

# East Buffalo Township Comprehensive Plan

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# **COMPREHENSIVE PLAN EAST BUFFALO TOWNSHIP, UNION COUNTY, PENNSYLVANIA**

## **INTRODUCTION**

A Comprehensive Plan is typically a printed document comprised of words, maps, and charts that portrays a described future state for a given community. The time frame for the Plan is typically a ten year projection into the future. The need to update a Comprehensive Plan is directly related to the amount of change that occurs in and around the community and to the extent of implementation of the Plan.

It is the intent of the Comprehensive Plan to guide the future development and land use of East Buffalo Township in order to preserve it's existing rural character and natural resources. Implementation of the plan should be in a prompt, orderly, and acceptable manner. This Comprehensive Plan consists of a series of plans designed to aid in the development of sound residential neighborhoods, industrial and commercial centers, adequate streets, roads, and highways, and available recreational and other public facilities.

The Township's main concern is to establish safe and profound development but at the same time protecting and preserving agricultural and woodland areas. To achieve this, the township must develop a solid comprehensive plan to guide development in the direction in which the township residents see necessary. Since the previous comprehensive plan, which was a joint plan between Lewisburg Borough and East Buffalo Township adopted 1973, has become inadequate, it is therefore time to update this plan.

The township of East Buffalo is primarily rural with most of the township being Agricultural or Woodland. Although the township is rural in character, it has the second largest population in the County. It scores a close second only to the Borough of Lewisburg. Most of the development seems to have taken place in the Lewisburg vicinity. This development has also been influenced by the corridors of U.S. Route 15 and State Route 45.

Through the implementation of this Comprehensive Plan, East Buffalo Township should experience orderly growth which is responsive to the needs and desires of a majority of it's citizens, while preserving socially and environmentally sensitive areas.

The following plans together with other related data (population, etc.) form the essence of the Comprehensive Plan:

### **1. Land Use Plan**

The Future Land Use Plan outlines the most desirable pattern of future land uses within the township.

### **2. Agricultural Preservation**

The Agricultural Plan will identify important and prime agricultural/open space lands in the township. It will illustrate Agricultural Security Areas (Act 43) participants and any other preservation or conservation easements. This plan will be coordinated with the Union County Agricultural Land Preservation Board's priorities for purchase of development rights. The plan will also mention other means of preserving agricultural land through Transfer of Development Rights (TDR) and the Clean and Green Tax Program.

### **3. Transportation Plan**

This is a plan which presents proposals for new road construction, road widening, alignment improvements and other actions.

### **4. Community Facilities plan**

This plan contains specific recommendations for the improvement of public building facilities and service operations within the township.

**5. Energy Conservation Plan**

The purpose of this plan is to promote energy conservation and the effective utilization of renewable energy sources.

**6. Environmental Protection Plan**

This Plan proposes many actions and directives aimed at the preservation of one of the Township's most precious commodities, the natural environment.

**7. Recreation and Open Space Plan**

The Plan identifies existing recreational facilities and proposes new requirements for new residential developments for the maintenance and expansion of existing recreational facilities. It also underscores the need to assure that present and proposed open spaces are protected.

**8. Economic and Fiscal Policy Plan**

This Plan identifies utility and infrastructure improvements such as water and sewer services or expansions to existing services. Also, the plan identifies other Township capital expenditures and programs for buildings, equipment, and vehicles.

## **PLANNING GOALS AND OBJECTIVES**

As an initial step in planning for development, a set of planning goals have been developed. The primary purpose of these goals is to provide overall planning ideas prior to the development of a future land use plan. They indicate, in general terms, the type and pattern of development which should be considered. The goals are described as follows:

### **A. GENERAL**

1. Plan for change in the township in a manner that will protect, preserve and enhance the economic, social, cultural and aesthetic values that establish the desirable rural qualities of this region.
2. Promote safe, orderly, and efficient growth, and/or development in accordance with preserving sensitive areas through land use controls within East Buffalo Township.
3. Simplify, rewrite, and update the zoning and subdivision ordinances in order to create a greater understanding and . acceptance by the residents of East Buffalo Township.
4. To promote greater use of inter-municipal cooperation in planning to minimize the intrusion of non-compatible development on neighboring municipalities.

### **B. HOUSING**

1. Provide suitable areas for a variety of housing choices in terms of types and densities of housing. (Single- family, double dwellings, townhouses, multi-family, mobile homes, and mobile home parks).
2. Provide and encourage areas for higher density development (such as duplexes, cluster housing, PRD'S, etc.) where public utilities can be utilized or extended to service the new development.
3. Provide low, density rural housing opportunities that minimize the impact of the strip development upon highways.

### **C. AGRICULTURAL**

1. Protect existing agricultural areas and practices through Agricultural Security Areas and an effective and enforceable Agricultural Preservation Zoning Ordinance.
2. Preserve those areas most uniquely suited for agriculture and minimize the intrusion of non-compatible development in the agricultural areas.
3. Minimize the intrusion of development into prime agriculture areas.
4. Continue to provide a tax break for farmland through Act 319, The Clean and Green Program and use it as an incentive to enroll more properties in the program.

### **D. INDUSTRIAL/COMMERCIAL**

1. Encourage the development of major industrial uses in the industrial park. .
2. Continue commercial development along Route 45 in the Eastern portion of the township, along Route 15 from Hilltop Drive to Beagle Club Road, and along Route 15 to the north of Route 45.
3. Extend the commercial area that is immediately south of Hilltop Drive.
4. Provide for more selected neighborhood commercial uses in residential areas.

## **E. TRANSPORTATION**

1. Encourage the development of a transportation plan for East Buffalo Township.
2. Protect highways from development encroachment.
3. Insure Route 15's future as a limited access highway.

## **F. ENVIRONMENT -**

1. Preserve, as much as possible, the present character of East Buffalo Township by concentrating commercial, industrial, and residential development in the areas where it already exists and those areas where land is most suitable for development. Agricultural and forest uses shall be preserved in those areas where it's existence is already present.
2. Discourage development on ecologically and environmentally sensitive lands including but not limited to irreplaceable woodlands, floodplains, wetlands, and soils with low percolation rates.
3. Provide for compatible uses in floodplain areas (agriculture, open space, parks, etc.).
4. Continue to provide and to expand adequate water and - sewer facilities to serve the more intensely developed areas of the township.
5. Insure that new development is not a detriment to the environment.
6. Improve stormwater management planning and control.
7. Initiate energy use practices which promote beneficial results regarding conservation.

## **G. RECREATION AND OPEN SPACE**

1. Provide for additional active large size recreational areas.
2. Proceed with the proposed bikeway/trail system throughout East Buffalo Township.
3. Encourage developers to plan comprehensively for the position of well located open space and recreational areas within new residential areas.
4. Encourage incorporation of floodplain areas into open space and recreational areas. ,

## SUMMARY OF DEVELOPMENT FACTORS

### A. EXISTING CONDITIONS

1. **Pattern of Existing Development** - The location and extent of existing residential, commercial, industrial, agricultural, and other land uses contribute to the establishment of a basic framework around which the land use plan was developed (See Map 1).
2. **Orientation of the Township** - Developed areas outside of the Township which will affect future development either directly or indirectly, include:
  - The adjacent Townships of Kelly, Buffalo, and Union
  - The adjacent Boroughs of Lewisburg, Milton and Mifflinburg
  - The intermediate urban centers of Williamsport, Sunbury, State College, and Selinsgrove
  - The distant major markets of New York (4hr drive), " Philadelphia (3hr drive), Harrisburg (1hr drive), Washington D.C.(3hr drive), Baltimore (3hr drive), Pittsburgh (4hr drive).
3. **Road Network** - Two major highways traverse the township:
  - State Route 45 is the major east-west highway for East Buffalo Township and for central Union County. It provides a link to Danville, Lewisburg, Mifflinburg, and State College areas.
  - U. S. Route 15 is a major north-south highway for East Buffalo Township and for central Pennsylvania. The four lane, limited access highway parallels the West Branch of the Susquehanna River and East Buffalo Township to New York and Maryland.
4. **Natural Features** - Natural features within the township which have a bearing on the Plans include water courses, mountains, and soils with development limitations.
  - **Watercourses** - The West Branch of the Susquehanna River flows along East Buffalo Township's eastern boarder. There are two streams of major influence in the Township, Limestone Run and Turtle Creek, both of which
  - **Mountain** - Shamokin Mountain, the only mountain in East Buffalo Township, extends west to east across the entire southern boundary. The mountain does not account for much of the land area in the township, nor does it create an insurmountable obstacle for residential development. This area of the Township is the only area which is largely forested.
  - **Valleys** - Valleys encompass the major portion of the township. This area includes fertile lands often used for agricultural production pressured also for residential development. Wetlands also encompass a considerable amount of this area when considering streams, floodplains, etc.
5. **Agricultural Development** - Agricultural development is in existence in the central and western portions of the township. The agricultural trend seems to be concentrated around the production of field crops, vegetables, and dairy farming. Although these Agricultural trends continue to flourish, the total number of farm acreage in the township has decreased steadily in the past decade.
6. **Residential Development** - Residential land use trends are:
  - Development in the Route 45 Corridor and in Linntown has existed for many years.
  - More recently, pockets of concentrated development arose as subdivisions along stein Lane, Smoketown Road, and PA Route 45.
  - The trend has been and continues to be toward single family detached dwellings, with some multi-dwelling units in the Linntown areas.
7. **Commercial Development** - Most of the commercial development is in three places: along PA Route 45, between u.s. Route 15 to the east and 1/3 mile past Fairground Road

to the west; along US Route 15 from Hilltop Drive to Beagle Club Road; and along us Route 15 between the township border to the north and PA Route 45 to the south. There is concern over the commercial development along Route 15, that extensive strip development will reduce the esthetics and traffic safety to the-area.

- 8. Industrial Development** - East Buffalo Township's Industrial Park is roughly bounded by St. Mary Street, ground Road, the west Shore Railroad, and the township's eastern border. This land adjoins an area of limited industrial development in Buffalo Township."
- 9. Schools - East Buffalo** Township is served by the Lewisburg Area School District with modern elementary and middle school facilities in Linntown.
- 10. Recreation** - Very little new recreational development has occurred in East Buffalo Township. Such organizations as r: the Eastern Union County Recreational Association and the' Lewisburg Recreational Authority, express a direct interest in making sure there are sufficient recreational activities. Some of the recreational areas include: the township owned John F. Smith softball field, the East Buffalo Township ice skating pond, the East Buffalo Township Park, the Faith Lutheran Church (softball field, volleyball court, and picnic pavilion), the Lewisburg Middle School (baseball field and multi-purpose fields), and the Linntown Elementary School (playground, multipurpose field, and basketball court). There has also been a proposal for a bikeways/trailways system to be put in place beginning at the Bucknell Golf Course. When fl referring to recreational activities, one should also mention Bucknell University. Some of the many recreational facilities available at Bucknell include: Christy Mathiason stadium, the Bucknell Golf Course and driving range, several tennis courts, jogging/fitness trail, the Recreation Center, the Weis Center, and the various other facilities and activities that occur at the university. Bucknell's facilities are privately owned but can be utilized by any township resident by membership. Also immediately adjacent to the township at the intersection of 15th and St. Mary Streets is a well maintained park. Located in the park, is a community pool, a playground, tennis courts, a picnic pavilion, and a miniature golf course.

## **B. LIMITATIONS TO DEVELOPMENT**

The major areas of concern within the township are identified below:

1. The present water treatment and distribution system is adequate to meet the demands of any extensive future residential, commercial, or industrial development. There is a need though for some expansion of the water lines to some of the areas due to polluted wells and intense residential and commercial development. Water service is provided to the township by the Pennsylvania American Water company.
1. Public sewer facilities are available in the Lewisburg and Linntown areas. There is great need for the expansion of the sewer service area in many areas of the ~ township due to large residential subdivisions with some malfunctioning septic systems and the increase of commercial development along Route 45. The Township may want to consider using several alternate sewage and effluent handling systems as more affordable systems from regular conventional sewer lines.
2. According to the Union County Soil Survey, most of the soils in East Buffalo Township are restrictive to septic tank absorption fields. The reasons for this, which, by themselves pose development limitations, are high water tables, excessive slopes, shallow soils, and soils with poor drainage characteristics. Soils with the preceding characteristics do not have acceptable percolation characteristics. (See Maps 3 & 5)
- 4 Several areas in the Township lie within the floodplain ~ and are subject to frequent flooding. These areas include the low-lying areas along the west shore of the

Susquehanna River and the immediate areas adjacent to Turtle Creek and Limestone Run.

5. Environmentally sensitive lands (such as wetlands, floodplains, etc.) are a prohibiting factor for development.
6. The steep topography on Shamokin Mountain in the southern portion of the township will limit intensive development of this area. (See Map 4)

### **C. DEVELOPMENT POTENTIAL**

The Township has considerable potential for development. A number of major factors are cited below which indicate this potential and which will become the basis for major decision-making.

1. **Location** - East Buffalo Township lies within the heart of Union County. The township is located adjacent to the Borough of Lewisburg, the largest municipality in the County in population, which has an excellent major market area. Being the Borough is adjacent to the Township, it gives East Buffalo Township an excellent opportunity for commercial and industrial market areas.
2. **Land Area** - The Township has an abundance of land that is exceptionally suitable for future development.
3. **Agricultural** - The agricultural soil~ in East Buffalo Township have the potential to be highly productive for crop production. Some of the farm land present in the township is some of the best farmland in the County.
4. **Population** - The Township has increased in population by a total of 126% between 1950 and 1990. The population has more than doubled in a period of 40 years. The current 1990 census data places the township at a population of 5,245. At the current growth rate the township could reach a population of nearly 7,000 people by the year 2000.
5. **Residential** - Residential housing will probably be the single largest land use growth in East Buffalo Township.
6. **Industrial and Commercial Development** - There is limited potential for new commercial and industrial development in East Buffalo Township. There are tracts of vacant land in the industrial park north of Route 45 for industrial use. There are also some commercial tracts of land available along Route 45 West of Linntown.
7. **Recreation** - The Susquehanna River borders the eastern boundary of the township. The river provides some recreational activity such as fishing, hunting, and the potential for boating. The greatest potential for new recreational development would be seasonal development along the shore of the river and neighborhood recreational facilities (bikeways/trailways/ playgrounds, and public facilities).
8. **Bucknell University** - The University has the possibility to expand their facilities in many ways. Bucknell owns several hundred acres of undeveloped land which would give them the potential and area for expansion.

## **POPULATION**

The Union County Planning Department has completed population analysis for all municipalities in the County, this analysis, provides population projections for a 30 year period, to the year 2020. This analysis was based upon a computer program using the exponential regression model, and utilizing U.S. Census Data for the period 1950 to 1990.

Township population figures and a comparison to county population figures are as follows:

### **EAST BUFFALO TOWNSHIP POPULATION STATISTICS**

(A Table Will Be Inserted)

As shown above, East Buffalo Township has seen a small increase in population from 1980 to 1990, but has been increasing rapidly in the past. This growth is fueled partially by the growth expanding from Lewisburg Borough since the Borough is approximately 90% built up. Bucknell enrollment also plays a vital role in Township population figures. A large part of this growth is concentrated around the Lewisburg vicinity and along the Route H 15 and 45 corridors where public services and facilities are readily available.

The projected population table is based on the exponential regression model which takes past trends and accelerates them in the future. Union County is also continuing to grow rapidly, as it was the 9th fastest growing county in the state from 1980 to 1990.

## HOUSING

The need for a housing plan in a municipality such as East Buffalo Township is an out growth of the proposed Land Use Plan. By attempting to maintain the rural character of the township, the opportunity for providing an adequate amount of housing for residents of the township is limited in terms of land area required for each dwelling unit and installation of the required infrastructure for higher density development. In other words, the major portion of new dwelling units constructed in the township should be placed where existing public or private infrastructure systems exists. In order to meet the needs of the citizens of the township and in order to encourage private developers to provide adequate housing the following policies are recommended as part of this plan:

1. Higher densities of housing should be encouraged in areas targeted for central sewage facilities, as defined in the Township's Act 537 official Sewage Facilities Plan.
2. Properties of historic significance, as identified in the "Union County Historic Preservation Plan of 1978", should be preserved by either private or public means.
3. Mobile homes should be permitted in some land use districts in order to provide additional opportunities for low and moderate income housing.
4. Low density housing should be located in areas dedicated for agricultural preservation, woodland preservation, and in areas consisting of environmentally sensitive lands.
5. Multi-family and cluster housing should be encouraged under the townships land use regulations for higher density housing for the purposes of preserving agricultural, forest, and public lands. These housing types should only be permitted where central sewage and water facilities exist or are planned.
6. The township should consider allowing a greater variety of housing types in its Zoning Ordinance. Such housing types, in addition to what is already permitted, would include but not be limited to: apartments, condominiums, townhouses, cluster subdivisions, mobile homes, triplexes, and quadruplexes.
7. The township should cooperate with other municipalities and agencies in Union County to, address housing issues which are regional in scope. The township should also consider cooperating with state, county, and private sector groups to address major housing related issues. Housing is an important issue that needs to be addressed at all levels of government beginning at the local level. It is the responsibility of the Township to provide a variety of housing types as required by the Pennsylvania Municipalities Planning Code. It is also the municipality's responsibility to make sure these' housing types are safe and sanitary.

## **RECOMMENDED LAND USE PLAN**

The Land Use Plan is really the core of the Comprehensive Plan. It should direct reasonable opportunities for development based on existing trends, land suitability, infrastructure availability, and community character and population statistics. It also forms the base for the resulting zoning and subdivision Ordinances. Criteria used in defining the various Land Use - categories are as follows:

### **LAND USE OBJECTIVE**

1. To encourage the preservation of the rural character of East Buffalo Township.
2. To continue to preserve the agricultural areas of the Township with strict agricultural preservation zoning.
3. To discourage incompatible land uses through an effective and enforceable zoning ordinance.
4. To promote land uses that will reinforce and sustain the local regional economy.
5. To assure adequate, safe, and sanitary sites for - development purposes.
6. To secure adequate sites for public recreation, r - conservation, historic, scenic, and other open space purposes.
7. To continue to monitor subdivisions and land developments through annually updated zoning and subdivision ordinances.
8. To make certain that existing land use districts are adequate and compatible with the natural features of the land.
9. To continue to utilize a variety of land use districts and explore the possibility to create new or larger ones, to meet the needs of the citizens of the township.
10. To comply with all federal, state, county, and local regulations applicable to land use development.
11. To encourage cluster and multi-unit developments in prescribed districts in order to preserve natural features, agricultural land, and open space.
12. To encourage development design based upon the character: of the community, existing natural features, and environmental and community impacts.
13. To preserve historic sites and structures within the township as identified by the Union County Historic Society.
14. To discourage the inappropriate development of lands that are environmentally sensitive (i.e. floodplains, wetlands, steep slopes).

### **RECOMMENDED LAND USE DISTRICT**

The proposed Land Use Plan has been prepared in a manner which: is designed to maintain the agricultural and rural character of the township; to maintain the quality of residential life; and to provide for the economic well being of the township. The proposed Land Use Plan recognizes the following:

1. The need to preserve and protect the agricultural areas of the township.
2. The need to encourage commercial and light industrial development in selected areas of the township.
3. The need to provide areas for expansion of moderate density housing development.

4. The need to protect and preserve woodland areas.
5. The need to protect public lands.
6. The need to limit the development of environmentally sensitive lands.
7. The need to manage highway corridor development.
8. The need to manage sewage disposal.
9. The need to protect private and public water supplies.
10. The need to establish land uses ordinances which comply with Act 247 as Amended by Act 170 (The Pennsylvania Municipalities Planning Code).

## **RECOMMENDED LAND USE DISTRICTS**

The recommended land use districts for East Buffalo Township attempt to coincide with existing land uses and patterns in conjunction with the possibility for growth in these districts (See Maps 1 & 2). These districts attempt to create low density development in areas that have environmental limitations, but at the same time the districts also allow for the expansion of residential, commercial, and industrial areas where no environmental limitations exist. The land use districts also provide for areas of conservation and preservation of agricultural and woodland areas.

The recommended land use districts with suggested uses are as follows:

**Woodland Preservation (W-P)** - The purpose of this district is to preserve and conserve woodland areas. The woodland preservation district has been designated where one or more environmental constraints exist and the land is still primarily wooded. It has been established to protect the existing forest and the rural character of the township while still permitting limited single family residential development on a low density basis. Some limited development would be permitted in this district such as residential, recreational, seasonal, and limited agricultural. This district is critical in conserving the natural environment since steep slopes and poor soils are dominant in this district.

**Agricultural Preservation (A-P)** - The purpose of this district is to preserve and protect agricultural lands, their usage, and their related activities in areas where it is already in existence. This district has also been designed to minimize conflicting land uses detrimental to agricultural practices. Agriculture, agricultural businesses, and low density single family residential, and related uses would continue to be permitted uses in this district. Development in this district for the purposes of residential uses is determined by a sliding scale based upon the total number of acres owned by the individual.

**Agricultural-Residential (A-R)** - The agricultural-residential district consists of lands that are used primarily for agricultural purposes but co-exist with residential uses. The residential development is slowly pressuring the agricultural areas in this district. This ongoing pressure for the development of this agricultural land has lead the township planning commission to consider changing some of the agricultural-residential district to agricultural preservation. This would prevent some of the residential development taking place in this district but would also protect the vital farmland that exists here.

**Low Density Residential (R-I)** - The low density residential district is designed to provide residential development in those areas of the township where on-lot wells and septic systems can be utilized. This low density district is designed primarily to protect the rural character of community by providing large lot sizes to allow single-family dwellings. The minimum lot size for this district should be increased from 15,000 sq. feet to a minimum of 30,000 sq. feet to provide an adequate amount of land for on-lot septic systems.

**Medium Density Residential (R-2\_)** - The medium density residential district is designed to provide residential development on lots 8,000 sq. ft. or more. This district includes the Brook Park Farm Development and portions of the Lintown area of the township. Located here are the smaller lots with single-family dwellings predominating while co-existing with other types of multi-family housing. This district is located where public water and sewer exist and should only be expanded to those areas that have these public utilities. It is recommended in the previous comprehensive plan to include the land situated between Lintown and Westlawn when public water and sewer are available. Westlawn now has public water and sewer, and the township should consider placing this area in the R-2 district.

**Mixed Residential (R-3)** - The mixed residential district is designed to provide a variety of housing types by allowing, Planned Residential Developments (not including commercial uses) and single-family dwellings. The density of this district would depend upon whether or not the developer will be utilizing on-lot facilities or public facilities.

**Residential Urban (R-U)** - The residential urban district would be a newly created district that would allow primarily residential uses and professional offices. The professional offices in this district should remain residential in character from the exterior of the building in order to preserve the residential neighborhood. This district would have similar restrictions as the medium residential district. The district would be located in the Market street area of Lintown.

**Bucknell University (B-U)** - The Bucknell University district is designed specifically for buildings and lands owned, operated, or associated with Bucknell

**General Commercial (G-C)** - The General Commercial district is designed to provide for an area of commercial development. This district is established along the Route 45 corridor and includes the Brookpark Farm Complex. The district permits such things as retail stores, offices, banks, restaurants, etc. What is noticeably lacking is space for new local convenience stores to serve the large residential areas of the township. This was also a concern of township residents in a survey conducted in 1992. This was also the same survey in which 57% of those surveyed said there is no need to create new commercial zones in East Buffalo Township. It has been the recommendation of the township planning commission to remove a portion of general commercial district that exists from Limestone Run west on Route 45 to Fairfield Road. This portion of the district should be placed back into the agricultural preservation district due to inadequate lot depth to be developed commercially.

**Highway Commercial (H-C)** - The highway commercial district is designed to allow for highway commercial development which allows higher density commercial development than the general commercial district. This district permits such uses as restaurants, businesses, offices, and motels. The district exists in two areas of the township along Route 15. The first area is located from Route 45 north to Seventh Street, and the second area is located from Hilltop Drive to Beagle Club Road.

**Industrial (I-I)** - The industrial district is designed to provide for an area of industrial uses to exist as an industrial park. There is only one area in the township which is zoned industrial. This area is located east of Fairground Road, west of Tenth Street, south of St. Mary's street, and North of the Penn Central Railroad. The industrial park has good highway access to Route 15 and 45. Permitted uses in this district would be primarily industrial uses.

## **AGRICULTURAL PRESERVATION PLAN**

Agriculture is an important part of the economy of Union County as well as East Buffalo Township. The general decline in farmland can be noted by the fact that in 1959, the county contained 757 farms with 92,781 acres. By the year 1988 the number of farms had declined to 505 with 64,222 acres. For this reason the preservation and protection of agricultural land is vital.

The value of the farmland cannot be measured in dollar amounts. For example, farmland plays a vital environmental role by providing habitat for wildlife aquifer recharge areas, and needed open space in an urbanized setting. The contoured field of crops supporting farmsteads, and their associated forest lands provide a beauty that cannot be purchased.

The continued decline in farmland over the past 30 years has led the Union County Commissioners to enact an Agricultural Preservation Program. In 1990 the state Agricultural Land Preservation Board approved a farmland preservation plan for Union County. The Pennsylvania Agricultural Security Area Law (Act 43) enabled Union County to be the 12th county in the state to establish a farmland preservation plan. Under this plan, the Union County Commissioners established a seven member board to develop this program for the purpose of purchasing Agricultural Conservation Easements. These easements are purchased by the County to prevent development or improvement of the land for purposes other than agricultural production. For the farmer to have the easements purchased for his property, he must first volunteer the land for such.

The Township Agricultural Preservation plan resolves around four primary components:

1. Continuation and expansion of Agricultural Security Areas in the Township (See Map 6).
2. Participation in the Union County Agricultural Preservation Program for the purchase of agriculture conservation easements. The County's purchase of development rights on farms will assist in preserving viable agricultural areas for the foreseeable future.
3. Continuation of a strict Agricultural Preservation zoning District to prevent the loss of valuable farmland to non-agricultural development.
4. Continuation of the Clean and Green program in order to give tax breaks for agricultural lands and charging rollback taxes on lands removed from agriculture.

These four components, properly utilized, should have the effect of encouraging stable agricultural production areas within the Township.

It is the intent of this plan to provide the following incentives to the agriculture community in the Township:

1. Encourage farmers to make a long-term commitment to Agriculture by providing financial incentives to restrict development of agricultural areas.
2. Protect normal farming operations from incompatible non-farm uses that may render farming impractical.
3. Protect farming operations from complaints of public nuisance against normal farming operations.
4. Assure conservation of viable agricultural lands in order to protect the agricultural economy of the Township and the County.

Agricultural Preservation requires effective and realistic land use regulations, funding to purchase development rights, growth management techniques which target development to non-agricultural areas, and the personal commitment of farmers to protect a way of life. It is

the desire of the Township to contribute to this effort in an effective manner, utilizing existing County and state Programs; encouraging proper agricultural conservation practices; and by enacting land use and growth management regulations which will protect agricultural areas with a minimum of regulatory interference.

## TRANSPORTATION PLAN

### INTRODUCTION

Transportation is a major detriment which affects the location of various land uses. The pattern of new development in East Buffalo Township will depend on the future transportation network. That direct link between development and a transportation network is the reason the township should carefully plan all transportation improvements. The purpose of the transportation plan is to provide - for adequate movement of goods and people from place to place within the township to the adjoining region. The scattered development and rural sense of the township place a large burden on - the automobile and its roadway network. For the stability of the township's transportation network in the future, the township' planning commission and supervisors should plan now to provide for - future transportation needs. This plan is based on an analysis of existing traffic, estimates of future traffic growth, and proposed patterns of land use (See Map 7).

### Road Classification System

The street and highway system in the Township has been classified into five major categories based on traffic generation trips and on accepted principles of highway design and function. The various classifications of roads in this system are comprised of interstates, arterials, collector roads, rural service roads, and local streets. These classifications are defined as follows:

**Interstates - Serve as limited access highways. -**

**Arterials** - Provide links between urban areas within a regional, statewide, or interstate setting. These highways - are specifically designed for the movement of traffic from place to place rather than access to the land.

**Collector Roads** - Serve as inter-county travel corridors to gather traffic from rural areas, towns, and other portions of the county and lead this traffic to roads of higher classification (this category includes all state roads)

**Rural Service Roads** - Provide access to adjacent land and to (this category includes all township roads).

**Local Streets** - Serve the more developed portions of the township in the immediate area and do not fall into any of the above categories.

The location of all new roads should be carefully plotted and planned as East Buffalo Township continues to grow and becomes more developed. All new subdivisions will be controlled by subdivision regulations which require a review and approval by the Planning Commission and Township supervisors as to where the development is to occur. Design standards for all new roads and highways should be equivalent to the Pennsylvania Department of Transportation's minimum standards. When mentioning transportation one should mention the East Buffalo Township Bikeways/Trailways Plan. Due to the vast amount of traffic volumes and the popularity of walking, jogging, and biking, the Township Planning commission urges the Township to activate the plan. One can see evidence of this hazardous conflict between automobiles and pedestrians at the intersection of Stein Lane and Smoketown Road.

## COMMUNITY FACILITIES PLAN

### INTRODUCTION

Community Facilities such as schools, recreational areas, and ~ other public uses are of vital importance to a community. Their adequacy and condition reflect the quality, convenience, and general character of the community as a place in which to live. The development of these services and facilities must be tailored c: to the growth characteristics of the township. The governing body of the township should be concerned with its responsibility to provide central services to township residents as the township continues to grow. The Community Facilities Plan, therefore is an important element of the comprehensive plan since it establishes a long-range program for the improvement of public ally owned facilities.

### EDUCATION FACILITIES

East Buffalo Township in addition to Kelly, and Union Townships, and Lewisburg Borough comprise the Lewisburg Area School District. The district had a total enrollment of 1,658 students for the 1989-90 school years. The school district operates a comprehensive high school, a middle school, and elementary school. The high school is located in the Borough of Lewisburg and the Middle School is located in Linntown. Elementary schools are operated from three locations within the district which include the following: Lewisburg, Linntown, and Kelly Township. A vocational educational program is operated in New Berlin for high school students. Adult educational programs are also offered here. The name of this facility is the SUN Area Technical School.

East Buffalo Township is within close proximity of several higher education institutions. These include: Pennsylvania College of Technology and Lycoming College in Williamsport, Bloomsburg University in Bloomsburg, Susquehanna University in Selinsgrove, Penn State University in State College, Lock Haven University in Lock Haven, and Bucknell University in Lewisburg, Lycoming College, Susquehanna University, and Bucknell University are all private colleges. The remaining are public colleges.

### PUBLIC RECREATION FACILITIES

Public Recreation Facilities with in East Buffalo Township include:

**East Buffalo Township Municipal Grounds** - The following recreation facilities are all located adjacent to the Township Municipal Building on Fairground Road on 17 acres of land: The recreational field immediately behind the township building is utilized for local youth in the community for such organizations as A.Y.S.O. and Midget Football. The John F. smith Softball Field immediately north of the township building is used primarily for an adult softball league, and the East Buffalo Township Park is immediately adjacent to the softball field. The park serves as outdoor recreation facilities for the community and also allows fishing for children under 12 years of age in the pond located at the park. The township also provides an ice skating pond with a warming shed for outdoor winter enjoyment.

**Faith Lutheran Church** - The Faith Lutheran Church provides some areas for recreational activities. These items include a softball field, volleyball courts, and a picnic pavilion.

**Public Schools** - The elementary and middle schools located in the township have several recreational facilities available to the public. The Linntown Elementary School has a playground, recreation field, and basketball courts available. The Middle School has a baseball field and multi-purpose fields for public use.

**Eastern Union County Recreation Association** - East Buffalo Township supports the Eastern Union County Recreation 1- Association (EUCRA) which is a non-profit organization that provides year-round recreational programs for residents of the Lewisburg Area School District. EUCRA programs include swimming and tennis lessons, a summer playground program, aerobics, gymnastics, and volleyball for both young people and adults.

## **OTHER PUBLIC BUILDINGS AND SERVICE**

**Fire and Ambulance** - The Township receives fire protection and ambulance service from the William Cameron Engine Company, a volunteer fire company which is housed in Lewisburg. The company is largely supported by the community through individual donations and fund-raisers. The Union Township Volunteer Fire Company provides fire protection for a small area in the southern portion of the township. Evangelical Community Hospital provides paramedic unit (medic 60) coverage to all of East Buffalo Township.

**Police Protection** - East Buffalo Township provides its own police protection. The township has a seven officer force and the office is located on Fairground Road in the Township Municipal Building.

**Hospital Care Facilities** - Buffalo Township has good access to four excellent hospital facilities: one each in Lewisburg Evangelical Community Hospital, Danville - Geisinger Medical center, Sunbury - Sunbury community Hospital, and two in Williamsport - Divine providence & Williamsport General. The Danville facility provides tertiary medical care. Evangelical Community Hospital is located here in Union County and serves the majority of the residents of the Township. The hospital is licensed to accommodate 155 overnight patients as well as 20 newborn babies. Evangelical has a medical staff of 115 physicians and employs 750 employees. Specialties at Evan include several areas of concentration.

**Township Municipal Building** – The Township maintains three buildings on Fa1rground Road. The main building houses the police station, a township office, two meeting rooms, and the office of Sire Power of Union County, artificial Breeders. The township also has two large buildings adjacent to the main building which serves as a recycling drop-off site, storage of road maintenance equipment, and storage of material. The office for the County Children Youth Services is also located in this Building.

**Union County Public Library** - The Union County Public Library is located in the township on Reitz Boulevard. The library is open free of charge to the public 53 hours a week. The 11,200 square foot building holds 47,000 volumes with the capacity of 60,000. The library provides a variety of services which include but is not limited to the outreach program, summer reading, holiday workshops, craft workshops, preschool story time, preschool film programs, reference service, books on tape, videos, CD's, magazines, newspapers, tax forms, AARP tax preparation, literacy tutoring, talking books for the blind, etc.

**Bucknell University** - Bucknell is a Division I-AA college widely known for its engineering department. Although well known for its engineering, there are many more curriculums equally well to give students a well rounded education. Although Bucknell University is a private organization, for a fee it provides many services and facilities to the public. It has many recreational facilities as mentioned earlier in this plan. The university provides a variety of entertainment r and public affairs through the Weis center. Bucknell also holds many seminars and conferences to various agencies. The field house at Bucknell is the source for a lot of indoor sports activities. These include basketball, racquetball, tennis, weight training, indoor track, and many more.

## **PUBLIC FACILITIES**

**Solid Waste** - East Buffalo Township is served by private haulers who dispose of waste at the Lycoming County Landfill north of Allenwood just off Rt. 15. The township provides a curbside pick-up recycling program, and they have a drop off site at the township municipal building. Items collected by the township for recycling are aluminum, glass, newsprint, and corrugated paper. The drop-off is open Wednesdays from 7:00a.m. to 3:30p.m.

**Sewage Disposal**- A portion of the township is serviced by the - Lewisburg Area Joint Sewer Authority (LAJSA) for disposal of it's sewage. The sewer authority serves three municipalities consisting of Lewisburg Borough, East Buffalo and Buffalo Townships. The authority is located in East Buffalo Township just off of River Road. This facility is quite large and operates at only 45% capacity leaving plenty of room for expansion. Public sewer exists in the areas surrounding Lewisburg Borough. Expansion of the system in the township is planned for a portion of the College Park area as a result of malfunctioning septic systems and an approved 537 plan. Other potential areas for expansion of the sewer system include Valley View, Fairfield, Martin Addition, and the businesses on the south side of Route 45 west of Fairground Road.

**Water Supply** - The Pennsylvania American Water Company provides municipal water to the township. The service areas consist mainly of Lewisburg and the immediate area surrounding it. The water company has three sources for its' public drinking water. They include the Susquehanna River, White Deer Creek, and the Spruce Run Reservoir. A large portion of the township is served by private wells.

**Telephone** - The Buffalo Valley Telephone Company provides service to the entire township. The telephone company is located in Lewisburg and is privately owned.

**Electric** – Citizens Electric of Lewisburg provides electrical service to the entire Township. The company is owned by the Borough of Lewisburg.

**Cable** - CATV Cable Company provides TV cable to the entire Township.

## **ENERGY CONSERVATION**

Energy conservation is a vital necessity to the residents of East Buffalo Township and plays an important role in the social as well as the economic aspects of life. Since energy costs will be one of the deciding factors in the future growth and prosperity of the Township, it is in the best interest of the citizens to utilize energy resources in as efficient a manner as possible. In many local governments throughout the Commonwealth the cost of energy is second to the cost of employing personnel in the municipal budget. It is for this reason that the township supervisors should strive to initiate energy use practices which promote beneficial results regarding conservation. Efficient energy practices by the Township will also set an example for these same practices to be employed in the home, on the farm, in business, and industry.

It should be the practice of East Buffalo Township to:

1. Use energy resources efficiently and conservatively in order to achieve a "least cost" energy plan.
2. To implement, whenever practicable, any device(s) which will improve energy efficiency.
3. Plan for future energy needs and opportunities.
4. Plan for potential energy emergencies.
5. Educate the citizens of the Township about the positive aspects of cost-effective energy use.
6. Explore renewable sources of energy as they apply to Township activities.

It is important that the Township implement a diversified energy use strategy in order that it is not dependent solely on one, type of energy, but can utilize as many types of energy as possible. Energy use diversification will contribute to cost savings for the taxpayer, protection of the environment and may provide future economic gains for agriculture. The township should also consider energy use standards as part of buildings codes program.

## ENVIRONMENTAL PROTECTION PLANS

It is of the utmost concern for the citizens of East Buffalo Township to protect the delicate processes that comprise their life support systems, the Environment. It is paramount that management of human activities to preserve the natural, scenic and aesthetic components of the environment be harmonious with the economic realities existing in a community dependent upon agriculture. It is the responsibility of the Township to ensure that specific land uses minimize detrimental environmental effects in order to ensure the health, safety and well-being of the citizens of East Buffalo Township.

The following are the recommended Environmental Plans and policies which should be placed in the proper ordinances:

1. Central Sewage Disposal utilizing stream outfalls should only be installed in areas where on-lot systems are failing; where the soils are not conducive to on-lot systems; or where the special needs of housing are shown to be consistent with municipal plans and requirements. Privately owned systems utilizing stream outfalls should be minimized, and if permitted should be required to design for tertiary treatment and minimum stream degradation.
2. The Township should consider adopting a Natural Features Conservation Ordinance. This Ordinance would require accurate mapping of specific natural features on a proposed development site and regulate disturbance of significant natural features such as wetlands, floodplain, steep slopes, scenic vistas, geologic formations, vegetation, and wildlife habitat.
3. The Township should update its Official Sewage Facilities Plan (Act 537) on a regular basis, all updates should be compatible with the Township Comprehensive Plan and Ordinances.
4. The Township should adopt a Wastewater Management Ordinance which would be applicable to the entire Township and regulate central sewage facilities and hook-ups; community sewage systems; and on-lot sewage systems. Regular inspections of systems should be a part of this ordinance and malfunctioning systems would be documented and remedial action should be required. Regular reports would be submitted to the Planning Commission by the Sewage Enforcement Officer as required.
5. All waste and sludge haulers should be licensed by the municipality to ensure that applicable state, county, and local regulations are complied with.
6. Environmentally sensitive lands should be protected to the highest degree possible.
7. The Township should participate in watershed wide storm water management planning and should enact the recommended ordinances in order to minimize the problems associated with storm water runoff.
8. The Township should consider participating in a countywide or regional Water Quality Testing Program for both private and public water systems in order to ensure continued high quality water supplies for residents.
9. The Township should explore non-impervious construction materials for roads and parking areas in order to allow runoff to percolate into the ground and not runoff into streams and onto roads! causing flooding a depleting aquifer recharge areas.
10. The Township should continue to require local Earth Disturbance permits and require Erosion and Sedimentation control Plans for developments.

11. The Township should adopt regulations identifying and protecting wellheads and aquifer recharge areas from development.
12. The Township should cooperate with the County in following the guidelines established in the Solid Waste Management Plan.
13. The Township should continue to adopt strict policies and regulations pertaining to protecting prime agricultural lands as much as possible. The loss of these Class I and II agricultural soils to development pressures can have a devastating effect on the rural character and economy of the Township.
14. The township supervisors must insure that all Township Employees, which includes all sub- contractors, understand these policies and that all work done by the Township crews is in accordance with these policies. The Township must set an example for its citizens that protection of the environment may add cost to projects today, but will result in savings in the future.-
15. The township should explore future ideas for the disposal of sewage from private sewage systems.
16. Environmental Impact Studies should be required for all major subdivision and land developments, as defined in the East Buffalo Township Subdivision ordinance. Environmental Impact Studies should include where necessary and applicable the following information:
  - a. Water Quality Analysis where stream discharges are proposed. Model analysis determining future effects on receiving surface waters once an outfall is operating.
  - b. Soils analysis regarding on-lot septic drainage fields, contaminated soils search and construction suitability.
  - c. The extent to which wildlife and vegetation will be affected by proposed development.
  - d. Air quality and noise quality analysis.
  - e. Geology, hydrology, and topographic analysis.
  - f. Impacts on nearby properties.
  - g. Aesthetics and the historic significance of the site.
  - h. Groundwater analysis determining whether land areas will meet drinking water standards and generate an adequate water supply.

Evaluation of Environmental Impact studies should be based upon municipal regulations, county, and regional policies and regulations as well as federal and state regulations and policies. Staff or consultant evaluation of Environmental Impact Studies may result in additional conditions for development approval being imposed by the Township Planning commission and Supervisors.

## RECREATION AND OPEN SPACE PLAN

This recreation and open space plan is aimed at reducing future costs due to private development, incrementally protecting ~ the open space and rural character of the Township, and assuring that future recreational and open space needs are adequately addressed. In order to meet these recreation and open space needs, the following policies are recommended for consideration:

1. The need for recreational land is greater in higher density developments which might have lot sizes of one acre or less. The clustering of housing units would allow for larger areas to be designated for usable open space and recreation. It is recommended that standards for cluster development be included within the text of the Subdivision and Land Development Ordinance. It is recommended that this type of development be encouraged in the Township to prevent the loss of valuable open space and agricultural lands.
2. The Township should require that major subdivision and residential developments dedicate money to the Township to address recreational needs arising from the increased demand for recreation created by said development. The dedication of money by the - developer removes the burden from the Township to pay for adequate recreation and open space to the citizens of the Township. -
3. It is recommended that if monies are donated for recreational purposes, the minimum amount should be determined by the total number of units in the development.
4. Land reserved for recreational purposes in new developments should be usable, maintained by private means, and of character and location suitable for the use of a playground, playfield, or for other recreational purposes. Land for storm water retention, drainage, wetlands, and other environmentally sensitive lands are usually not considered to be usable recreational land but can sometimes be suitable for this type of use.
5. The Township Planning commission should consider both existing and proposed units in determining the amount of money to be dedicated for recreational use.
6. All land to be reserved for the development for recreational purposes must have the prior approval of the Township Planning Commission and Supervisors and should be shown on the Official Plat as Lands Reserved for Park/Recreational Purposes.
7. Where land areas are offered to preserve areas of open space or of scenic or historic importance, a limit of work which will confine excavation, earthmoving and other changes to the area should be shown on the Official Plat.
8. All recreational improvements should be included in any performance bond or legal agreements executed prior to final recording of the Official Plat.
9. All natural waterways within new developments should be considered open space and made available for public access. Where such waters are surrounded or encased by private property owners, public access should be of a single use and conform to the applicable laws of the Commonwealth.
10. A recreation authority should be created for the Township in the near future.
11. The Township should consider implementing the East Buffalo Township Trailways Plan.

Monies provided to the Township must be designated specifically for recreational improvements and an agreement shall be entered into between the Township and the developer for the use of these monies in accordance with Statutory Authority established in The Pennsylvania Municipalities Planning Code, Act 247 as amended by Act 170.

## **ECONOMIC AND FISCAL POLICIES**

East Buffalo Township, like much of Union County, is economically dependent upon agriculture and residential uses for tax revenues. It is in the best interests of the township to continue to concentrate commercial and light industrial development in the area where it already exists.

The following policies are recommended in order to promote steady economic growth and reduce the dependence upon residential real estate for the townships tax base:

1. Provide an area for concentrated light industrial and heavy commercial development with access to road and rail systems, central sewage facilities, and central water facilities.
2. Provide incentives for agricultural related - industries and commercial activities to locate in the township to serve the existing agricultural economy of the area. Among these incentives could be tax reductions; infrastructure partnerships; and improved transportation facilities. The township should work with the Union County Economic Development council and other development groups to identify and encourage their locating in the township.
3. Work with other Municipalities in the County to - form a council of Governments to address multi-municipal needs and identify agencies to meet those needs.
4. Create or continue a capital Improvements Fund to cover major expenditures of public funds.
5. The Township should give serious consideration to joint purchasing of materials and supplies with other municipalities and agencies to reduce unit prices.
6. The Township should consider adopting fee structures for services that cover the cost of providing those services, in order that these services (i.e. recreation, zoning permits, sewage - permits, etc) not be financed by tax revenues.
7. The Township should avoid borrowing for projects that are not revenue producing.

## IMPLEMENTATION STRATEGY

The Comprehensive Plan has been prepared by the Township Planning Commission and is generally compatible with the existing Union County Comprehensive Plan. The Pennsylvania Municipalities Planning Code (Act 247 as amended, by Act 170) requires under section 301.4 that Municipal Comprehensive Plans which are adopted shall be generally consistent with the adopted county comprehensive plan. The Union County Comprehensive plan is currently being revised and a representative of the township has been appointed to the Union County Comprehensive Planning Committee.

In order for this plan to be adopted the following review process will be followed

1. The completed plan, in draft form, will be available for public review at the East Buffalo Township Municipal Building and the Union County Planning Department.
2. The East Buffalo Township Planning Commission will hold at least one public meeting to discuss the plan, obtain citizen comments and assure that a public consensus exists for the plan.
3. The final draft of the East Buffalo Township Comprehensive Plan will be drawn up by the Planning Commission.
4. The final/draft will be submitted to adjoining ~ municipalities, appropriate county and state agencies, and the Township Supervisors for review and comment.
5. The Township Supervisors will allow a minimum of forty-five days for the review period, prior to holding a Public Hearing on whether or not the plan should be adopted.

In order for the adopted plan to be effective, the supervisors should consider creation and adoption of the following:

1. The supervisors shall adopt an updated Official Map of East Buffalo Township.
2. Upon adoption of the Official Map, the Supervisors shall authorize the East Buffalo Township Planning Commission to draft:
  - a revised zoning ordinance
  - a revised subdivision and land development ordinance
  - a wastewater management ordinance
  - a storm water management ordinance

The East Buffalo Township Supervisors shall determine the timing and priority of adoption of these ordinances. It is the - recommendation of this plan and township planning commission that the following priorities be assigned:

**Priority one** - zoning ordinance

**Priority two** - subdivision and land development ordinance

It is further recommended by the East Buffalo Township' Planning commission that this comprehensive plan be reviewed annually, at a joint public meeting of the Township supervisors and the Township Planning Commission, and that major updates be accomplished no less than one each 10 years. All changes, additions or deletions to this plan shall be approved by the Township Planning Commission and referred to the Township supervisors for implementation.

The Comprehensive plan is a developmental guide for planning the physical, economic and social growth of East Buffalo Township. It is a planning tool by which future municipal officials can refer to in assessing the impact and necessity of various kinds of development in the

Township. The basic intent of his plan is to assist the Township supervisors on the creation of public policy regarding planning and developmental decision-making. This plan is goal oriented and is based upon the capacity of land to support a reasonable residential population; appropriate commercial and industrial development; and adequate public facilities. This plan attempts to preserve the rural community character of East Buffalo Township and addresses the needs of the agricultural community in as beneficial a manner as possible.

The plan attempts to meet the needs of a growing community while maintaining a high quality of life. The plan is a flexible document and should be amended or expanded as new technologies and/or planning approaches become prevalent and professionally accepted. The key element of this plan is to build a consensus among citizens, economic interests, and public officials regarding the developmental future of East Buffalo Township. It is the intent of this document to provide a guide by which growth can be managed and planned in a manner to provide a varied mixture of life styles, accommodating all economic levels in the Township.

## GLOSSARY

**Agricultural Production** - The production for commercial purposes of crops, livestock and livestock products, including the processing or retail marketing of such crops, livestock or livestock products if more than 50% of such processed or merchandised products are produced by the farm operator.

**Agricultural Use** - Use of the land for the purpose of producing an - agricultural commodity or when devoted to and meeting the requirements and qualifications for payments or other compensation pursuant to a soil conservation program under an agreement with an agency of the federal government.

**Agriculture** - The production, keeping, or maintenance, for sale, lease, or personal use, of plants and animals useful to man, - including but not limited to: forages and sod crops; grains and seed crops; dairy animals and dairy products, poultry and poultry products; livestock, including beef cattle, sheep, swine, horses, ponies, mules, or goats or mutations or hybrids thereof, including the breeding and grazing of any or all of such animals; bees and apiary products; fur animals; trees and forest products; fruits of all kinds, including grapes, nuts, and berries; vegetables; nursery, floral, ornamental, and greenhouse products; or lands devoted to a soil conservation or forestry management program.

**Building Setback Lines** - Lines established by ordinance beyond which buildings may not be constructed.

**Capital Improvements Program** - A list of all proposed municipal projects together with a statement of their cost and the priority of their construction.

**Cluster Development** - A concept of design and site planning in which several units are grouped together on a tract of land.

**Common Open Space** - A parcel or parcels of land or an area of water or a combination of land and water within a development site designed and intended for the joint use or enjoyment of residents of a development.

**Comprehensive Plan** - A plan for development of an area which recognizes the physical, economic, social, political, aesthetic and other related factors of the community involved.

**Conditional Use** - A use permitted in a particular zoning district upon the approval of the governing body.

**Dedication of Land** - The gift of land for a public purpose in a subdivision plan, such as for streets, recreation areas, etc.

**Density Controls** - The various devices used in zoning and subdivision regulations to limit population densities in various areas.

**Development Right** - An easement which permits the purchaser the right-of-construction on the land. It is sometimes employed by government to prevent rural land from becoming developed for urban uses, i.e., the development right is acquired but not exercised.

**Easement** - A legally described right to a section (usually a strip) of land, generally established in real estate deed, to permit the use of said land by the public, a corporation or particular persons for specified uses.

**Eminent Domain** - The power of the state, and its municipal corporations, to take private property for a public use at a fair price.

**Flood plain** - Those areas subject to flooding and indicated on Flood Insurance Rate Maps.

**Land Use Planning** - Land use planning is basically concerned with the location, intensity, and amount of land development required for the various space using functions of city life - industry, wholesaling, business, housing, recreation, education, and the religious and cultural activities of the people.

**Nonconforming Use** - A use of a building or land, lawful at the time of the enactment of a Zoning Ordinance, that does not conform with the "permitted use" provisions of the Zoning Ordinance for the district in which it is located.

**Official Map** - A map for the whole or portion of the community, adopted by ordinance pursuant to Municipality Planning Code, Article III, showing existing and proposed streets, watercourses, parks, and other public places.

**Permitted Use** - A use permitted in a particular zoning district as a matter of right, which does not require special action by the Township prior to issuance of a permit.

**Planned Residential Development (PRD) or Planned Unit Development, (PUD)** - An area of land, controlled by a landowner, to be developed as a single entity for a number of dwelling units, or combination of residential and nonresidential uses. The development plan may not correspond in lot size, bulk, type of dwelling, or use, density, or intensity, lot coverage and required open space to the regulations established in anyone district created, from time to time, under the provisions of a municipal zoning ordinance. The map or plan of a subdivision or land development, whether preliminary or final.

**Right-of-Way** - The right of passage over ground; the ground over which a right of way has been, granted, obtained by lawful condemnation to public use or by purchase.

**Special Exception** - A special use of property, specifically authorized by a zoning ordinance through a zoning hearing board, - but not permitted unless certain stated conditions have been met.

**Spot Zoning** - The practice of establishing a given use, usually - small commercial or industrial zoning districts, usually of one or several lots, which use is not in accordance with an overall plan for the community.

**Subdivision and Land Development Regulation** - Control of the division of open land by compelling its development to meet design standards and procedures adopted by local ordinance.

**Variance** - A relief which may be granted by a Zoning Hearing Board to permit the applicant to vary from the terms of the zoning ordinance because unique conditions of a particular piece of property would make compliance an unreasonable hardship.

**Zoning District** - An area identified by a zoning ordinance with fixed rules for use of land to be uniformly applied throughout the! district unless special overlay provisions are applied for historic building or hazardous conditions. The districts are shown on the map which is part of the zoning ordinance.

**Zoning Hearing Board** - A quasi-judicial agency, appointed by a - municipality to aid in the administration of the Zoning Ordinance. It may not amend the zoning Ordinance, but it has the power to hear appeals from a decision of the Zoning Officer, grant a variance or special exception, decide challenges to the validity of the ordinance or to interpret the meaning of the ordinance.

**Zoning Officer** - A municipal employee charged with the enforcement - of the Zoning Ordinance.