

CHAPTER 13

PLAN IMPLEMENTATION

INTRODUCTION

In order to achieve the goals and objectives of the East Pikeland Township Comprehensive Plan, it is essential to establish a program for its implementation. The following is a schedule of recommendations linked to each objective of the Plan. General priorities and responsibilities are established as well. The priority levels established herein are as follows:

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| Immediate | Adopted in the Plan or occurring within a year of adoption |
| Short term | 2 to 3 years |
| Mid term | 3 to 5 years |
| Long term | 5 to 6 years |
| Ongoing | Recurring activity or undetermined |

NATURAL RESOURCES

GOAL: To protect all environmentally sensitive areas from the encroachment of development and insure the preservation of sensitive natural resources.

OBJECTIVE 1. To delineate all sensitive natural resources and develop the regulatory measures needed to protect them. These shall include floodplains, wetlands, hydric soils and headwaters of streams and their potential buffers; slopes of 15 to 20% and 25% and greater; woodlands, hedgerows and old fields and wild life and other biological habitat.

RECOMMENDATION: Using the Natural Resources Inventory and maps, prepare large scale, detailed maps for the use of developers, land owners and Township decision makers, showing all resources to be protected.

PRIORITY: Immediate

RESPONSIBILITY: Planning Commission

OBJECTIVE 2. To restrict the development of and protect all areas sensitive to development including areas with steep slopes, areas with soil limitations, woodlands, wetlands, floodplains, old fields, and wildlife habitat.

RECOMMENDATION: Develop regulations to be incorporated into the Zoning Code and Subdivision and Land Development Ordinance, including but not limited to, a Resource Protection Overlay District.

PRIORITY: Immediate

RESPONSIBILITY: Planning Commission, Board of Supervisors

OBJECTIVE 3. To permit only appropriate land uses in floodplains in order to protect their natural state and water quality of all streams and water bodies, but particularly Stony Run, French Creek, Pickering Creek and Pigeon Run.

RECOMMENDATION: Develop regulations as part of a Resource Protection Overlay District that specify land uses permitted in floodplains that do not contribute to flood elevations or restrict the flow of flood waters. Land uses which utilize or store hazardous substances should not be permitted.

PRIORITY: Immediate

RESPONSIBILITY: Planning Commission, Board of Supervisors

OBJECTIVE 4. To restrict the development of slopes of 15% and greater to minimize disturbance and otherwise require mitigation where development is permitted.

RECOMMENDATION: Develop regulations to be incorporated into the Zoning Code as part of a Resource Protection Overlay District, that limit the disturbance of slopes greater than 15%. Exceptions should include only that development that can be shown to exercise precise

construction controls. Mapping of all areas of this category should take place and be made available to developers.

PRIORITY: Immediate

RESPONSIBILITY: Planning Commission, Board of Supervisors

OBJECTIVE 5. To develop the necessary regulatory and other measures to manage the removal of trees in the Township and to provide for tree replacement mitigation measures. And, furthermore, to otherwise encourage, through land development regulation, the establishment of landscaping for the creation windbreaks, the control of soil erosion, the screening of undesirable views and the creation of and contribution to visual amenities and the rural character of the Township.

RECOMMENDATION: Develop regulations to be incorporated into the Zoning Code and Subdivision and Land Development Ordinance that specify a review process for the removal of trees of a certain caliper, so as to increase the number of trees in the Township. Mitigation measures should include the replacement of such trees with native species, in a quantity greater than that removed, possibly on other parcels. Plan reviews should encourage the use of plant material for windbreaks, soil retention and screening.

PRIORITY: Immediate

RESPONSIBILITY: Planning Commission

OBJECTIVE 6. To prevent the depletion of groundwater supplies from draw-down and from contamination by on-site sanitary sewage disposal systems by permitting development only in areas clearly suitable for on-site sewage disposal systems or in areas where public sanitary sewer systems have been or will be located.

RECOMMENDATION: For those areas not served currently or not projected to be served by public sanitary sewer service, develop zoning regulations that limit density such that groundwater contamination will not occur and availability of groundwater will not be depleted. Mapping of areas with soils and/or geology that is not conducive to development should be compared to the zoning map and adjustments made accordingly.

PRIORITY: Short term

RESPONSIBILITY: Planning Commission, Board of Supervisors

OBJECTIVE 7. To minimize the exportation of surface water and groundwater from the Township through stream discharges from sewage treatment facilities, stormwater recharge, water suppliers and other water users and control and limit transfers of water within the Township from areas that would be adversely affected thereby. Proposals involving the exportation of water from the Township shall be evaluated in terms of the Township's current and future water needs.

RECOMMENDATION: Institute a plan review policy that would cause the exportation of water from the Township to be evaluated on its effect on the site, its immediate surroundings and the overall Township effect. Submission of detailed hydrogeologic data with professional analysis should be required in all relevant situations.

PRIORITY: Ongoing

RESPONSIBILITY: Planning Commission, Township Engineer

OBJECTIVE 8. To protect the Township's natural environment from the deposition of waste material, generated internally or externally, when the nature and volume of such wastes are determined to be detrimental to the groundwater upon which many residents rely.

RECOMMENDATION: Develop regulations to be incorporated into the Zoning Code that provide standards for the establishment of solid waste disposal areas. Standards should include at a minimum types of material allowed, methods for disposal, monitoring practices, testing and reporting. Areas designated for such practices should be determined on the basis of groundwater and geologic conditions, as well as road access.

PRIORITY: Mid term

RESPONSIBILITY: Planning Commission, Township Engineer

OBJECTIVE 9. To minimize the loss of topsoil through erosion and the subsequent sedimentation of streams through the requirement of storm water management techniques that serve to recharge groundwater supplies.

RECOMMENDATION: Develop regulations to be incorporated into the Zoning Code and Subdivision and Land Development Ordinance that provide standards for the management of stormwater during and after construction. Consideration should be given to regional systems, ownership and maintenance by homeowners associations or businesses, and maintenance efficiencies.

PRIORITY: Immediate

RESPONSIBILITY: Planning Commission, Township Planner

HISTORIC RESOURCES

GOAL To protect historically significant areas and to insure the preservation of inventoried resources.

OBJECTIVE 1. To promote the preservation of historic areas and structures through the identification of all potential historic

resources, the evaluation and documentation of meritorious resources and their prioritization for protection.

RECOMMENDATION: Establish a program to systematically identify and document all buildings, roads and engineered structures in the Township that have local or greater historic significance.

PRIORITY: Short Term

RESPONSIBILITY: Historic Commission

OBJECTIVE 2. To secure the appropriate certification of historical significance of eligible historic resources.

RECOMMENDATION: Coordinate with building owners and appropriate agencies to secure local, regional, or national certification in order that the buildings acquire development protection and be eligible for relevant financial assistance.

PRIORITY: Ongoing

RESPONSIBILITY: Historic Commission

OBJECTIVE 3. To devise preservation strategies appropriate to the identified historic resources.

RECOMMENDATION: Utilize available resources, such as established historical commissions, national organizations, and local residents, to prepare methods and strategies to preserve historic elements of the Township landscape. Such strategies should be adaptable to the unique situation of each structure and ownership.

PRIORITY: Ongoing

RESPONSIBILITY: Historic Commission

OBJECTIVE 4. To develop opportunities and incentives for the continued use or compatible reuse of historic structures.

RECOMMENDATION: Coordinate with local development interests, realtors, financial institutions and historical organizations to develop methods to encourage the continued use of historic buildings. Possible incentives are preferred rehabilitation loans, modified building and housing code requirements, and proactive efforts to locate occupants for historic structures.

PRIORITY: Ongoing

RESPONSIBILITY: Planning Commission, Historic Commission

OBJECTIVE 5. To protect and preserve historic structures and areas by developing regulatory measures that would minimize the impacts of new construction and development on historic resources and their settings.

RECOMMENDATION: Recognize the area surrounding an historic structure as being significant to it by requiring adequate spatial dimensions for the siting of historic buildings within the context of contemporary structures. Standards will be particular to individual situations and may require the recommendation of historic preservation professionals.

PRIORITY: Short Term

RESPONSIBILITY: Planning Commission, Historic Commission

OBJECTIVE 6. To consider various preservation opportunities including historic districts and regulatory incentives.

RECOMMENDATION: The establishment of historic districts, with unique development standards, should be encouraged where multiple structures exist in close proximity, such as in a village. Special standards should

address the need for modified setback requirements, appropriate landscape materials, architectural integrity, issues relating to automobiles.

PRIORITY: Short Term

RESPONSIBILITY: Planning Commission, Historic Commission

OBJECTIVE 7. To foster public education and support private actions which promote the preservation and protection of historic resources.

RECOMMENDATION: Develop programs which increase the public awareness of and sensitivity to historic buildings. Emphasize the role these buildings have played in the history of the Township and the region, as well as the roles they can play in the future. Tours to successful preservation sites elsewhere and public access to local sites should be considered.

PRIORITY: Ongoing

RESPONSIBILITY: Historic Commission

COMMUNITY CHARACTER

GOAL To provide for development in an orderly manner that will retain East Pikeland Township's remaining rural character and protect the Township's health, safety and general welfare.

OBJECTIVE 1 To maintain the Township's scenic, historic and unique natural landscape qualities, including those inherent in East Pikeland Township's stream valleys and its scenic and historic roadways and villages.

RECOMMENDATION: Identify elements of the Township landscape that are significant (stream corridors, tree masses, rock outcroppings, scenic viewsheds and roads, historic buildings) and establish a Natural Resources Overlay District in the Zoning Code. Such a district would

provide parameters for preservation and controlled development. Each element of the Overlay District specifically addresses a natural feature, such as floodplains, steep slopes, wetlands, or scenic corridors.

PRIORITY: Immediate and Short Term

RESPONSIBILITY: Planning Commission, Township Planner

OBJECTIVE 2. Guide future higher density residential development to areas in which public water supply and sewage disposal can be provided.

RECOMMENDATION: Map those areas of the Township that have public water and public sewage disposal. Insure that the Township Zoning Map is consistent with the services, such that high density residential zoning corresponds geographically.

PRIORITY: Short Term

RESPONSIBILITY: Board of Supervisors, Planning Commission

OBJECTIVE 3 To establish performance standards that require new residential development to be designed in a manner that preserves sensitive natural and cultural resources in order to preserve the rural character of the Township.

RECOMMENDATION: Provide options in the Zoning Code and Subdivision and Land Development Ordinance that allow for, and create incentives for, the use of clustering residential dwelling units, so as to preserve significant areas of open space. Traditional, large lot residential development should be discouraged through the use of density bonuses for clustering.

PRIORITY: Short Term

RESPONSIBILITY: Board of Supervisors, Planning Commission, Township Planner

OBJECTIVE 4. To limit the expansion and development of non-residential uses within the context of a rural / suburban community.

RECOMMENDATION: When reviewing land development plans, the Township should limit non-residential uses in rural areas to those that provide necessary, daily services to the community, and are actually ancillary to the residential land use. Existing zoning that is contrary to this principle should be evaluated and potentially altered.

PRIORITY: Ongoing

RESPONSIBILITY: Planning Commission

OBJECTIVE 5. To ensure the quality and compatibility of new development through regulatory measures that would require development design that adequately buffers sensitive natural, cultural and historic resources. And, in the case of higher density or intensity of development, would require development to adhere to the traditional village-like design principles that reflect the lot sizes, setbacks, building arrangement, materials, street layout and pedestrian circulation typical of the small, historic rural settlements in Chester County.

RECOMMENDATION: Through the site plan review process, require that new developments identify adjacent and nearby sensitive natural areas, such as stream corridors, steep slopes, floodplains, tree masses, and rock outcroppings. Where such features exist, the new development should be required to provide significant landscaped buffer separating the new development from the natural feature. The use of village design elements should be encouraged for high density development. Modifications to the Codes should occur to mandate this form of development which reflects the history of the Township and can offer development efficiencies.

PRIORITY: Ongoing

RESPONSIBILITY: Planning Commission

OBJECTIVE 6. To protect scenic vistas and unique natural areas from development encroachment through flexible site design standards that require design sensitive to such features.

RECOMMENDATION: Develop site design standards and policies that acknowledge the visual impact of a development on nearby natural features. Viewsheds should be identified throughout the Township which should be preserved. Where the area cannot be preserved in a natural state, design standards need to be applied that minimize the effect. Clustering, buffering, street standard modifications, and possibly height limits should be considered as ways to minimize the visual impact.

PRIORITY: Immediate

RESPONSIBILITY: Planning Commission, Township Planner

OBJECTIVE 7. To promote public awareness of and sensitivity toward the Township's natural and scenic features and support local efforts to conserve and enhance such features.

RECOMMENDATION: Develop programs in the publicly owned natural areas within the Township that emphasize the natural qualities of those areas. Tree planting programs, school outings and similar events would encourage residents to visit these areas and appreciate their qualities. Additionally, educational material can be placed in Township newsletters or other mailings.

PRIORITY: Mid Term

RESPONSIBILITY: Board of Supervisors, Planning Commission

AGRICULTURAL PRESERVATION

GOAL: To preserve and promote agriculture as a component to rural character in the Township.

OBJECTIVE 1. To encourage the conservation of prime agricultural soils, Class I, II and III soils currently used agriculturally and delineate an agricultural preservation zone or zones.

RECOMMENDATION: Delineate agricultural soils on a Township map, utilizing a combination of traditional mapping sources and the local farm community. Based on existing land uses and the soils mapping, propose the establishment of an Agricultural Preservation District.

PRIORITY: Immediate

RESPONSIBILITY: Planning Commission, Board of Supervisors, Township Planner

OBJECTIVE 2. To devise a growth management strategy that includes regulatory and incentive measures to preserve valuable agricultural land from development encroachment. This strategy shall include, among other things, the purchase and transfer of development rights from agricultural preservation areas to designated growth areas and incentive programs for farmland preservation such as the expanded use of Agricultural Security Areas and the Act 515 Program for farmland assessment.

RECOMMENDATION: Develop a transfer of development rights (TDR) program for the Township, targeting prime agricultural lands.

PRIORITY: Immediate

RESPONSIBILITY: Board of Supervisors, Planning Commission

OBJECTIVE 3. To permit only uses compatible with farming activities in agricultural preservation areas.

RECOMMENDATION: Develop land use regulations in the Zoning Code that limit uses within an Agricultural Preservation District to only those uses which are accessory or ancillary to permitted agricultural uses. Examples of such uses may be farm implement businesses, feed and seed suppliers, veterinary businesses, and limited processing operations.

PRIORITY: Short Term

RESPONSIBILITY: Planning Commission, Township Planner

OBJECTIVE 4. To provide for effective open space buffers between productive farmland and new development adjacent thereto.

RECOMMENDATION: Develop a standard buffer requirement for situations where a land development is proposed adjacent to existing farmland or land within an Agricultural Preservation District. Additionally, consider including a note on the plan of the new development stating that the adjacent farmland may possess certain characteristics offensive to nearby residents, such as periodic noise and odor.

PRIORITY: Short Term

RESPONSIBILITY: Planning Commission, Township Planner

OBJECTIVE 5. To minimize the use of spray techniques to irrigate cropland to conserve water supplies by encouraging the use of irrigation techniques that release water slowly and close to ground level in order to reduce evaporation.

RECOMMENDATION: Promote educational material that advocates the conservation of water in agricultural practices. Coordinate with local and regional agricultural organizations and agencies.

PRIORITY: Ongoing

RESPONSIBILITY: Planning Commission

LAND USE

GOAL: To provide for growth in an orderly manner and in appropriate locations that will enhance the character of the Township and protect the health, safety and general welfare of current and future residents.

OBJECTIVE 1. To guide the location and intensity of development in terms of the availability of services, including water and sanitary sewer facilities, transportation capacity, and police and fire protection.

RECOMMENDATION: Insure that the Zoning Map of the Township is consistent with the location of existing public services, such as sewer, water, highway capacity and public safety services. Lands available for future development should either have or be proposed to have capacity to allow development. Efforts should be made to minimize the expansion of services into unserved areas until other alternatives have been pursued.

PRIORITY: Immediate

RESPONSIBILITY: Board of Supervisors, Planning Commission

OBJECTIVE 2. To permit development only at locations, and of a type and intensity, that will not create unsafe conditions including improper drainage patterns and hazardous traffic circulation.

RECOMMENDATION: Require the preparation of studies for such matters as drainage and traffic that will allow the Township to analyze the effects and make recommendations. Performance standards would have to be met in order for plan approval. Areas that cannot meet

the standards should be identified by the Township and means sought to limit their development through zoning regulations.

PRIORITY: Immediate

RESPONSIBILITY: Planning Commission, Township Planner

OBJECTIVE 3. To guide non-residential development to appropriate areas and control their design and compatibility with the character and intensity of nearby areas in the Township.

RECOMMENDATION: Revise the Zoning Map to encourage the development of non-residential uses in areas shown on the Future Land Use Plan near Phoenixville Borough, mixed use development along Rt. 724, and village compatible development in and near Kimberton. In all cases, design review should occur through the plan review process that insures character and intensity compatibility with nearby existing uses.

PRIORITY: Immediate

RESPONSIBILITY Planning Commission, Board of Supervisors

GOAL To manage growth and development in a manner consistent with the Township's ability to efficiently provide essential facilities and services and to protect the character of the Township.

OBJECTIVE 4. To contain the preponderance of growth in the Township within an area designated for higher density development along Schuylkill Road (Rt. 724), areas adjacent to Phoenixville Borough and near the Kimberton Village Center. Suburban in-fill growth should be contained in the balance of the central half of the Township.

RECOMMENDATION: In accordance with the Future Land Use Plan, future growth should be channeled to areas indicated. Rural areas at the northern and southern ends

of the Township should not be used for suburban residential growth, but emphasis should be placed on conservation.

PRIORITY: Immediate and Ongoing

RESPONSIBILITY: Planning Commission, Board of Supervisors

OBJECTIVE 5. To permit residential in-fill development in appropriate areas and at a density compatible with existing surrounding development, however not on agriculturally valuable or otherwise constrained land.

RECOMMENDATION: Undeveloped areas should be utilized to continue the surrounding development pattern, so as to blend with the older development with regard to density and unit type. Rezoning should not be approved that would alter the pattern.

PRIORITY: Ongoing

RESPONSIBILITY: Planning Commission, Board of Supervisors

OBJECTIVE 6. To enhance the in-fill and expansion potential for development in the area of Kimberton Village, but only development consistent with the existing intensity and character of the area.

RECOMMENDATION: Standards for development within the Kimberton Village Center should be reviewed and enhanced and be made a requirement for future growth in that area as described on the Future Land Use Plan. Standards should address factors that create village character. Such factors should include, but are not limited to, architectural character, sidewalks, pedestrian amenities, street trees, reduced setbacks, mixed use development, and multiple story buildings. An evaluation of the existing character of Kimberton Village should be undertaken to identify those qualities that make the village unique.

PRIORITY: Short Term

RESPONSIBILITY: Planning Commission, Township
Planner, Historic Commission

OBJECTIVE 7. To conserve roadway capacity within the Township by permitting development only within existing capacity constraints and improve capacity only on roads in the defined growth areas or for safety purposes.

RECOMMENDATION: Coordinate with PennDOT to insure that State roads as well as all roads maintained by the Township are subject to a policy of capacity upgrades only in areas designated by the Township for future growth, except in the case of road improvements related specifically to safety.

PRIORITY: Ongoing

RESPONSIBILITY: Planning Commission, Township
Engineer

OBJECTIVE 8. To encourage, through the establishment of the pattern and intensity of development within the Township, the increased use of public transportation.

RECOMMENDATION: Through the future land use plan and the zoning map, concentrate future growth into designated areas, such that sufficient density is created to provide enough ridership to sustain a public transit system. Public transit should be encouraged for air quality purposes and for highway capacity reasons.

PRIORITY: Ongoing

RESPONSIBILITY: Planning Commission, Board of
Supervisors

OBJECTIVE 9. To coordinate the Township’s growth management strategy with surrounding jurisdictions regarding both the compatibility of development and the location of development.

RECOMMENDATION: Maintain regular communication and participation with adjacent and regional jurisdictions regarding compatibility of future growth plans as they relate at or near the Township’s borders. East Pikeland Township is a member of the Federation of Northern Chester County Communities. Coordination with the regional planning organization to the east should be maintained, including Phoenixville, Schuylkill Township, Charlestown Township and West Pikeland Township, as well as East Vincent Township, West Vincent Township and Spring City.

PRIORITY: Ongoing

RESPONSIBILITY: Planning Commission, Board of Supervisors

OBJECTIVE 10. To establish development design standards that encourage or require new residential and non-residential development to be designed to preserve as much open space as is practicable, in a relatively compact and inconspicuous manner.

RECOMMENDATION: The use of cluster development options should be encouraged by making it a permitted use as a matter of right in residential zoning districts, making the processing time for such plans no longer than conventional plans. Non-residential development can be made more compact by the adjustment of floor area ratios, encouragement of mixed use development, and use of multi-story structures where appropriate.

PRIORITY: Short Term

RESPONSIBILITY: Planning Commission, Board of Supervisors

OBJECTIVE 11. To supplement the Township's Zoning and Subdivision and Land Development Ordinances with regulations and standards that require the location and distribution of open space in new development to be consistent with the Township's policies for interconnected conservation corridors and green spaces.

RECOMMENDATION: Develop standards to be incorporated into the Zoning Code and Subdivision and Land Development Ordinance that require open space on a proposed plan be located so as to interconnect with the nearby pattern, when possible. The goal should be to develop a network of open space that is not fragmented into isolated parcels.

PRIORITY: Ongoing

RESPONSIBILITY: Planning Commission

OBJECTIVE 12. To supplement the Township's Zoning and Subdivision and Land Development Ordinances with regulations and standards to insure that site and architectural design and development intensity are compatible with surrounding areas as a prerequisite to approval.

RECOMMENDATION: Incorporate into the Zoning Code and Subdivision and Land Development Ordinance standards that require that attention be given to compatibility of architectural design and development intensity between the subject site and surrounding areas. Compatibility review should include the use of transitional elements to avoid the abrupt changes of appearance within the local area.

PRIORITY: Short Term

RESPONSIBILITY: Planning Commission, Township Planner

OBJECTIVE 13. To provide a safe and efficient transportation system by coordinating closely with the Pennsylvania Department of

Transportation, the Chester County Planning Commission and the Delaware Valley Regional Planning Commission to insure that the transportation needs, consistent with the Comprehensive Plan, of the Township are met.

RECOMMENDATION: Coordinate with state and local transportation interests to insure that all existing roads are maintained in a safe condition and that future roads are designed to be safe, efficient and suitable to local needs.

PRIORITY: Ongoing

RESPONSIBILITY: Planning Commission, Board of Supervisors

COMMUNITY FACILITIES AND SERVICES

GOAL: To develop and implement, within the fiscal capability of the Township, a plan for the provision of public facilities and services that will meet the needs of current and future residents.

OBJECTIVE 1. To develop an integrated Facilities and Services Plan, within the framework of the surrounding region, for the provision of water, sanitary sewage disposal, storm water drainage, solid waste disposal, parks and recreation, police and fire protection and emergency medical services.

RECOMMENDATION: Consolidate planning for all community facilities and services issues into one integrated plan which addresses the availability, needs, and projections, and funding for facilities and services.

PRIORITY: Mid Term

RESPONSIBILITY: Planning Commission, Township Planner

OBJECTIVE 2. Convene annual work session to identify and recommend revisions and updates, as necessary and within the context of the Facilities and Services Plan, the *East Pikeland Township, Act 537, Sewage Facilities Plan*.

RECOMMENDATION: Revise and update the *Sewage Facilities Plan* based on the current available census data and projections, and updated existing land use development.

PRIORITY: Long Term

RESPONSIBILITY: Planning Commission, Township Engineer

OBJECTIVE 3. To revise and update, as necessary and within the context of the Comprehensive Plan and the Facilities and Services Plan, the *East Pikeland Open Space, Recreation and Environmental Resources Plan*.

RECOMMENDATION: Revise and update the *Open Space, Recreation and Environmental Resources Plan* based upon the current available census data and projections and updated existing land use development.

PRIORITY: Mid Term

RESPONSIBILITY: Planning Commission, Township Planner

OBJECTIVE 4. To provide, in the most effective and efficient manner, a variety and balance of recreational programs and facilities to satisfy needs of current and future Township residents. Recreational facilities and services shall be designed to optimize recreational opportunities and minimize maintenance costs.

RECOMMENDATION: The recreation component of the Community Facilities and Services Plan should emphasize the provision of facilities and services that best satisfy the interests and needs of the community, both by type and location. Consideration should be given to all age groups, convenience of use, operational efficiency and maintenance economy.

PRIORITY: Mid Term

RESPONSIBILITY: Planning Commission, Township
Planner, Park and Recreation Board

OBJECTIVE 5. To consider addressing future neighborhood recreation needs through the use of “open space development design” in new residential development or where suitable recreation land is not available, a requirement for a fee-in-lieu from the developer.

RECOMMENDATION: Take advantage of the requirement that new residential development plans must provide an appropriate amount of open space. Consider requiring the development of the parkland by the developer before transfer to the Homeowners Association or the Township. When no viable parkland can be acquired or when suitable parkland already exists nearby, the Township should have the discretion to receive a fee in lieu of the land that could be used to acquire land or park development elsewhere. The Subdivision and Land Development Ordinance now gives the developer the option for a fee-in-lieu of land.

PRIORITY: Mid Term

RESPONSIBILITY: Planning Commission, Township
Planner, Park and Recreation Board

OBJECTIVE 6. To consider the joint participation of neighboring communities for the provision of park and recreation facilities and programs.

RECOMMENDATION: Recognize that in low density, rural communities it is often impractical or uneconomical to provide all facilities and services locally. Economies and efficiencies can be attained by combining usage and programming with adjacent and nearby jurisdictions. In such cases, the Township may consider providing transportation for group events outside the Township.

PRIORITY: Ongoing

RESPONSIBILITY: Planning Commission, Park and Recreation Board

OBJECTIVE 7. To implement, through a gradual and experimental process, a public trail system along public and private lands with the full consent and voluntary participation of private landowners.

RECOMMENDATION: Investigate the level of interest that may exist in landowners allowing the use of some private lands, in conjunction with public lands, for public trail purposes. Consider liability issues, maintenance, connectivity to a regional trail system, parking and signage.

PRIORITY: Long Term

RESPONSIBILITY: Planning Commission

OBJECTIVE 8. To establish a workable and efficient method of financing the construction and maintenance of community facilities.

RECOMMENDATION: Recognizing the on-going need for community facilities and services, project future needs and develop an Annual Capital Program and Budget to fund future acquisition, design, construction, operation and maintenance of facilities.

PRIORITY: Ongoing

RESPONSIBILITY: Township Manager, Board of Supervisors

SUMMARY:

The purpose of this chapter, Plan Implementation, has been to provide linkage between the Goals and Objectives chapter of the Plan and methodology for

implementation for those objectives. This takes the form of recommendations for each objective. It is intended that decision makers in the Township, as well as concerned citizens, will use the recommendations as guidance for the whole range of situations which face a municipality. The ongoing operations require sometimes repetitious procedures, but these too need to be focused on the common value to the residents. Longer range objectives cannot be overlooked, as time will eventually bring those issues into a nearer range. Planning is essential in order to avoid, to the extent possible, trends and patterns which are not beneficial to the Township, its residents and its landscape.