that Plan, the Paradise Township Historical Society was formed, becoming a non-profit organization in March, 2010. The overall goal of the Society is “Collecting, Preserving and Disseminating Paradise History.” The Society is currently working to identify and document historic properties (using the requirements for inclusion on the National Register of Historic Places. To date, some 137 buildings/sites has been identified and mapped, for further investigation (see Table H-1). At a minimum, it should be recognized that the Township has many historic resources that have never been surveyed.

Archaeological Resources

Like historic sites, archaeological resources provide a glimpse into an area's distant past. In the case of archaeology, this past refers to times before local historic records were kept, or prehistoric times. Archaeological resources can provide valuable artifacts and remains, or simply information that can assist the identification dating and understanding of prehistoric cultures. Many times archaeological sites are surveyed merely to verify the presence of a prehistoric culture at that location. Once this information is known, the actual evidence of such culture (artifacts and other objects) becomes less important. Such sites might then provide interesting themes for local conservation-recreation areas.

Due to the confidential nature of its inventory of archaeologically sensitive areas, the PA Historical and Museum Commission (PHMC) is unable to produce township-wide sensitivity maps of known archaeological sites. However, substantial protection of these resources is provided within the subdivision and land development process. Applicants are typically required to obtain approval by the Township and the Pennsylvania Department of Environmental Protection (DEP) for a "Planning Module for Land Development." These Planning Modules generally require review by the PHMC to determine if any archaeological or historical resources are present in or near the project area. Known sites are required to do additional archaeological or historical studies.

If in the future the Township determines that significant archaeological resources remain unprotected from development, additional requirements could be established within the Zoning Ordinance or through the adoption of a special protection ordinance.

DEVELOPMENT CONSTRAINTS/PRESERVATION OPPORTUNITIES

Several constraints to development can be derived from the analysis of the Township's physical and cultural characteristics. Constraint categories include the following:

- **Slopes 15 percent or greater** - limits the ability to develop some uses
- **High Quality Streams and Watersheds** – high quality and exceptional value streams and watersheds need protection to maintain water quality/supply and natural habitats
- **Floodplains** – as identified by the Federal Emergency Management Agency (FEMA) – prohibits virtually all forms of development but allows many forms of agricultural and passive recreational activity
- **Hydric soils or soils with possible hydric inclusions** - indicators of potential wetlands – which have strict State/Federal protections against development
- **Prime agricultural soils** - as identified by the Soil Conservation Service and Municipalities Planning Code – which should be “protected and preserved”
- **Suitability for on-site sewage disposal** - The vast majority of the Township is classified as having limitations for on-site sewage disposal – and is not proposed to be served by public sewers
- **Woodlands** – essential for erosion/sedimentation control and natural habitats
- **Historic and archaeological resources** – may present regulatory restrictions on certain development activities

However, these “constraints” for development also present numerous opportunities for “preservation.”

**TABLE H-1
KEY TO MAPPED HISTORIC SITES**

<u>ID</u>	<u>NAME</u>	<u>LOCATION</u>	<u>DATE</u>	<u>COMMENTS</u>
0	D&L Railroad Office	Rt. 191 and Mill Road	1830	Located on Paradise Inn Property
1	Seguine House	Rt 191 west side. N of Paradise Twp line		
2	Cresco Railroad Station	north side of RR tracks east of Rt 191		Now Cresco Museum
3	Pocono Mt. Inn	off Rt 191	ca.1900	no structures remain. Now Township open space
4	Maple Lawn Inn	Rt. 191	19th Century	Previously Golden Goose restaurant, now private home
5	Keokee Chapel	Keokee Chapel Road	1890	
6	Osbaker Home			Mrs. Henry Hill (Rosalee) purchased in 1909
7	Crescent Lodge	Rt. 191 at Red Rock/Mill Road		
8	Paradise Inn	Rt. 191 and Mill Road	1830/1850/1913	Home of Bill Dietz
9	Joe Jefferson Cottage	Rt. 191 and Mill Road	1830	Located on Paradise Home Property
10	Paradise Valley Mill	Mill Road	1849	Located on Paradise Home Property
11	Niering's Garage	Rt. 191, south of Crescent Lodge		
12	Transue Home/Hillbrook	lane off Rt 191 across from Niering's Garage	1821	Dick Beesecker home
13	Hilgert Homestead	lane off Rt 191 across from Niering's Garage	1822	Newkirk Henry family (sold in 1998?)
15	Paradise Valley School	LR45034	c. 1880	Located near P42
14	Paradise Church cemetery	off Red Rock Rd, near Paradise Creek	1826-56	
16	Paradise Trout Hatchery	Rt. 191, Paradise Valley	1903	
17	Royal Olson	Rt 191 east side, no of PFLA lodge		part of PFLA. Former home of Heydt family
18	Steve Dieroff	Rt 191 west side, no of PFLA lodge		part of PFLA, barn of Royal Olson house
19	Paradise Falls Lutheran Assoc.	Rt. 191	1850/1927	Organized in 1922. Includes farmhouse (Gate Lodge), Fellowship Hall (barn), lake built prior to 1955

<u>ID</u>	<u>NAME</u>	<u>LOCATION</u>	<u>DATE</u>	<u>COMMENTS</u>
20	PFLA "Carriage House"	Nestledown Rd, off Rt 191, east side	1926	Part of PFLA. converted to house in 1961 by Mangum family. Home of Greg Cole
21	Dimmic Dietrich Farm	Nestledown Rd, off Rt 191, east side		part of PFLA, farm house is home of M/M Robert Bauers
22	"Nestledown", Chris Matthy house	Nestledown Rd, off Rt 191, east side		Part of PFLA - barn of Dimmic Dietrich farm
23	James Christ home, Abend Ruhe	Rt 191, west side, so of PFLA lodge	prior to 1922	Original part of PFLA . Owned by Raymond Raff, from Philadelphia, rented it to regain his health, then bought it
24	Hillestad House	Rt 191, Paradise Valley, S of Swiftwater Rd		Built by hatchery founder
25	Parkside Chapel	Rt. 191, west side, Henryville	1893	South of intersection with Browns Hill Rd.
26	Henryville House	Rt. 191 and Rt. 715	1842/19th Cent.	National Register Site
27	Hunter Farm	Hunter's Farm Road	19th Century	Barn and outbuildings built in early 1900's
28	Pocono People's College President's House	Off Hunter's Farm Road	1910	Building destroyed by fire
29	Hulbert House	Hulbert Hill Road	1830	Owned by Mattis
30	Bush-Ross Home	Bush Road	1850	Owned by Wayne Ross
31	Metzgar-Stevenson House	Lower Swiftwater Rd.	1820	Partial Log house
32	Old Camp	Swiftwater Lake		
33	Lewis Bush Homestead	Bush Road	1912	House and barn. Owned by Lords
34	Hockin/Hopkins House	SW corner of Bush Road and Donaldson Rd.	19th Century	Plank and Beam construction
35	Timber Hill Farm	Both sides of Donaldson Road	19th Century	House partially log construction, built in 1894;
36	Farm-on-the-Hill	Swiftwater Rd/Bush Rd.	1850	AKA Jymbo-Lynn in County survey
37	Novak Home	Red Rock/Mill Road		
38	Bend-o-Brook summer cottage	Lower Swiftwater road	1905-10	Batten family, owned by Benbobrook Trust
39	Wakefield/Wicks Home	Rt. 314, south side, after Donaldson Road		
40	Eric Anderson Home	Donaldson Rd, south side, .1 mile from 314		Dr James Cross & Arthur Rowe are former owners
41	Tobias Setzer - Hubbell house, "Heigh-Ho"	Donaldson Rd, north side, .5 m from 314		Built by Dr Eli Long c 1920. Operated as a resort, Heigh-Ho, by Paul Brenn

<u>ID</u>	<u>NAME</u>	<u>LOCATION</u>	<u>DATE</u>	<u>COMMENTS</u>
42	One Room Schoolhouse	Schoolhouse Hill road		Lyman Krewson family home
43	John Learn House	Lower Swiftwater Road	1900	Built by John Learn, rebuilt after fire by David W. Bowman , Sr. Rest of property (200 acres) became Ski Haven
44	Brosius House	Lower Swiftwater Road	circa 1870	
45	Mahlon Storm/Frank Smith	Rt 314, north side between fork and Donaldson Rd	1860	Info from J. Bowman
46	Hamblin Homestead	Upper Swiftwater Road		
47	Madison School	Upper Swiftwater Road		
48	Leies house. Blacksmith forge site & barn	Upper Swiftwater Road		George Shick Farm
49	St. Paul's UCC Church	SW corner of Upper Swiftwater Rd & Old Schoolhouse Hill Rd	1890's	Congregation founded in 1856
50	Ace's Store	Upper Swiftwater Road, East Swiftwater	1881	
51	Chestnut Grove Resort	NE corner of Upper Swiftwater and Carlton Road	1830/1893	Farmhouse and then Inn
52	Royal Britannia (The Antlers)	Upper Swiftwater road	ca. 1900-1916	
53	Fretz House	LR45034		
54	J.D. Hardy House	LR45034	ca. 1900	
55	John Knoll House	Grange Road & Rt. 940	1895	
56	Calemmo Home	Grange Road	1910-1913	
57	Kirk in the Woods Church	Off Trinity Hill road	1826	
58	Trinity Episcopal Church	Trinity Hill Road	1901	Built as summer cottage for Dr. Lott, who married into John Hancock Family. Current owner is Earl Leiby
59	Rock Crest	Stricklands Road, last house on east side		Formerly Meadowside resort
60	Hilda Brown's Home	Meadowside Road		
61	Villa of our Lady Retreat House	Meadowside Road		
62	Bowman Farm	Bowman Road	pre-civil war	First owner was Jaob Warner - original house is lathe and plaster
63	Pocono People's College	Off Hunter's Farm Road	1910	Building destroyed by fire

<u>ID</u>	<u>NAME</u>	<u>LOCATION</u>	<u>DATE</u>	<u>COMMENTS</u>
64	Wiiscasset Colony			
65	unknown			
66	Hawthorne Inn - no bldg			
67	Montenessca Hotel - Joe Darlak			
68	boarding house			
69	H. Teal - Mule Farm			
70	Jame Wilson to Smith - no bldg			
71	Ontwood Hotel - no bldg.			
72	Wiscasset Hotel - no bldg.			
73	golf course office			
74	Mrs. Dengler Boarding House - check location			
75	Paradise Twp Grange Hall - no bldg.			
76	Widdoss Store			
77	A. Rowe 1926			
78	W. Rowe			
79	Memorytown			
80	unknown			
81	unknown - no bldg at this loc			
82	Tank Creek Reservoir			
83	Don Miller			
84	Old Farmhouse & barn foundation			
85	Old Farmhouse			
86	Power Plant - foundation			
87	Farmhouse			

<u>ID</u>	<u>NAME</u>	<u>LOCATION</u>	<u>DATE</u>	<u>COMMENTS</u>
88	Coffman			
89	G. Koernze			
90	John Storm - now Wm. Coffman			
91	Morris Boorem			
92	James Nauman			
93	Koerner School			
94	unknown			
95	Jake Knauf			
96	Simon Warner			
97	Howard Barber			
98	Elwood Warner			
99	Harry Heller			
100	Lewis Hechman - 1906			
101	David Warner			
102	Simon Ace - no bldg. on site			
103	Leis			
104	Log House			
105	David Setzer to Geo. Heller			
106	G. Storm to M. Simpson			
107	Joe Learn			
108	Milton Heller			
109	Fox Farm - H. Metzgar			
110	Dr. Cross - no bldg			
111	Hayderl House??			
112	John Storm			
113	Arthur Bogart			

<u>ID</u>	<u>NAME</u>	<u>LOCATION</u>	<u>DATE</u>	<u>COMMENTS</u>
114	Howard Bush			
115	John Bowman			
116	Melchior Kintz Store			
117	Geo. Bowman			
118	Wes Henry			
119	Tom Brown 2			
120	Tom Brown 1			
121	Parkside - no bldg.			
122	unknown			
123	sawmill - no bldg.			
124	Henryville RR Station			
125	Lucy Raymond 1			
126	Lucy Raymond 2			
127	Clarence Besecker			
128	Melchior Price - Echo Farm			
129	Sandford Henry Slate Roof Barn - no bldg			
130	Henry Rental Fishing Cottage - no bldg			
131	Old House & Barn - no bldg			
132	Warson Family Homestead - no bldg			
133	Wes Henry Trout Ponds Destroyed in 1955 Flood			
134	Trout Ponds Built After Flood			
135	Boyscout Camp			
136	Springhouse Foundation Old Homestead			
137	Grocery Store in front of Newkirk Henry Farm			

TRANSPORTATION FACILITIES

Over its history, Paradise Township and nearby areas have been served by many forms of transportation from horse-drawn buggies and wagons to automobiles. In time, as newer and more efficient forms of transportation became available, older modes and facilities fell into disuse or were abandoned. Today, the family automobile is the primary form of transportation for the movement of goods and people over an extensive network of State and Township roads and highways. Trucks move freight and mail.

The transportation routes within Paradise Township consist of State, Township and private roads. The State roads and some Township roads connect the Township with adjacent townships and Townships. The Township roads provide the majority of the access to areas within the Township. Maintenance of the roads within the Township is generally the responsibility of the State and the Township. The State usually maintains the roads between centers of population

The availability of transportation systems has been a major factor in community development. Mobility is one of the most important characteristics of 20th-Century lifestyle. The automobile has been one of the most important means of transportation. The automobile allows mankind to reside further away from their employment and increases the need for better and safer roads. The location and character of transportation systems have determined the extent and direction of urban growth and frequently decide the allocation of commercial and industrial uses. In Paradise Township, one of the important determinants of the timing and location of development is the roadway system.

Increased traffic due to development causes additional wear and damage to existing roads. Many of these roads may not have been designed to handle this increase in demand. As development continues on local roads there may also be a conflict between agricultural and residential use of these roads.

Road Classifications

Historically, Paradise Township's roads have been subject to the regulations of the State. Standards for new street design are found in the Paradise Township Subdivision and Land Development Ordinance. Roads are commonly classified according to a system based on their ability to carry volumes of traffic. Roads typically have two important functions. First, they permit physical mobility and the ability to go from one place to another place. Secondly, roadways provide access to individual properties. Although both these two characteristics are found to some extent in every roadway, different types of roadways provide relatively different amounts of access and mobility. For example, major highways (e.g. the PA Turnpike and the Interstates) provide a high measure of mobility, by linking different states and regions. However, a road such as I-80 provides relatively little access, because access points are often miles apart. By further analogy, Wyndham Drive in Paradise Valley provides a high level of access because it connects with a number of similar roads as well as driveways. However, it provides relatively little mobility because it serves a small geographic area. The functional classification of a road is an important planning principle.

Roads are commonly categorized by mobility and accessibility. Each characteristic affects the other. Larger roads with several lanes are able to provide greater mobility, but as road size increases, ability to access it decreases. Either larger roads are restricted with traffic lights,

(which slow down mobility) or they are accessed by on/off ramps. In comparison, a small road within a subdivision is easily accessible, but mobility on it is restricted to a greater degree.

Land use planning must ensure that growth occurs in a manner that accounts for the capacities and characteristics of local roadway systems with particular regard for the volume of traffic on the road, the type of trip provided, the destination, and the speed of the trip. The following are the four typical functional classifications of roadways:

**TABLE T-1
FUNCTIONAL CLASSIFICATIONS OF ROADWAYS**

Interstate/Other Expressways - These highways are designed to provide for the movement of the greatest number of vehicles over the longest distance in the fastest allowable time. Access to expressways is restricted to grade-separated interchanges and the flow of traffic is uninterrupted. These highways generally serve either inter-state and inter-regional traffic or cross-town traffic in densely developed areas.

Arterials - Arterials also provide for the movement of large volumes of traffic over longer distances; however, these highways generally operate at lower speeds due to the presence of traffic control devices and access points. They can be subclassified as Principal Arterials, which serve inter-city traffic, and Minor Arterials, which link smaller developed areas within areas of the County.

Collectors - Collector highways serve moderate traffic volumes and act to move traffic from local areas to the arterials. Collectors, too, can be subdivided into sub-categories. Major Collectors provide for a higher level of movement between neighborhoods within a larger area. Minor Collectors serve to collect traffic within an identifiable area and serve primarily short distance travel.

Local - Local roads and streets are, by far, the most numerous of the various highway types. These highways provide access to individual properties and serve short distance, low speed trips.

A general description of the design characteristics of these four classifications is presented in Table T-2 below.

Regardless of the classification, the adequacy of the circulation system is determined by the ability of roads and highways to perform certain assigned functions of traffic movement. For example, the function of an arterial road is generally to move vehicles from one point to another in an efficient, safe and rapid manner. More than any other type, the arterial road illustrates the conflict between the movement of traffic and the land access function. The two functions are incompatible. When volumes of traffic are low and the density of the abutting development is low, the conflict is not serious. However, when traffic volumes are high and the adjoining land is intensely used, the number of points of conflict increases rapidly. It is therefore important to understand the appropriate functions of different roads in order to prevent misuse and failure of the system.

**TABLE T-2
ROADWAY DESIGN CHARACTERISTICS**

Classification	General Provisions	Right-of-Way Width	Cartway Width
<u>Expressway</u>	<ul style="list-style-type: none"> - 55 + MPH - Limited Access - No Parking - Noise Barrier/Buffer (where required) 	Minimum 120 feet; however, may be wider based on local conditions and design	- Minimum four 12' wide travel lanes with 10' wide shoulders capable of supporting heavy vehicles
<u>Arterial</u>	<ul style="list-style-type: none"> - 35-55 MPH - Some access controls to and from adjacent development - Encourage use of reverse and side street frontage and parallel access roads to limit private individual access. - No Parking 	60 feet	- 12' wide travel lanes with shoulders in rural area and curbing in urban areas
<u>Collector</u>	<ul style="list-style-type: none"> - 25-35 MPH - Some access controls to and from adjacent development more control on major collectors; less on minor collectors - Parking may be permitted on one or both sides 	50 feet	<ul style="list-style-type: none"> - 11' to 12' wide travel lanes with stabilized shoulders or curbing - 8' wide lanes provided for parking if necessary
<u>Local</u>	<ul style="list-style-type: none"> - 15-35 MPH - No access control to and from adjacent development - Parking permitted on one or both sides 	40	- 11' wide travel lanes with stabilized shoulders minimum 4' recommended

The Pennsylvania Department of Transportation has classified both urban and rural highways. The rural category applies to the non-urbanized areas of Monroe County, including all of Paradise Township. The streets in the rural category were classified into four groups: (1) Rural Principal Arterials; (2) Rural Minor Arterials; (3) Rural Collectors; and (4) Rural Locals. The following list defines the function of each of these groups:

**TABLE T-3
FUNCTIONAL CLASSIFICATIONS – RURAL SYSTEM**

Classification	Function
Rural Principal Arterial	Serves corridor movements having trip length and travel density characteristics indicative of substantial statewide or interstate travel.
Rural Minor Arterial	Links cities and larger towns, and forms an integrated network providing interstate and intercounty service.
Rural Collector	Generally serves travel of primarily intra-county rather than statewide importance and constitutes the route on which predominate travel distances are shorter than on arterial routes. Rural collectors are subclassified into two categories - major and minor.
Rural Local	Serves primarily to provide access to adjacent land, and provides service to travel over relatively short distances as compared to collectors or other higher systems.

The Transportation Map identifies the major system of highways and streets in Paradise Township based on the above Pennsylvania Department of Transportation classifications.

There are no roadways in the Township that can be classified as interstate highways, limited access rural principal arterials or rural principal arterials. The closest limited access highways to the Township are I-80 and I-380. The closest rural principal arterial to the Township is PA Route 3 near Bartonsville.

There are four roads in the Township classified as rural minor arterials, as follows:

- PA Route 191 (SR 191) from the Pocono Township line in the southeast to the Barrett Township line south of Cresco.
- PA Route 390 (SR 390) from Route 940 north, and combining with SR 191 to the Barrett Township line south of Cresco.
- PA Route 611 (SR 611) from the Pocono Township line to the Mount Pocono Borough line.
- PA Route 940 (SR 940) from the Mount Pocono Borough to its terminus at SR 191 in Paradise Valley.

The following roads are classified as rural major collectors:

- PA Route 314 (Clubhouse and Lower Swiftwater Roads), which enters the Township from Pocono Township and exits the Township again, northeast of Swiftwater.
- PA Route 715, which enters the Township north of Meisertown (Pocono Township) and terminates at PA Route 191 in Henryville.

- Carlton Road (SR 1011), which runs north from PA Route 314 in Pocono Township to PA Route 940.

The remaining State road, SR 1004 (Lower Swiftwater Road), as well as all Township owned and maintained, and all privately owned and maintained streets and roadways in the Township are classified as rural locals.

The following table includes additional data on the state roads in the Township.

**TABLE T-4
STATE ROADWAY CHARACTERISTICS**

Road Name	Route No.	Functional Classification	AADT (2011)
Pa Route 191	SR 191	Minor Arterial	5,600 ¹ 5,700 ² 5,200 ³ 1,800 ⁴
Clubhouse and Lower Swiftwater Roads	SR 314	Major Collector	500
Pa Route 390	SR 390	Minor Arterial	6,100 ⁵ 7,200 ⁶
Pa Route 611	SR 611	Minor Arterial	15,000
Pa Route 715	SR 715	Major Collector	1,400
Pa Route 940	SR 940	Minor Arterial	8,300 ⁷ 4,600 ⁸
Lower Swiftwater Road	SR 1004	Local Road	500
Carlton Road	SR 1011	Major Collector	3,300
¹ Between Township Line and SR 715 ² Between SR 715 and Lower Swiftwater Road (SR 1004) ³ Between Lower Swiftwater Road (SR 1004) and SR 940 at Paradise Valley ⁴ Between SR 940 at Paradise Valley and SR 390 ⁵ Between SR 940 and SR 191 ⁶ Between SR 191 and the Barrett Township Line ⁷ Between Mount Pocono Borough and SR 390 Source: PA Dept. of Transportation			

The Paradise Township Subdivision and Land Development Ordinance contains detailed design criteria for the construction of streets and roads that do not fall under the jurisdiction the Pennsylvania Department of Transportation. The Township's Ordinance requires that all streets – including private streets not intended to be dedicated to the Township – be designed to the same rigorous standards.

Traffic Volumes

The ability of highways to carry large volumes of traffic is controlled by several factors. The number of traffic lanes, grades, sight distances, proportion of trucks, operating speeds and roadway clearance are some of the more important elements that affect capacity.

The volume of traffic on the principal traffic routes in the Township is also shown in Table T-4. Annual average daily traffic counts (AADT) obtained from the Pennsylvania Department of Transportation are shown for State routes. The AADT is determined by counting the number of vehicles passing a specific point for one week and averaging the results for each 24-hour period during the week. These counts aid the Department of Transportation in determining which roads should have priority for repairs and/or improvements.

Since Paradise Township contains traffic generators such as businesses, shopping areas, tourist attractions, industry, etc., there are areas of traffic congestion. The highest volumes of traffic are witnessed on PA Routes 611, 940, 390 and 191, which are the four major traffic routes through the Township.

Traffic Accidents

The utilization of the private automobile as the major mode of transportation within Paradise Township contributes greatly to the occurrence of traffic accidents within the municipal boundaries. According to the 2000 U.S. Census, over ninety (90) percent of the labor force in the Township used the private automobile as the means of transportation to work. This high percentage, accompanied by additional volume created by through-traffic, shopping trips, etc., increases the potential for traffic accidents.

Air Transportation

There are four airport facilities in Monroe County, none of which are classified as Commercial Aviation airports, and none of which have regularly scheduled air service. Township residents must travel to Wilkes-Barre-Scranton International Airport (AVP) in Avoca or Lehigh Valley International Airport (ABE) in Allentown for scheduled passenger service.

There are four General Aviation airports in the County. The Pocono Mountains Municipal Airport is located west of the Township in Coolbaugh Township. It is privately-owned and has a 4,000 foot long paved runway and a 5,001 foot long paved runway. The Rocky Hill Ultralight Flightpark is located just north of the Township in Barrett Township. It has a turf runway and is privately-owned. The Flying Dollar Airport is also located in Barrett Township. It is privately owned and has a 2,500 foot long turf runway. The Stroudsburg-Pocono Airport is located north of East Stroudsburg, in Smithfield Township. It is privately owned and has a 3,087 foot long paved runway.

Bus Transportation

The Monroe County Transit Authority (MCTA) provides public transit in Monroe County and currently operates four fixed routes. Presently, Paradise Township is served by the Blue Route,

which runs from Stroudsburg through Mount Pocono, with a stop at the Mount Airy Casino Resort. If future development becomes such that public transportation is warranted then Township officials should solicit MCTA to extend additional route alignments into the Township..

In addition to its fixed route bus service, MCTA operates a variety of shared ride services for transportation-disadvantaged persons. This service, called Pocono Pony, provides service to people living more than 1/4 of a mile from a public fixed route and to individuals who are unable to use the public fixed route due to a disability.

Rail Transportation

Freight Rail

The only operating freight railroad located in Paradise Township is the Delaware-Lackawanna line, which runs from Mount Pocono north to Barrett Township near Cresco, and then parallels Cranberry Creek south to Pocono and Stroud Townships, ultimately connecting to the Norfolk Southern system in Northampton County. This railroad is an industrial railway serving industries along its routes and transporting goods between industries and communities through the Poconos.

Passenger Rail

There is no passenger rail service available to Township residents. The nearest passenger rail service in Pennsylvania is Amtrak, which operates passenger rail service between Philadelphia and the Quakertown area of Bucks County. Township residents have to travel to the New Jersey and New York areas to make use of scheduled passenger rail service.

Transportation Projects

The State's Twelve-Year Program targets the Commonwealth's improvement efforts in all modes of transportation: highways, bridges, aviation, rail and transit over a twelve-year period. The TIP - Transportation Improvement Program - is a staged, four-year, intermodal program of transportation projects, which is consistent with the Long-Range Transportation Plan. The Northeastern Pennsylvania Metropolitan Planning Organization prepares and adopts TIP annually. A project to be funded has to be included in the Monroe County Long-Range Transportation Plan. The current twelve-year improvement program (2013) has no listed projects related to Paradise Township.

The Township road system is supported in part by the Pennsylvania Department of Transportation through Liquid Fuels Allocations. These monies are for construction, repair and maintenance of Township roads. The funding of major highway projects by the State is usually reflected in the State's twelve-year improvement program.

During the course of the preparation of a Draft Official Map for the Township in 2009, the Township Roadmaster and Township Engineer sat down and prepared a "wish list" of future transportation improvement projects. This "wish list" identified twenty-one (21) intersection improvement and/or road realignment projects that could be pursued if the funding was available. These proposed projects were identified on the Draft Official Map (September 2009) as prepared by the Monroe County Planning Department and are listed below:

- 1 Nauman Road and Route 314 - Eliminate "Y" intersections
- 2 Keokee Chapel Road and Route 940 – Relocate Keokee Chapel Road
- 3 Carton and Woodland Roads – Replace "Y" intersection with a "T" intersection
- 4 Merry Hill Road – Realign Merry Hill Road to "T" with Carlton Road
- 5 Merry Hill Road – Extend realigned Merry Hill Road to Woodland Road
- 6 Red Rock Road – Realign Red Rock Road to move the intersection with Route 191 to the east
- 7 Cranberry Creek Drive (north terminus) – Relocate Cranberry Creek Drive to move the intersection with Route 191 to the south/east
- 8 Henrys Crossing Road – Remove the road curvature (south of the railroad crossing)
- 9 Cranberry Creek Drive (south terminus) – Relocate Cranberry Creek Drive to move the intersection with Route 191 to the east
- 10 Browns Hill Road and Route 191 - Realign Browns Hill Road to move the intersection with Route 191 to the east
- 11 Sylvan Cascade Road and Route 191 – Realign Sylvan Cascade Road to replace "Y" intersection with a "T" intersection
- 12 Sylvan Cascade Road (near Route 191) – Eliminate sharp curve in the roadway
- 13 Sylvan Cascade Road (near Pocono Township line) – Eliminate sharp curve in the roadway
- 14 Hulbert Hill Road – Realign road to eliminate sharp curve
- 15 Lower Swiftwater Road - Realign road to eliminate curve (west of Swiftwater Lake)
- 16 Red Rock Road (north of Bush Road) – Eliminate sharp curve in the roadway
- 17 Red Rock Road (near intersection with Bush Road) – Eliminate sharp curve in the roadway
- 18 Route 314, Donaldson and Olde Schoolhouse Roads – Intersection improvements
- 19 Carlton Road and Bush Road – Realign Carlton Road to intersect with Red Rock Road to the south/west (across from Olde Schoolhouse Road)
- 20 Bowman Road – Extend Bowman Road across Woodland Road – to connect to Meadowside Road
- 21 Trinity Hill Road – Extend Trinity Hill Road south to intersect with Wiscasset Road

The State has placed weight restrictions on several bridges located in the Township. They are as follows:

- Route 314 over Swiftwater Creek
- Bush Road over Forest Hills Run
- Koerners Road over Devils Hole Creek
- Hulbert Hill Road over Swiftwater Creek
- Lower Swiftwater Road over Paradise Creek
- Carlton Road over Forest Hills Run

In addition, the Township has studied and subsequently placed weight restrictions on several Township roads. They are as follows:

- Clarks Road (T-533) – 12 Ton Limit
- Cranberry Creek Road (T-588) – 10 Ton Limit
- Devils Hole Road (T-561) – 12 Ton Limit
- Henrys Crossing Road (T-590) – 12 Ton Limit
- Hunter Farm Road (T-607) – 10 Ton Limit
- Hulbert Hill Road (T-568) – 15 Ton Limit

DEMOGRAPHIC ANALYSIS

In order to prepare and follow guidelines for future land use, as well as goals involving the physical, economic and social environment of the Township, it is crucial to have an understanding of Paradise Township's population as well as its population characteristics. For example, future residential, industrial, commercial, recreational and other developments require different amounts and types of land. Each of these developments is related to the level and type of population it must serve.

The most important Township resource is its people. The population of the Township is growing, but the particular characteristics of the population may be changing also. The character of the population should be evaluated and reflected in the Township's Comprehensive Plan.

This section includes historical data as well as current information. This information will be used in forming and evaluating strategies to implement the Township's goals and objectives, and will be used to more efficiently allocate the resources identified in the Background Studies. Additionally, this information can be used to provide objective support for land use goals, and ensure that policies are rationally related to needs.

Population Trends

An essential phase of the planning process is an analysis of population trends, existing characteristics and anticipated future growth. Population composition is the result of socioeconomic trends. Future population can be expected to result from current trends. To determine the quantitative characteristics of a population, reliance is placed on statistics such as U.S. Census data; while to determine the current and future needs of a community's population, analysis of qualitative characteristics such as age distribution, social composition, educational attainment and income is important. Only by a determination of the number, distribution and characteristics of the population can plans be formulated to insure the orderly provision of public services such as school, parks, water and sewer facilities and highways and to determine the most equitable disposition of future land use patterns.

As can be seen in Table D-1, Paradise Township's population has increased fairly consistently – ranging between 13 and 22 percent. The one exception was the 1970 to 1980 decade – when the Township population increased by more than 64 percent.

Table D-2 highlights the fact that the overall population density of the Township (in persons per square mile) is low in comparison to many neighboring townships and the more urban/suburban portions of the County.

**TABLE D-1
HISTORIC POPULATION
PARADISE TOWNSHIP**

Year	Total Population	Net Change	Percent Change
1960	982	-	-
1970	1,207	225	22.9
1980	1,983	776	64.3
1990	2,251	268	13.5
2000	2,671	420	18.7
2010	3,186	515	19.3
Source: U.S. Census of Population, 1960 through 2010			

**TABLE D-2
REGIONAL POPULATION DENSITIES
2010**

Municipality	Population Density Persons/Square Mile
PENNSYLVANIA	283.9
MONROE COUNTY	279.2
Paradise Township	149.6
Barrett Township	80.7
Coolbaugh Township	238.5
Mount Pocono Borough	917.8
Pocono Township	323.2
Stroud Township	618.7
Price Township	142.8
Source: U.S. Department of Commerce, Bureau of Census	

The pattern of population growth reflects the influences of many factors. Large areas, such as Monroe County, maintain growth rates that are less likely to be influenced by changing economic conditions than are smaller areas such as Paradise Township. Table D-3 provides a comparison of recent growth in Paradise Township with that of neighboring municipalities, Monroe County, and the State overall.

TABLE D-3
REGIONAL POPULATION GROWTH COMPARISONS
1980 THROUGH 2010

Municipality	Population				Change			
					1980 to 1990	1990 to 2000	20000 to 2010	
	1980	1990	2000	2010	%	%	%	Numerical
PENNSYLVANIA	11,864,751	11,881,643	12,281,054	12,702,379	0.14	3.36	3.4	421,325
MONROE COUNTY	69,409	95,709	138,687	169,842	37.9	44.9	22.5	31,155
Paradise Township	1,983	2,251	2,671	3,186	13.5	18.7	19.3	515
Barrett Township	3,273	3,216	3,880	4,225	(-) 1.7	20.6	8.9	345
Coolbaugh Township	3,993	6,756	15,205	20,564	69.2	125.1	35.2	5,359
Mount Pocono Borough	1,237	1,795	2,742	3,170	45.1	52.8	15.6	428
Pocono Township	5,233	7,529	9,607	11,065	43.9	27.6	15.2	1,458
Stroud Township	9,150	10,600	13,978	19,213	15.8	31.9	37.5	5,235
Price Township	684	1,633	2,649	3,573	138.7	62.2	34.9	924
Source: U.S. Department of Commerce, Bureau of Census								

Table D-4 summarizes Year 2010 population data for the Township at the census tract level. The entirety of Paradise Township lies in one (1) census tract - Census Tract 3002.02. This census tract is comprised of four (4) census “block groups,” two (2) of which are located in Paradise Township. The other two are located in Mount Pocono Borough.



Block Group 1 includes the portions of the Township generally north of Routes 191/940. Block Group 2 includes the remaining portions of the Township to the south. As can be seen in Table D-4, approximately two-thirds of the Township’s population is located in Block Group 1.

**TABLE D-4
PARADISE TOWNSHIP
2010 CENSUS OF POPULATION AND HOUSING
SUMMARY BY CENSUS TRACT/BLOCK GROUP**

	Total Persons
Total - Census Tract 3002.02	3,186
Block Group 1	2,053
Block Group 2	1,133
Source: 2010 U.S. Census of Population and Housing.	

Population Characteristics

Increases in the Township's population during recent decades have brought about some important changes in its characteristics. These may indicate not only trends of future growth, but may also point to some specific conditions and requirements for the development of Paradise Township. Table D-5, 2000 Characteristics of Persons by Census Tracts, lists the following selected population characteristics for the Township as a whole, as well as each of the constituent census tracts: (1) total population, (2) male and female population, (3) persons per household and (4) median age.

**TABLE D-5
2010 CHARACTERISTICS OF PERSONS BY CENSUS BLOCK GROUPS**

	Township Total	Census Block Group 1	Census Block Group 2
Total Population	3,186	2,053	1,133
Male	1,554	1,005	549
Female	1,632	1,048	584
Households	1,203	729	474
Persons per Household	2.64	2.80	2.39
Median Age	42.5	42.2	43.2
Male	42.5	41.8	43.5
Female	42.5	42.4	42.8
Source: 2010 U.S. Census of Population and Housing.			

Age and Sex Characteristics

Age and sex characteristics not only provide indicators of fertility ratios, birth rates and the like, but also help to determine the need for specific types of facilities to serve the community audits region. Schools are one of the best examples of how population composition affects the need for public services.

An aging population leads for fewer children, while an increasing proportion of young married couples will contribute to an expanding load on the area's schools. An increasing proportion of elderly may point to the need for special housing facilities (convalescent homes, etc.), special recreation facilities or other such facilities.

Age-sex population distribution within a community is an important factor for estimating economic as well as population growth in the future. The interaction of jobs and population will have a dynamic influence on land use proposals. For example, the departure of the 25-44 age group from a community implies a lack of employment opportunities and a need for planning in that direction.

Changes in the age and sex composition of the Township's population for 2000 and 2010 are shown in Table D-6.

**TABLE D-6
POPULATION CHANGE BY AGE AND SEX GROUPS
2000 TO 2010**

	2000	Percent of Total	2010	Percent of Total
Sex				
Male	1,300	48.7	1,565	51.0
Female	1,371	51.3	1,502	49.0
Age Group				
Under 5	126	4.7	178	5.6
5 to 9	164	6.1	190	6.0
10 to 14	188	7.0	246	7.7
15 to 19	197	7.4	204	6.4
20 to 24	126	4.6	156	4.9
25 to 34	283	10.6	305	9.6
35 to 44	445	16.7	445	14.0
45 to 54	429	16.1	532	16.7
55 to 64	317	11.9	455	14.3
65 to 74	241	9.0	274	8.6
75 & Over	158	5.9	201	6.4
TOTAL		100.0		100.0
Source: U.S. Census of Population, 2000 and 2010				

Age

All age groups have undergone some change from 1980 to 2000. During that period, the population of the Township increased by 758 persons, or nearly 33 percent. This increase in population is reflected in numerical increases in all age groups.

In 2000, approximately 25 percent of the total Township population was under 20 years of age - in 2010 this segment of population represented slightly less than 25 percent of the total. The 20 to 55 age groups represented approximately 48 percent of the population in 2000 - in 2010; persons 20 to 55 comprised only 45 percent. The 55 and over age groups increased from 27 percent of the Township total in 2000 to over 29 percent of the Township total in 2010. The overall aging of the Township's population can be seen in the increase in the median age for the Township. In 2000, the median age of the population was 41.0 years; this had increased to 42.5 years by 2010. As can be seen from Table D-7, between 2000 and 2010, the median ages Countywide and Statewide, increased at a greater rate than that of the Township. However, the median age of the Township in 2010 was 2.2 and 2.4 years older than that of the County and State, respectively.

**TABLE D-7
PERCENT OF POPULATION BY AGE GROUP**

2000				
	Paradise Township		Monroe County	Pennsylvania
Year	Number	Percentage	Percentage	Percentage
0-4	126	4.7%	6.0%	6.7%
5-14	352	13.1%	14.2%	13.7%
15-24	323	12.0%	13.2%	13.0%
25-34	283	10.6%	10.9%	16.4%
35-44	445	16.7%	17.9%	14.6%
45-54	429	16.1%	14.3%	10.3%
55-64	317	11.9%	9.2%	9.8%
65-74	241	9.0%	7.1%	9.1%
75+	158	5.9%	5.1%	6.3%
Median Age	41.0		37.2	35.0
2010				
	Paradise Township		Monroe County	Pennsylvania
Year	Number	Percentage	Percentage	Percentage
0-4	178	5.6%	5.1%	5.7%
5-14	436	13.7%	13.7%	12.1%
15-24	360	11.3%	15.3%	14.0%
25-34	305	9.6%	9.3%	11.9%
35-44	445	14.0%	13.4%	12.7%
45-54	532	16.7%	17.3%	15.3%
55-64	455	14.3%	12.9%	12.8%
65-74	274	8.6%	7.4%	7.8%
75+	201	6.4%	5.4%	7.8%
Median Age	42.5		40.3	40.1
Source: U.S. Department of Commerce, Bureau of Census, 2000 and 2010				

The number of persons 65 years and older increased from 399 to 475 between 2000 and 2010 (19 percent). The increasing number of senior citizens living in the Township points to the need for special consideration in the planning for their future needs. When considering the needs of the elderly, special care should be made to ensure development to serve the elderly is near existing transportation, health and urban services.

Racial and Ethnic Minorities

As can be seen in Table D-8, 556 persons (approximately 17.5 percent of the total Township population in 2010) identified themselves as being non-white; 329 persons, or approximately 10.0 percent, identified themselves as being of Hispanic origin.

**TABLE D-8
GENDER AND RACE CHARACTERISTICS, 2010**

	Paradise Township		Monroe County	Pennsylvania
	Number	Percentage	Percentage	Percentage
Sex				
Male	1,554	48.8%	49.4%	48.7%
Female	1,632	51.2%	50.6%	51.3%
Race				
One Race	3,104	97.4%	97.1%	98.1%
White	2,630	82.5%	77.2%	81.9%
Black	321	10.1%	13.2%	10.8%
American Indian, Alaska Native, etc.	17	0.5%	0.3%	0.2%
Asian	36	1.1%	2.1%	2.7%
Hawaiian, Pacific Islander	2	0.1%	-	-
Other Race	98	3.1%	4.3%	2.4%
Two or More Races	82	2.6%	2.9%	1.9%
Hispanic Origin	329	10.3%	13.1%	5.7%
Source: U.S. Department of Commerce, Bureau of Census, 2010				

Population Projections

A population projection is an estimate of future population, based on historical trends (including births, deaths and rates of migration) and generally prepared using a mathematical model. Population projections (estimates) are used to plan for, among other things, housing, water and sewer expansion, school facility planning, transportation systems, employment needs, and the acquisition of adequate recreational areas and programs.

The Monroe County Planning Commission has periodically prepared population projections for the County and each local municipality. The most recently available projections for the year 2020 are detailed in Table D-9. These projections were prepared prior to when the 2010 U.S. Census was conducted.

**TABLE D-9
YEAR 2010-2020 POPULATION PROJECTIONS
FOR PARADISE TOWNSHIP AND SIMILAR MUNICIPALITIES**

Municipality	Actual 2010	Projected 2020
Monroe County	169,842	224,341
Paradise Township	3,186	3,510
Barrett Township	4,225	5,225
Coolbaugh Township	20,564	32,100
Mount Pocono Borough	3,170	4,625
Pocono Township	11,065	13,750
Stroud Township	19,213	20,700
Price Township	3,573	4,675
Source: Monroe County Planning Commission		

The next steps in the process as they relate specifically to Paradise Township are (1) to refine the County projections with input from the Township; (2) to establish a target, or desirable future, population – based on the Township’s growth policies and goals; and (3) to analyze the zoning within the Township to determine if adjustments to zoning are required. This analysis is intended to determine if the current zoning over-accommodates or under-accommodates the Township’s targeted growth.

HOUSING

Residential areas are historically the largest users of developed land and serve as the catalyst for population growth. The home is the largest single investment for most families, and the home and its surroundings probably have the greatest single influence on the happiness of most people.

The pressures of a growing population, and corresponding urbanization, have resulted in increased conflicts in the predominantly rural agricultural areas of Paradise Township. The availability of affordable, decent housing for all types of family and household units must also be addressed in light of the anticipated future increases in Township population.

The growth in the number of Paradise Township’s housing units has paralleled the rise in population during the last two decades. Table D-10 shows the number of units, both vacant and occupied, for the years 2000 and 2010. This table reveals that while the total population of the Township increased by over 19 percent in the last 10 years the total number of housing units in the Township only increased by approximately 17 percent. The proportion of occupied to vacant housing units increased from 76 percent in 2000 to 79 percent in 2010.

**TABLE D-10
HOUSING TRENDS, 1990, 2000 AND 2010**

	2000	2010	Percent Increase (2000 – 2010)
Total Housing Units	1,306	1,530	17.2
Total Occupied Housing Units	996	1,203	20.8
Total Vacant Housing Facilities	310	327	5.5
Source: U.S. Census of Population and Housing, 2000 and 2010			

During this same time period, the Township experienced a slight increase in the average household and family sizes - from 2.57 persons per household in 2000 to 2.64 persons per household in 2010 and from 3.00 persons per family in 2000 to 3.07 persons per family in 2010. In 2010, the Township's average household and family sizes were larger than that of the State overall – but less than that of Monroe County

**TABLE D-11
HOUSEHOLD TYPES IN THE TOWNSHIP, COUNTY AND STATE IN 2010**

	Paradise Township	Monroe County	Pennsylvania
Number of Persons per Household	2.64	2.72	2.45
Number of Persons per Family	3.07	3.17	3.02
Percentage of Family Households	72.6 %	72.3 %	65.0 %
Percentage of Family Households that are Married Couple Households	78.6 %	77.1 %	74.1 %
Source: U.S. Department of Commerce, Bureau of Census, 2010			

Housing Characteristics

Paradise Township's pattern of residential development is quite similar to other rural areas that are feeling the impact of urbanization/suburbanization. This type of development is characterized by scattered subdivisions and scattered individual homes consisting predominantly of single family dwellings.

Table D-12 reveals only minor changes in the makeup of the Township housing stock since the 2000 Census. As can be seen from the table, the dominant percentage of single family dwelling types of residential units (including attached and detached units) has continued to increase, while the percentage of multifamily units has decreased significantly. The small number and percentage of mobile homes has remained constant over the 10-year period.

TABLE D-12
PERCENTAGE OF RESIDENTIAL UNITS BY STRUCTURE TYPE – 2000 TO 2010

Type of Structure	2000 ¹		2010 ²	
	Total Units	%of Total	Total Units	%of Total
One Unit*	1,225	93.8	1,228	97.2
Two or More Units	77	5.9	31	2.5
Mobile home or Other	4	0.3	4	0.3
Total	1,306	100.0	1,263	100.0
* includes attached units Source: ¹ U.S. Department of Commerce, Bureau of Census, 2000; ² 2007 – 2011 American Community Survey – 5 Year Estimates				

Table D-13 compares the current mix of housing stock in the Township with that of Monroe County and of Pennsylvania overall. As can be seen in the table, single family detached units are the dominant housing unit types – comprising over 96 percent of the total dwelling unit stock. This is in contrast to 82.7 at the County level and only 56.9 percent at the State level. Conversely, the numbers of both single family attached and multifamily units located in the Township are very small, when compared to the Countywide and Statewide percentages.

The time period in which Paradise Township's housing facilities were constructed is presented in Table D-14. As can be seen from the Table, the housing stock in the Township is older than that of the County, but younger than that of the State overall. Of the 1,263 housing units tabulated in the 2007 – 2011 American Community Survey, approximately 40 percent were constructed since 1980, and approximately 16 percent in the last 10-year period.

TABLE D-13
2010 STRUCTURAL AND VACANCY CHARACTERISTICS

	Paradise Township		Monroe County	Pennsylvania
	Number	(%)	(%)	(%)
Total Housing Units	1,263	100.0	100.0	100.0
1 Unit Detached	1,219	96.5	82.7	56.9
1 Unit Attached	9	0.7	4.3	18.3
2 - 4 Units in Structure	22	1.8	5.0	9.0
5 - 9 Units in Structure	9	0.7	1.6	3.4
10 or More Units in Structure	0	0	2.2	8.2
Mobile Home/Other	4	0.3	3.7	4.3
% Owner Occupied	64.4		60.4	63.0
% Renter Occupied	14.2		14.6	26.2
% Vacant	21.4		25.0	10.8
Source: 2007 – 2011 American Community Survey – 5 Year Estimates				

**TABLE D-14
YEAR STRUCTURE BUILT**

	Paradise Township		Monroe County	Pennsylvania
	Number	(%)	(%)	(%)
Total Units	1,263	100.0	100.0	100.0
2000 or later	207	16.4	14.1	7.6
1990 - 1999	128	10.1	18.1	9.3
1980 - 1989	165	13.1	23.0	9.9
1970 - 1979	191	15.1	16.9	12.8
1969 or earlier	572	45.2	27.9	60.4
Source: 2007 – 2011 American Community Survey – 5 Year Estimates				

Tenure and Vacancy

The changes in tenure and vacancy from 2000 to 2010 are shown in Table D-15. During this period, there was a trend toward increased occupancy by owners and few renter occupied dwelling in the Township. This increase can be attributed to the construction of several suburban, single family dwelling developments in the several locations in the Township during this time period catering to middle and higher income residents who are in a position to purchase their homes.

**TABLE D-15
TENURE AND VACANCY**

	2000		2010	
Tenure and Vacancy	Number of Units	Percent of Total	Number of Units	Percent of Total
Owner Occupied	772	59.1	986	64.4
Renter Occupied	224	17.2	217	14.2
Vacant	310	23.7	327	21.4
Total	1,306	100.0	1,530	100.0
Source: U.S. Census of Population, 2000 and 2010				

The percentage of owner occupied to total units increased through the last decade, while the vacancy rate has remained fairly high – a probable indicator of the number of vacation homes located in the Township.

Table D-16 shows that nearly one-half (48.6%) of Township householders moved into their present residence in the last ten years, and more than 70 percent had lived in the same residence for less than twenty years. These percentages are comparable to the State overall. However, the Monroe County numbers reflect nearly a 80 percent movement rate in the last twenty years.

**TABLE D-16
YEAR HOUSEHOLDER MOVED INTO RESIDENCE**

	Paradise Township		Monroe County	Pennsylvania
	Number	(%)	(%)	(%)
Total Occupied Housing Units	1,005	100.0	100.0	100.0
Moved in 2005 or later	274	27.3	29.9	33.0
Moved in 2000 to 2004	214	21.3	24.7	18.6
Moved in 1990 to 1999	231	23.0	24.2	20.0
Moved in 1980 to 1989	130	12.9	12.5	11.1
Moved in 1970 to 1979	91	9.1	4.7	8.1
Moved in 1969 or earlier	65	6.5	4.1	9.4
Source: 2007 – 2011 American Community Survey – 5 Year Estimates				

Housing Value

Table D-17 provides information on the value of owner occupied housing units in 2000 and 2010. As can be seen in the Table, housing values in the Township went from being greater than the Countywide median value in 2000 to considerably less by 2010. Conversely, median contract rents increased from 88 percent of the Countywide value in 2000 to more than 133 percent of the Countywide value in 2010. In 2010, the percentage of renter occupied units (14.7%) was less than the Countywide number and approximately one-half of the Statewide number.

**TABLE D-17
HOUSING INFORMATION, 2000 AND 2010**

	Paradise Township	Monroe County	Pennsylvania
2000¹			
2000 Median Value of Owner Occupied Housing Units	\$ 134,300	\$ 125,200	\$ 97,000
2000 Median Contract Rent of Renter Occupied Units	\$ 580	\$ 658	\$ 531
Percentage of Owner Occupied Housing Units	77.5 %	78.3 %	71.3 %
Percentage of Renter Occupied Housing Units	22.5 %	21.7 %	28.7 %

	Paradise Township	Monroe County	Pennsylvania
2010²			
2010 Median Value of Owner Occupied Housing Units	\$ 178,300	\$ 205,400	\$ 163,200
2010 Median Contract Rent of Renter Occupied Units	\$ 1,254	\$ 943	\$ 770
Percentage of Owner Occupied Housing Units	85.3 %	80.5 %	70.6 %
Percentage of Renter Occupied Housing Units	14.7 %	19.5 %	29.4 %
Source: ¹ U.S. Department of Commerce, Bureau of Census, 2000; ² 2007 – 2011 American Community Survey – 5 Year Estimates			

Occupied housing units that have a ratio of more than 1.00 persons per room may be an indication of overcrowding conditions. While statewide and countywide percentages of housing stock were approximately one percent of the total in the Year 2010 (1.1% and 1.3% respectively), no occupied housing units in Paradise Township were identified as having a ratio of more than 1.00 person per room in 2010.

Future Housing Needs

As the population of Paradise Township increases, additional housing will be needed. The type of housing that may be built depends greatly on the values and desires of the population. While the number of additional dwellings that may be needed can be estimated based on a projection of overall Township population, the types of dwelling units that may be constructed cannot be estimated.

The population of the Township is projected to continue to increase into the foreseeable future. The Monroe County Planning Commission's forecast for Paradise Township anticipates that the total population will increase from an actual population of 3,186 in 2010 to a population of 3,510 by the Year 2020 (an increase of 324 people). In order to accommodate this increased population, additional housing units will need to be provided. Based on an additional population of 324 and a Year 2010 average of 2.64 persons per household, an additional 123 dwelling units may be required by the Year 2020. There will be a need for a mix of types of housing units so that individuals of all age groups, family size and economic level have equal opportunities to reside in Paradise Township.

ECONOMIC CHARACTERISTICS

The economic well-being of the Township relies not only on the productive capacity of local industry and commerce, but also on the income the residents receive regardless of where they work.

Employment Characteristics

Employment is one of the most common units for measuring economic activity, and is a useful measurement for determining land development requirements. Economic variables are reliable indicators of the size and scope of a given area's economy. They can be correlated with income characteristics to give a picture of the economic base of a community.

Labor Force

Table D-18 compares the percentage of Township residents 16 years and over who were employed in 2000 and 2010, and the class of work in which they were employed. As can be seen in the table, in 2010, over 77 percent of Township males were employed and over 60 percent of Township females. These percentages are higher than both the Countywide percentages and those of the State overall. They also reflect increases in the percentage of both males and females in the labor force since the year 2000.

Table D-18 also shows that the percentage of Township workers in private industry declined by approximately ten percent over the 10-year time period, while the percentage of Township workers in government nearly doubled (from 13.3 to 26.1 percent). The ratio of Township workers employed by government versus in private industry is considerably higher than what was seen at the Countywide and Statewide levels in 2010.

**TABLE D-18
PERCENTAGE OF EMPLOYED PERSONS 16 YEARS AND OVER
BY CLASS OF WORKER, 2000 AND 2010**

	Paradise Township	Monroe County	Pennsylvania
2000			
Percent Who Worked in 1999 by Gender			
Male	72.1 %	71.9 %	69.2 %
Female	57.2 %	57.1 %	55.3 %
Class of Worker			
Private Industry	76.4 %	80.1 %	82.4 %
Government	13.3 %	12.9 %	11.7 %
Self Employed	9.9 %	6.7 %	6.0 %
Unpaid Family Workers	0.4 %	0.3 %	0.3 %

	Paradise Township	Monroe County	Pennsylvania
2010			
Percent Who Worked in 2009 by Gender			
Male	77.2 %	70.2 %	68.6 %
Female	60.5 %	59.6 %	58.2 %
Class of Worker			
Private Industry	66.1 %	78.4 %	82.6 %
Government	26.1 %	15.3 %	11.7 %
Self Employed	7.9 %	6.0 %	5.60 %
Unpaid Family Workers	0.0 %	0.2 %	0.2 %
Source: U.S. Department of Commerce, Bureau of Census, 2000; 2007 – 2011 American Community Survey – 5 Year Estimates			

**TABLE D-19
COMMUTING TO WORK
PERSONS 16 YEARS AND OVER - 2000 AND 2010**

	Paradise Township	Monroe County	Pennsylvania
2000			
Car, Truck or Van – Drove Alone	77.5 %	77.5 %	76.5 %
Car, Truck or Van – Carpooled	13.6 %	13.0 %	10.4 %
Public Transportation (including Taxicab)	1.3 %	3.4 %	5.2 %
Walked	1.2 %	2.2 %	4.1 %
Other Means	0.8 %	0.6 %	0.8 %
Worked at Home	5.6 %	3.3 %	3.0 %
Median Travel Time to Work (Minutes)	30.3	36.7	25.2
2010			
Car, Truck or Van – Drove Alone	72.9 %	76.7 %	76.5 %
Car, Truck or Van – Carpooled	16.1 %	11.7 %	9.2 %
Public Transportation (including Taxicab)	0.0 %	5.0 %	5.4 %
Walked	1.2 %	2.3 %	3.9 %
Other Means	1.9 %	0.8 %	1.3 %
Worked at Home	7.9 %	3.5 %	3.7 %
Median Travel Time to Work (Minutes)	24.6	39.7	25.7
Source: U.S. Department of Commerce, Bureau of Census, 2000; 2007 – 2011 American Community Survey – 5 Year Estimates			

Table D-19 provides data related to the transportation to work for the 2000 and 2010 time frames. It can be seen from the Table that the vast majority of Township residents, as well as Monroe County and Pennsylvania residents in general, commute via car, truck or van to work. Several trends since the Year 2000 are of interest at the Township level. While the percentage of Township commuters travelling via car, truck or van has remained relatively consistent over the 10-year period (91.1% in 2000 and 89.0 % in 2010), the number of solo drivers decreased by 4.6 percent while the number of carpoolers increased by 2.5 percent and the travel time to work decreased from a median of 30.3 minutes in 2000 to a median of 24.6 minutes in 2010. It should also be noted that the percentage of Township residents working at home increased from 5.6 percent in 2000 to 7.9 percent in 2010 - the 2010 numbers are more than double the Countywide and Statewide percentages.

Employment Distribution by Industry

In 2000, a review of employment by industrial groups showed that (1) service industries, (2) retail and wholesale trade and (3) manufacturing were the three largest employers of Paradise Township's active labor force. The three sectors accounted for about 45 percent, 15 percent and 13 percent, respectively, of the Township's employed labor force. However, by 2010, professional and related services had declined slightly (to 42.7 percent) and retail and wholesale trade had fallen to third place behind manufacturing, which increased to nearly 14 percent of employment, while retail and wholesale trade decreased to 13.5 percent. The percentage of Township residents employed in public administration also increased significantly from 2000 to 2010 (4.2 percent to 7.3 percent).

While a significant number of Township residents are employed in manufacturing, few such jobs are located within the Township. Most of the Township residents must travel outside of the Township for their jobs in industry.

**TABLE D-20
EMPLOYED PERSONS 16 YEARS AND OVER
BY TYPE OF INDUSTRY, 2000 AND 2010**

Industry Type	Paradise Township	Monroe County	Pennsylvania
2000			
Agriculture, mining, etc.	0.2 %	0.5 %	1.3 %
Construction	8.7 %	8.0 %	6.0 %
Manufacturing	12.7 %	13.0 %	16.0 %
Transportation, warehousing, utilities	5.0 %	6.5 %	5.4 %
Information	1.9 %	2.7 %	2.6 %
Retail and wholesale trade	14.9 %	17.6 %	15.7 %
Finance, etc.	7.7 %	6.3 %	6.6 %
Services*	44.7 %	41.2 %	42.2 %
Public administration	4.2 %	4.1 %	4.2 %

Industry Type	Paradise Township	Monroe County	Pennsylvania
2010			
Agriculture, mining, etc.	1.7 %	0.7 %	1.3 %
Construction	7.3 %	7.5 %	6.1 %
Manufacturing	13.8 %	10.1 %	12.8 %
Transportation, warehousing, utilities	6.2 %	6.6 %	5.2 %
Information	1.8 %	1.9 %	2.0 %
Retail and wholesale trade	13.5 %	16.0 %	14.6 %
Finance, etc.	5.8 %	6.0 %	6.5 %
Services*	42.7 %	47.0 %	47.4 %
Public administration	7.3 %	4.2 %	4.2 %
* Includes professional, scientific, management, administrative, educational, health. Social services, arts, entertainment, recreation, accommodations, food services, and others Source: U.S. Department of Commerce, Bureau of Census, 2000; 2007 – 2011 American Community Survey – 5 Year Estimates			

Income Characteristics

Median income figures in 2010 for Pennsylvania, Monroe County and Paradise Township are presented in Table D-21. As can be seen from Table D-21, while the 2010 per capita incomes are compatible with those of the County and the state, both the median family income and median household incomes for Paradise Township residents are in excess of 15 percent higher than that of the County and State as a whole.

**TABLE D-21
INCOME AND POVERTY LEVELS, 2000 AND 2010**

	Paradise Township	Monroe County	Pennsylvania
2000			
1999 Per Capita Income	\$ 21,408	\$ 20,011	\$ 20,880
1999 Median Household Income	\$ 48,320	\$ 46,257	\$ 40,106
1999 Median Family Income	\$ 57,353	\$ 51,995	\$ 49,184
Percentage of Families below 1999 Poverty	4.9 %	6.2 %	7.8 %
2010			
2009 Per Capita Income	\$ 24,873	\$ 25,096	\$ 27,824
2009 Median Household Income	\$ 63,642	\$ 57,700	\$ 51,651
2009 Median Family Income	\$ 76,083	\$ 65,875	\$ 65,105
Percentage of Families below 2009 Poverty Level	5.6 %	7.9 %	8.8 %
Source: U.S. Department of Commerce, Bureau of Census, 2000; 2007 – 2011 American Community Survey – 5 Year Estimates			

Another significant income characteristic is that of number of families below the Poverty Level. As is shown in Table D-21, 7.9 percent of the County's population in 2009 was classified as falling below the poverty level - but only 5.6 percent of the Township population fell into that category.

Educational Characteristics

Table D-22 shows a breakdown of the education attainment of all Township residents 25 years old or over in 2000 and in 2010. In 2000, approximately 86 percent of the Township population had completed four years of high school. By 2010, this percentage had increased to more than 91 percent.

**TABLE D-22
COMPARATIVE EDUCATIONAL LEVELS, 2000 AND 2010¹**

	Paradise Township	Monroe County	Pennsylvania
2000			
High School Graduate or Higher	86.2 %	83.8 %	81.9 %
College Graduate or Higher	24.7 %	20.5 %	22.4 %
2010			
High School Graduate or Higher	91.5 %	89.0 %	87.9 %
College Graduate or Higher	30.1 %	23.3 %	26.7 %
¹ Note: Percentages reflect persons 25 years and older.			
Source: U.S. Department of Commerce, Bureau of Census, 2000; 2007 – 2011 American Community Survey – 5 Year Estimates			

The number of Township residents completing four years or more of college was 30.1 percent of the 2010 Township population. This percentage is higher than the statistics for both the County and the State overall.

COMMUNITY FACILITIES AND SERVICES

Community facilities are an important component of a developing area and add immeasurably to the quality of life. They encompass not only those facilities owned by the public but also those owned and operated by private enterprise for the benefit of the community as well. Community facilities and services include schools, parks and recreation, police and fire protection, ambulance service, municipal administrative functions, and utilities. Deficiencies in the present levels of services, expansion possibilities and future requirements should be evaluated and related to potential demand so that Paradise Township can be prepared to provide these services as the need arises.

Educational Facilities

The entire area of Paradise Township is served by the Pocono Mountain School District, which serves school-age children from kindergarten (K) through grade 12. The School District 305 square mile service area includes Mount Pocono Borough and the Townships of Barrett, Coolbaugh, Jackson, Paradise, Pocono, Tobyhanna and Tunkhannock. School buildings in the District include the Clear Run, Pocono, Swiftwater and Tobyhanna Elementary Centers, the Clear Run Intermediate School, the East and West Junior High Schools, the East and West High Schools and Pocono Mountain Learning Academy. Two other elementary schools (Barrett and Coolbaugh) were recently closed. The Swiftwater Elementary Center, the East Junior High School, and the East High School are all located on the Swiftwater Campus in the southwestern portion of Paradise Township.

Libraries

The Barrett Paradise Friendly Library, located on PA Route 191 in Cresco, Barrett Township, provides service to Barrett and Paradise Townships, as well as the surrounding municipalities.

Municipal Facilities

Municipal facilities are those buildings and structures that allow the Township's government to function and serve the public. The headquarters for these services is the Township Municipal Building located along PA Route 940 in the Village of Paradise Valley. As the population of the Township continues to grow, and as additional municipal services are made available to Township residents, additional space may be required for administration and equipment.

Emergency Services

Emergency services provide a valuable service for the safety and welfare of Paradise Township residents and businesses. Police, fire and ambulance squads provide life and property saving services that are vital to the community's quality of life. Fire and police protection and emergency medical services are identified and discussed below.

Police Services

Police services to the Township are provided by Troop N of the Pennsylvania State Police. The Swiftwater Barracks of Troop N is located on Enforcer Lane in Swiftwater, Pocono Township. The State Police have a mutual aid arrangement with the Pocono and Barrett Township Police Departments, and the Pocono Mountain Regional Police.

Emergency Medical Services

Pocono Mountain Regional EMS currently provides emergency medical services from three stations to Mount Pocono Borough, Barrett, Coolbaugh, Paradise, Tobyhanna, Tunkhannock parts of Price Townships. The 24 hour/7 days a week agency can provide both basic and advanced life support. One station is located on Woodland Road in Paradise Township. The other two stations

are located in Tobyhanna and Pocono Pines. As is the case with fire protection, emergency medical services provided by the Pocono Mountain Regional EMS also appear adequate to meet the Township's existing and future needs into the foreseeable future.

Fire Services

The Pocono Mountain Volunteer Fire Company provides fire protection to Paradise Township and the Borough of Mount Pocono. Station No. 1 is located on Murray Street in the Borough of Mt. Pocono and Station No. 2 is located on Paradise Valley Road (PA Route 191) in Paradise Township. The facilities provided by the Pocono Mountain Volunteer Fire Company, supported by various fire companies located outside the Township, appear adequate for existing as well as expected needs during the planning period. The Monroe County Control Center in Stroudsburg provides 9-1-1 Public Safety Emergency Dispatch Services for all of Monroe County, Pennsylvania and for Lehman Township in Pike County, Pennsylvania.

Open Space, Parks and Recreation

Paradise Township residents have access to a variety of facilities owned by public and private agencies in and around the Township, facilities that are owned and/or operated directly by the Township, with support from the Township's five-member Parks and Recreation Board or by the Pocono Area Recreation Commission (PARC). The Township's Parks and Recreation Board, among other duties, plans the annual Community Easter Egg Hunt and Halloween Party. The Pocono Area Recreation Commission consists of three members from Paradise Township, Barrett Township and Mount Pocono Borough. PARC is responsible for the three parks owned by the three municipalities: Skywood Park, Seven Pines Park and the Ice Lake Natural Area. Skywood Park is located in Paradise Township and has picnic tables, a fitness circuit and winter sledding hill. It also has a stunning view of the Delaware Water Gap and is an excellent viewing point for raptor migrations. Seven Pines Park straddles the border between Paradise and Barrett Townships, and contains picnic tables and baseball fields. The Ice Lake Natural Area, located in Barrett Township, is a regional preserve with a small manmade lake, with facilities for walking and bird watching.

The Township-owned and operated parks include (1) The Roof - a park for active recreation including baseball fields, basketball courts, playground and picnic pavilion; (2) Posie's Park - A pocket park near the Municipal Building, with a gazebo and natural gardens; (3) Little Park - a park adjacent to Paradise Creek, with a baseball field, playground benches and picnic tables; (4) Nothstein Preserve - a Township preserve of over 100 acres along the Cranberry Creek, with facilities for walking, hiking, bird watching, fishing and cross country skiing; and (5) Knauf Farm Preserve - a Township preserve of over 35 acres encompassing wetlands and a small creek, with proposed facilities for walking, hiking, bird watching and cross country skiing.

Paradise Township has a voter-approved ¼ percent Earned Income Tax dedicated to Open Space acquisition purposes. Thanks to the open space preservation efforts of Paradise and Price Township, the Pocono Heritage Land Trust and Monroe County, the two Townships recently purchased the former Paradise Price Preserve property. The property encompasses some 777 acres of secluded, scenic, nearly pristine woodland, located south of Clarks and Henry's Crossing Roads, between the Delaware-Lackawanna Rail Line in Paradise Township and

Brodhead Creek in Price Township. The property includes about half a mile of frontage along Brodhead Creek and a view of a picturesque horseshoe waterfall.

Other recreational and related facilities located in or near the Township include (1) The Knob – an open space preserve owned by Mount Pocono Borough; (2) Kurmes Nature Preserve – a 400+ acre open space preserve maintained by the Pocono Heritage Land Trust, with streams, views, hiking, bird watching and other recreation; (3) State Game Lands 221 – with hunting, fishing and hiking/nature trails. The Pocono Heritage Land Trust recently purchased the 272-acre Upper Paradise Preserve Property, which straddles the Paradise Township/Barrett Township line, and which is located adjacent to the Township's Nothstein Preserve. The Pocono Heritage Land Trust also recently purchased the 239-acre Henry's Crossing Estates Property, which is located between the Dewy and Paradise Price Preserve properties. In addition, many areas in the Township are being preserved by private interests.

Recreational facilities are also available at the Pocono Mountain School District's Swiftwater Campus, at the Monsignor McHugh School complex on Route 390, at the Evergreen Community Charter School (in Barrett Township), as well as at the Mount Airy Casino complex, at the Paradise Brook Trout Company and on numerous private resort and club facilities located throughout the Township.

UTILITIES AND SERVICES

The availability of the various utilities in Paradise Township is important both in terms of its present development and its future growth. Since it has not been in the path of suburban growth, Paradise Township to date has not been faced with a growing need for public water and public sewerage facilities. The extension of public water and/or public sewerage facilities into the Township is not anticipated into the foreseeable future. As a result of the lack of public facilities, care should be taken to assure a continued supply of pure ground water and proper functioning of on-lot sewage disposal methods.

Water Supply

All water supplied in Paradise Township comes from groundwater resources. Well water is supplied to the majority of residential and commercial uses through individual well supplies. Several of the resort properties located in the Township, such as the Mount Airy Casino complex, have private community systems. In Paradise Township, the geologic formations that underlay it typically supply enough groundwater to accommodate domestic uses.

Wastewater Treatment

At the present time there are no municipally-owned wastewater treatment facilities located in Paradise Township. Public sewers are located in portions of neighboring Mount Pocono Borough and Pocono Township.

Private Wastewater Facilities

There are several private wastewater facilities located in Paradise Township. None of these systems serves properties other than the owner(s) of the system. Private facilities are located at (1) the Mount Airy Casino Complex; (2) the Paradise Stream Resort; (3) the Pocono Mountain School District's Swiftwater Campus and (4) the Monsignor McHugh School complex. There are also several individual residential sewage treatment facilities located on residential lots in the Township.

Storm Water Management Facilities

Storm drainage is a concern of any developing area. Man's encroachment upon the natural drainage system with residential, commercial and industrial development has served to create drainage problems with accompanying flooding potential of the developed areas. As more intensive development is created or expanded, former forests and natural open areas are regraded and replaced by buildings, sidewalks, parking lots and paved streets. Hence, the once porous surfaces are sealed off and the hydrologic cycle as it once operated is altered substantially. Much of the water that would normally be absorbed into the ground must flow over the impervious surface. Therefore, curbs and gutters, storm drains, retention basins and other facilities must be planned and subsequently constructed.

Municipal officials in Monroe County are well aware of the problems associated with inadequate storm drainage facilities. The enactment of Act 167, the Storm Water Management Act, has resulted in additional requirements for provision of stormwater and floodplain management facilities in new land developments. After the adoption of the Act 167 Stormwater Management Plan update for the Brodhead Creek and McMichaels Creek Watersheds, Paradise Township reviewed and amended its ordinances relating to subdivision, land development and other selected earth disturbance activities to reflect the design requirements of the adopted Act 167 Plan.

The Paradise Township Stormwater Management Ordinance includes performance standards for stormwater runoff and serves to encourage the use of innovative measures for the control of stormwater runoff.

Paradise Township is one of the numerous municipalities within Monroe County which have partial, fragmented storm drainage systems. The developed portions of the Township are served by minor storm drainage systems that were not necessarily connected to each other. These systems are part of State highway projects or residential subdivisions and generally were designed only to relieve specific local drainage problems.

Solid Waste Disposal

The General Assembly of the Commonwealth of Pennsylvania enacted the Pennsylvania Solid Waste Management Act (Act 241) in August 1968. The objective of this act was to provide for the establishment and maintenance of a cooperative state and local program of planning and technical and financial assistance for comprehensive solid waste management. Under Section 5, Paragraph (a), of the Act, each municipality with a population of 300 inhabitants per square

mile is required to submit to the Department of Environmental Resources an officially adopted plan for a solid waste management system or systems. Every plan is to provide for the orderly extension of solid waste management systems consistent with the needs and plans of the whole area and in a manner that will not create pollution of the water or air of the Commonwealth and not constitute a public nuisance. The plan shall also provide for the safe and sanitary disposal of solid waste. The Solid Waste Management Plan for Monroe County was adopted in 1991, and was amended in 1998. The Monroe County Municipal Waste Management Authority is responsible for the long-term management of municipal waste in the County. The Authority's facility is located in Blakeslee. The Authority is responsible for the licensing of waste haulers operating in the County and deals with both recycling and disposal, which are designated (under current long-term contracts) at locations outside of Monroe County. An update to the County's Solid Waste Management Plan is currently being prepared and is awaiting approval by DEP. The Plan, as drafted, includes the possible siting of a recycling facility in Paradise Township.

The Township has mandatory trash collection, but it is the responsibility of individual business and property owners to contract for service – there is currently no municipally-contracted Township-wide solid waste pickup.

The Paradise Township Board of Supervisors adopted a mandatory curbside ordinance, which became effective January 1, 1994. The types of recyclables currently collected include cans, plastic bottles/jars, glass bottles/jars and newspaper.

Electric Power

The Pennsylvania Power and Light Company (PP&L) supplies electricity to Paradise Township residents and businesses.

Natural Gas Service

UGI Utilities has recently installed a natural gas line in the Route 611 corridor portion of the Township. The line is an extension of an existing service that runs from the Pocono Mountains Industrial Park in Coolbaugh Township to the Sanofi Pasteur campus in Swiftwater. The line will also serve the Pocono Mountain School District campus and the Mount Airy Casino.

Other Utilities

Heating fuel sources for Paradise Township residents also include wood, propane and fuel oil from commercial fuel oil suppliers. Cable TV service throughout the Township is provided by Blue Ridge Cable. Landline telephone service is provided by Verizon. The Public Utilities Commission of the Commonwealth of Pennsylvania provides supervision of all public utilities.

EXISTING LAND USE

Realizing what uses currently occupy the land area of a community is essential for planning for the future. The term “land use” refers to the spatial distribution of existing land functions; that is, the residential or living areas, the industrial or working areas, the support functions offered by commerce, institutions, and utilities, and agricultural and open space uses. A tabulation of existing land use helps reveal the nature of an area by showing what uses exist and how much area is devoted to the use. A mapping of land use offers an indispensable visual aid to realizing what the essential activity system of an area is. In this way, the interrelationship of all the land uses can be noted; it is then possible to see how these land uses ultimately affect the population of the area.

As part of the current Plan update, existing land use records were obtained through the use of Land Use and Land Cover information provided as part of the Monroe County GIS System. The Monroe County GIS Landbase data is presented on the Existing Land Use Map. Nine major categories were established: (1) residential, (2) commercial, (3) industrial, (4) public and civic, (5) recreational, (6) agricultural, (7) woodland, (8) undeveloped land, and (9) water. Several of these categories have been further subdivided to allow for a more detailed and informative database. The nine major land use categories are defined as follows:

**TABLE E-1
LAND USE CATEGORIES**

<u>Classification</u>	<u>Description</u>
<u>Residential</u>	All residential land uses are classified by type of enclosed dwelling unit - one, two, multiple, etc. For this purpose, one dwelling unit represents a household having the customary facilities necessary to accommodate one family. Subcategories mapped include the following:
	Residential - Less than 4 Units
	Apartments – 4 Units or More
	Mobile Homes
	Residential Accessory – Garages/Sheds
<u>Commercial</u>	Any building or floor use whose economic function involves engaging in the sale of goods (retail or wholesale), food and drink (restaurants, bars, etc.), services of a business, personal, or professional nature or for entertainment (theaters, amusement parks, etc.). Subcategories mapped include the following:
	Commercial Retail
	Commercial Services
	Transient Lodging
<u>Industrial</u>	Establishments engaged in the production of goods or nonmanufactured products or services (e.g., construction, mining, warehousing, etc.), and the grounds used by these companies. Subcategories mapped include the following:
	Wholesale Trade
	Manufacturing

<u>Classification</u>	<u>Description</u>
<u>Public and Civic</u>	Any building or floor area devoted to the use of public administration, health, safety, welfare and education as listed in the accompanying categories. This classification includes school buildings and the grounds associated with the school, churches and associated grounds, municipal buildings, fire company buildings, fraternal organizations, nursing homes, etc. Subcategories mapped include the following:
	Governmental Services
	Educational Services
	Religious/Charitable
	Cemeteries - Public
	Transportation, Communication and Utilities
<u>Recreational</u>	This classification includes areas used exclusively for recreational purposes, such as golf courses, parks, camping areas, resorts, casinos, etc. Subcategories mapped include the following:
	Parks
	Resorts and Group Camps
	Mount Airy
	Recreational Activities
	Fishing Activities
	Amenities – Development Common Areas
<u>Agricultural</u>	Land occupied by farms and farming related uses, including farmsteads. This category includes small woodlots when they are part of the farm property. Also included are orchards, nurseries, greenhouses, etc.
	Agricultural Use – Act 319
	Agricultural Reserve – Act 319
<u>Woodland</u>	Wooded areas, excluding small woodlots that are a part of farm holdings.
	Forest Reserve - Act 319
<u>Undeveloped Land</u>	Open land areas not being used for any specific purposes, including land being occupied by abandoned buildings.
<u>Water</u>	Areas covered by water, including rivers, streams, ponds, and impoundments.

November 2012 land use acreages are provided in the following table.

TABLE E-2
EXISTING LAND USE – (MODIFIED 11/2012 MONROE COUNTY DATA)

LAND USE CLASSIFICATION	ACRES	% OF TOTAL LAND AREA
Forest Reserve – 319	4,113.1	30.04
Fishing Activities	102.0	0.74
Parks	1,873.7	13.68
Resorts and Group Camps	468.9	3.42
Mount Airy	878.2	6.41
Recreational Activities	89.1	0.65
Amenities – Common Area	19.5	0.14
Agricultural Use – 319	258.0	1.88
Agricultural Reserve - 319	90.6	0.66
Residential – Less Than 4 Units	3,065.1	22.38
Apartments (4 or More)	0.3	0.00
Mobile Homes	3.2	0.02
Residential Garage/Shed	29.5	0.22
Transient Lodging	89.4	0.65
Commercial – Retail	23.9	0.17
Commercial – Services	13.2	0.10
Wholesale Trade	3.9	0.03
Manufacturing	2.1	0.02
Railroad – Transportation	172.3	1.26
Religious/Charitable	94.4	0.69
Cemeteries - Public	1.9	0.01
Educational Services	207.3	1.51
Government Services	63.7	0.46
Undeveloped Land	1,646.4	12.02
Water (Calculated)	384.7	2.81
TOTAL TOWNSHIP	13,694.2	100.00

SOURCE: MONROE COUNTY GIS DATA

REFERENCES:

- ¹ Upper Brodhead/Paradise Creeks Greenway Plan, McLane Associates, November 2010, page 1-14.
- ² Ibid.
- ³ Paradise Creek Watershed Groundwater Availability Report, N.A. Water Systems for the Brodhead Watershed Association, August 2005, page 10.
- ⁴ Ibid, pages 10-11.
- ⁵ The Barrett-Mt. Pocono-Paradise Open Space and Recreation Plan, Urban Research & Development Corporation, June 2002, page 2-10.
- ⁶ Ibid, page 2-11.