

FINDINGS AND SUMMARY OF ACTIONS

DEMOGRAPHICS AND ECONOMIC BASE

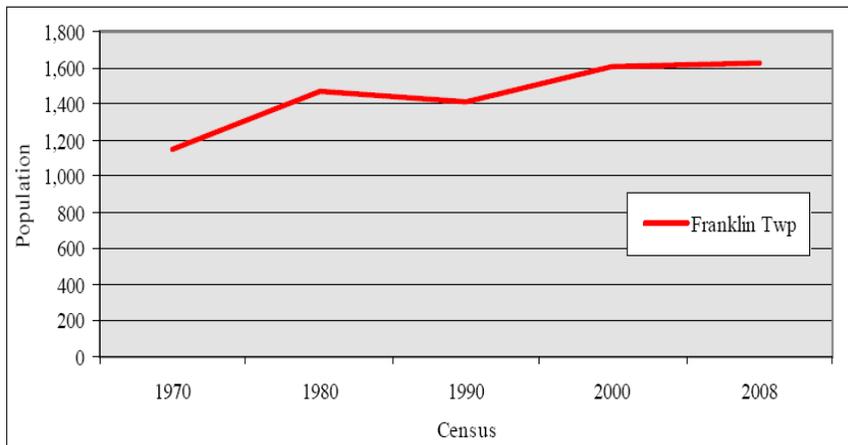
Findings

- ☞ Franklin Township experienced population growth between 1970 and 1980, declined somewhat between 1980 and 1990, but has increase since then.

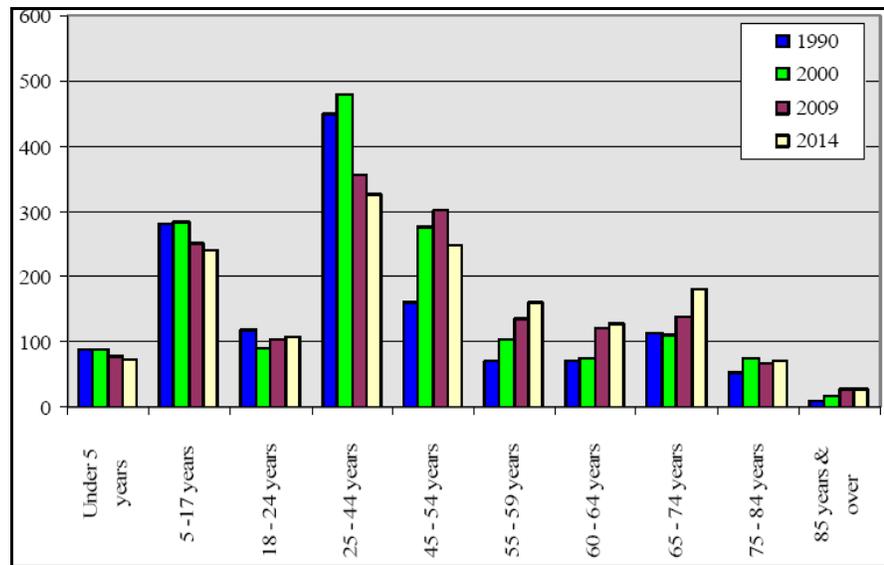
FRANKLIN TOWNSHIP POPULATION (U.S. Census)					
Census Year →→	1970	1980	1990	2000	2008
Franklin Township	1,145	1,473	1,414	1,601	1,621

POPULATION PROJECTIONS				
Year →→	2000 Census	2010 Estimate	2015 Projection	2020 Projection
by Avg Annual Growth	1,601	1,626	1,639	1,652
by Linear Regression	1,601	1,735	1,802	1,866

- ☞ Similar to Franklin Township, the population of each of the neighboring municipalities remained essentially unchanged between 2000 and 2008, with the exception of Dallas Township.
- ☞ Dallas Township continued its steady growth trend, increasing by 7.97% during this time.
- ☞ Luzerne County has experienced a steady population decline since 1980.
- ☞ Franklin’s population density is expected to remain relatively low in the near term given the extent of the stable ownership of the agricultural and other open land.
- ☞ If housing demand increases and the land ownership status changes, the Township holds great potential for population growth.



Franklin Township Population, U.S. Census



Franklin Township Population by Age - 1990 to 2014

- ☞ The age of a community's population is important in terms of the types of community facilities and services which must be provided.
- ☞ Younger age groups have been declining and are expected to continue declining in number while the population over age 55 has been, and is expected to continue increasing in the future.
- ☞ By 2014, the Township's median age is expected to be 46.5 years, up from 40.8 years as of the 2000 Census. This is a dramatic increase in the median age and, if the projections are accurate, confirms the assertion that the Township's population is aging.
- ☞ The majority (53%) of Franklin Township residents have a high school education or less than a high school education; 21% have a Bachelor's Degree or higher.
- ☞ The educational level of Franklin Township residents is higher than Luzerne County and the Commonwealth.
- ☞ Income levels in Franklin Township exceed the County and the Commonwealth as evidenced by its higher median household income, median family income, and per capita income, and its lower percentage of families and individuals in poverty.
- ☞ At 3.08%, the Township's unemployment rate in 2000 was nearly the same as the County and slightly lower than the Commonwealth.
- ☞ One can only surmise that Franklin Township's current unemployment rate has climbed along with the regional unemployment figures, though the exact percentage might be different. According to the Bureau of Labor Statistics, as of April 2010 unemployment was 10.2% in Luzerne County.
- ☞ Franklin Township residents' two leading occupations are "management, professional and related" and "sales and office," each employing an equal number of workers.

- ☞ The leading industries where residents are employed are “education, health, and social services”, “manufacturing” and “retail trade.”

Planning Implications

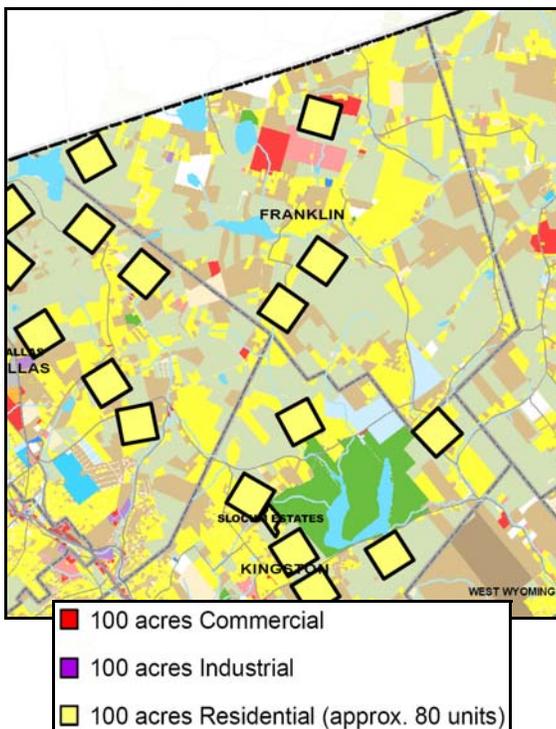
- ☞ Franklin Township is an aging lower-middle to middle income community with education levels that are slightly above average.
- ☞ The demographic data support the notion that Franklin Township is a bedroom community, providing residence for individuals that commute to work in surrounding communities.
- ☞ Although population growth is expected to be modest, the Township must identify areas that are most suitable for new development in order to provide housing and related uses, and areas that are most suitable for conservation in order to ensure that water supply, wildlife habitat, and natural resources remain productive and sustainable.
- ☞ Planning for community facilities and services, such as recreational facilities, social centers, and emergency services must be appropriate for the Township’s current large number of middle-aged and young persons, but must also consider the trend toward an aging population.

**PLANNING AND DEVELOPMENT
IN THE COUNTY, CONTIGUOUS MUNICIPALITIES AND THE REGION**

Findings

- ☞ Luzerne County is working with Lackawanna County on a bi-county plan that envisions Franklin Township primarily as a conservation area.

Lackawanna-Luzerne Trend Scenario 2008-2030



- ☞ The bi-county planning process projects four areas of increased residential development, but not intensive commercial or industrial development which is consistent with the Township’s conservation vision.
- ☞ The *conservation area* designation included in the Lackawanna-Luzerne draft land use plan and limited scale of commercial and industrial development is consistent with Franklin Township goals and objectives.
- ☞ The 1994 Lackawanna County and Luzerne County Open Space, Greenways & Outdoor Recreation Master Plan notes: *With 40 separate local governing bodies in Lackawanna County and 76 in Luzerne County, the importance of a unified approach to address these concerns became necessary. Providing a planning framework for the preservation of open spaces and the development of greenways and outdoor recreation areas at the county level will provide local leaders at the municipal level with a defensible blueprint for decision making. This plan sets forth recommendations for achieving a balance between natural resources and the built environment so that the region may continue to thrive and benefit from its rich natural, recreational and cultural resources.*



Franklin Twp/Contiguous Municipalities

- ☞ The intent of this Comprehensive Plan is to be consistent with the Open Space Plan as it applies to Franklin Township.
- ☞ All of the municipalities adjoining Franklin Township have adopted comprehensive and though the contiguous municipal plans vary widely in date and to a degree in content, each concentrates on similar issues related to quality of life and conservation issues and no significant inconsistencies are anticipated between those municipal planning programs and ongoing planning in Franklin Township.
- ☞ All of the townships adjoining Franklin Township have adopted zoning except Northmoreland Township.
- ☞ Zoning districts along common borders are relatively similar as is existing land use character, and the zoning ordinances include development performance standards to minimize impacts between residential and nonresidential development.

- ☞ The Northeastern Pennsylvania Alliance serves as a planning and development information source and funnel for grants and special projects for the Township and County, but has no municipally authorized regional planning power.

LAND USE

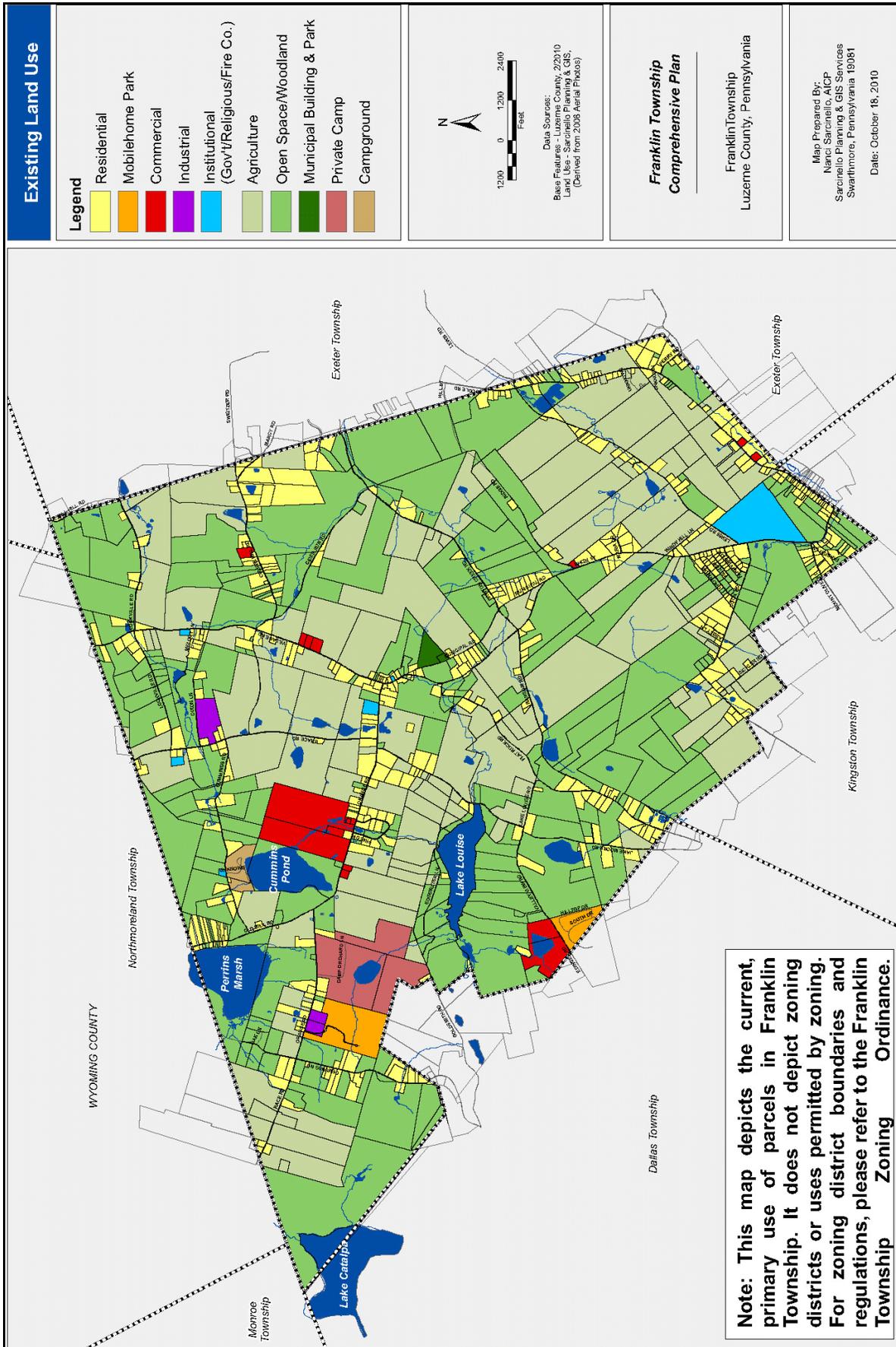
Findings

- ☞ Franklin Township encompasses approximately 8,114 acres, or 12.68 square miles of land area.

Existing Land Use		
Land Use	Acres	% of Total
Residential	919.51	11.3%
Mobilehome	82.15	1.0%
Commercial	155.62	1.9%
Industrial	25.94	0.3%
Institutional	72.23	0.9%
Agriculture	2895.35	35.7%
OS/Woodland	3701.40	45.6%
Twp Bldg & Park	12.61	0.2%
Private Camp	138.87	1.7%
Campground	20.89	0.3%
Roads/Water/Other	89.46	1.1%
Total	8114.04	100.0%

- ☞ The Township’s land use pattern is one dominated by agriculture and woodland with residential use primarily spread along the Township’s main roads.
- ☞ Open Space/Woodland is the principal land use type in the Township occupying 3,701 acres (46% of the Township’s land area). None of the land in this category is protected - it is all in private ownership and as such, has the potential to be developed at anytime.
- ☞ Agriculture is the second largest land use type in the Township at 2,895 acres (36% of the Township’s land area). Historically, dairy farms and orchards were the mainstay of the Township’s agriculture industry. Today, two working farms are in operation – Brace’s Orchard and Dymond’s Farm –as wells as a honey bee operation.
- ☞ Residential land use (including mobile home parks) accounts for about 1,000 acres or 12.3% of the land area.

- ☞ Commercial and industrial land uses total only some 180 acres.



Build-Out Analysis

The build-out analysis compares the impact of the Township's current zoning provisions with the effect that the use of Conservation Subdivision Development would have on the landscape.

- Currently, 78% of the Township's land is agriculture and woodland.
- Under current zoning, the Township would see an additional 2,052 residential units and would lose nearly all of its agriculture and woodlands.
- Implementing Conservation Subdivision Design would allow the Township to accommodate *at least* 2,052 dwelling units, protecting and even increasing property values while simultaneously preserving much of its agricultural land and woodland.

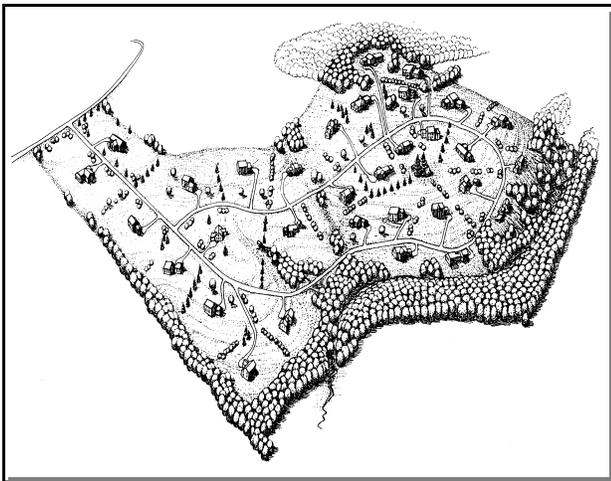
Planning Implications

- ☞ Given its location near the metropolitan area and its small town character, clean environment, quality of life, and open land, Franklin Township holds great potential for growth and development.
- ☞ The challenge is to balance the need for essential economic growth and development of the Township while concurrently conserving its scenic, historic and natural environment and the remaining open land.
- ☞ New development will occur primarily on new lots subdivided from large agricultural and forested lands.
- ☞ Local officials must begin an outreach effort and partner with landowners and local conservation organizations to preserve these properties and with innovative development techniques and land conservation tools while simultaneously protecting property rights.
- ☞ More residential development in the Township and surrounding municipalities will spawn more pressure for retail/service commercial development. Providing for small scale commercial uses within the Township could serve to meet some of the retail and service needs of residents and could offset some of the costs associated with residential development.
- ☞ Directing growth to appropriate areas will not only preserve open space, but will also enable the Township to manage its facilities, services and roads in a more cost effective and efficient manner.
- ☞ The Village of Orange and the nearby Franklin Township Volunteer Company are the focal point of the community.
- ☞ Aside from its floodplain management provisions, the Township's zoning ordinance does not contain specific protection measures for natural resources. The ordinance also lacks any provisions for open space preservation.

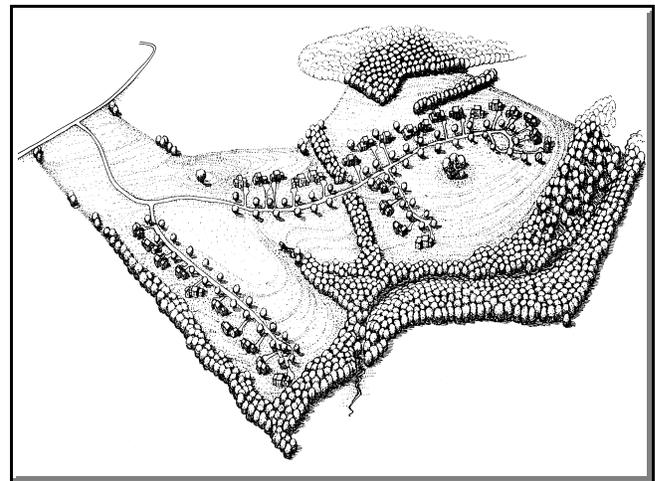
- ☞ The Township must be prepared to manage whatever development is proposed by adopting, administering and updating the necessary land use management regulations.
- ☞ Conservation subdivision design, transferrable development rights and conservation easements are important tools for preserving agricultural, forest and other open land.
- ☞ The Luzerne County Farmland Preservation Program, Agricultural Security Areas and the Act 319 Clean and Green tax incentive are all aimed at preserving agricultural and forest land.

Use in Franklin Township:

- Farmland Preservation Program - no agricultural easements purchased.
 - Agricultural Security Areas - 1,555 acres or almost 20% of Township area.
 - Clean and Green - finding more use following recent reassessment.
- ☞ Without careful planning and land use control, growth will certainly change the rural landscape of the Township by fragmenting agricultural and forest lands and increasing demand for community facilities and services.
 - ☞ Taking a regional approach to economic development and sustaining natural resources will provide the greatest opportunity for sustaining Franklin Township's rural character and regional economy.



With Conventional Development



With Conservation Design

Franklin Township Basic Land Use Planning Approach

- conserve and protect vulnerable environmental resource areas
- preserve agriculture, forestry and the rural working landscape
- protect residential neighborhoods and subdivisions from incompatible development
- provide for well-situated and appropriate development areas to accommodate projected growth
- allow throughout the Township residential development at densities consistent with the rural working landscape
- provide incentives and standards for good design and open space preservation as property is developed
- provide for limited scale businesses and light manufacturing which is consistent with the rural working landscape
- rely on the larger region for major retail and service needs
- carefully control the development and expansion of public water and sewer service areas
- encourage the preservation of historic buildings and sites.

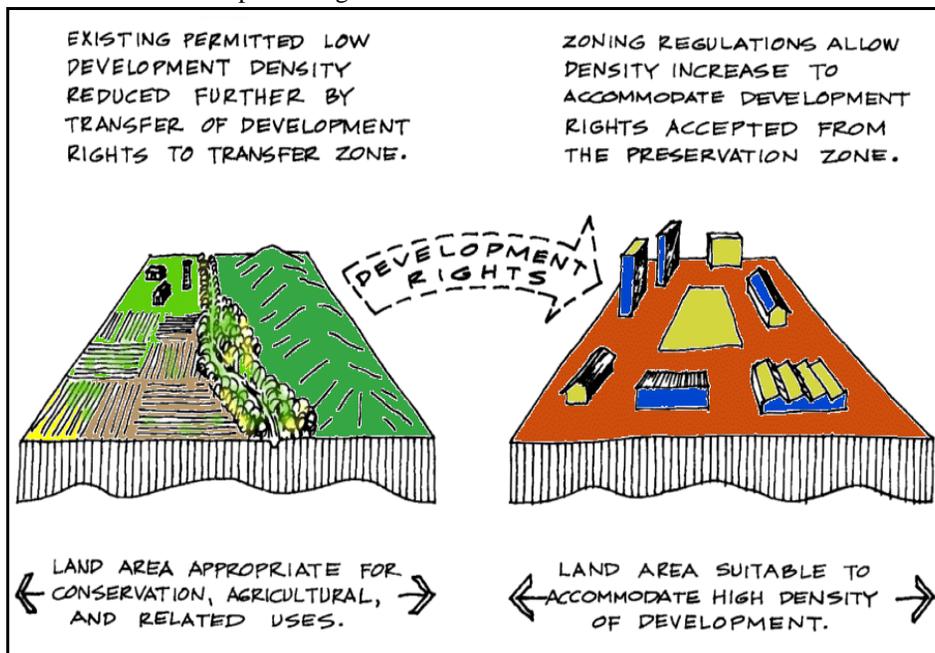
Note About the Summary of Actions

The timing of actions is an estimate and may change, or actions may not be undertaken, depending upon available funding and staff resources. Much of the work of carrying out the Plan, the assessment of the accomplishment of goals and objectives, and the periodic Comprehensive Plan review can be accomplished by the Planning Commission and citizen volunteers who are appointed to special committees or task forces along with Township officials. These groups can provide evaluations and recommendations to the Board of Supervisors for action.

LAND USE SUMMARY OF ACTIONS			
#	ACTION	RESPONSIBILITY	TIMING
1	Future Land Use - Conserve the rural working landscape, including timbering, and protect the natural environment. Concurrently encourage smaller scale retail and service establishments, while looking to the greater region for major shopping and service needs.	Planning Commission Supervisors Zoning Officer	ongoing zoning
2	Zoning Districts Affirmed and Updated - The future land use plan is based on the affirmation of the current zoning districts with the caveat that the Township will periodically evaluate the effectiveness of the districts and the range of uses in each district.		
RESIDENTIAL			
3	Zoning Districts - Provide protection for residential areas by maintaining separate residential and nonresidential zoning districts, applying environmental, development and operational performance standards to commercial and industrial uses, and establishing increased lot sizes, setbacks, and buffers where such uses adjoin residential development.	Planning Commission Supervisors Zoning Officer	ongoing zoning
4	Higher Density - Allow higher density residential development only in areas where community water supply and community sewage disposal is available.		

LAND USE SUMMARY OF ACTIONS			
#	ACTION	RESPONSIBILITY	TIMING
5	Home Occupations - Amend the zoning ordinance to include no-impact home-based business as a permitted use in all zoning districts. Include home occupation as conditional use in all residential districts.	Planning Commission Supervisors	1 year
6	Conservation Design - Include conservation design in zoning and subdivision and land development ordinances (particularly for A-1 District) to provide an additional development option for landowners and to conserve open land, conserve sensitive natural areas, preserve historic resources and maintain community character.		
7	R-1 District - Amend the R-1 zoning district to permit single-family attached, two-family, and multi-family residential development at appropriate densities, as well as small scale retail uses.		
8	R-2 District - Amend the R-2 zoning district to permit single-family attached, two-family, and multi-family residential development at appropriate densities, as well as small scale retail and office uses. Include design guidelines to promote development that is compatible with the historic village character.		
9	TDR - Amend the Zoning Ordinance to include a Transferable Developments Rights article that designates properties in the A-1 District as Sending Areas, and properties in the R-1 and R-2 Districts as Receiving Areas. Provide appropriate density incentives to encourage use of TDR.		
10	Lot Area - Include a Lot Area definition that deducts a proportion of land occupied by critical natural features such as steep slopes, wetlands, hydric soils and floodplain.		

Transferrable Development Rights



LAND USE SUMMARY OF ACTIONS			
#	ACTION	RESPONSIBILITY	TIMING
NONRESIDENTIAL			
11	Performance Standards - Review and update as needed the nonresidential performance standards to address changing development patterns and ensure community and environmental protection.	Planning Commission Supervisors	ongoing zoning
12	Reasonable Standards - Do not make standards and the development review process so onerous that commercial and manufacturing development is discouraged.		
13	Location - Allow commercial, manufacturing and institutional land uses only in appropriate districts based on compatibility with surrounding land uses, access potential, and logical extension of utilities.		
14	Site Characteristics - Require nonresidential development to consider the physical characteristics of the site as part of the design in order to protect environmentally sensitive areas.	Planning Commission Supervisors	SALDO 1 year
15	Site Clearing - Restrict the clearing of vegetation and grading in buffer areas until a development plan has been approved, but provide for timbering the interior of the property.		
16	Design Guidelines - Work on design guidelines for commercial, industrial, and institutional development to encourage the most efficient use of commercial land and development consistent with community character.	Planning Commission Business Committee Supervisors	3 years

Commercial Design Standards and Guidelines

Design guidelines, along with development standards and permit approval requirements for specific location and site requirements, can be used to retain rural character. Standards and design guidelines in rural areas should consider historic design trends in the built environment and should specifically address issues surrounding the massing, form, materials, and color of new buildings or structures. Zoning performance standards in Pennsylvania generally cannot be used to govern the specific architectural appearance of buildings. Design guidelines, which can be suggested by the municipality and voluntarily adopted by the developer, can be effective for ensuring building designs are consistent with community character.

Site design zoning standards should include, for example, maximum impervious cover, landscaped setbacks between buildings and the road, modest parking lot size, interior landscaping for larger parking lots, sign requirements, and vegetated buffers along property lines. A critical requirement is the retention of existing vegetation to the greatest extent possible. Development standards for lighting, circulation, parking, landscaping, and noise should be consistent with the rural-recreational area.

ADVANTAGES OFFERED BY CONSERVATION EASEMENTS

Private Ownership: The property remains in private ownership and continues to contribute to the local tax base. The landowner may choose to live on the land, sell it, or pass it on to heirs.

Owners Satisfaction: Gives the landowner the satisfaction that the land will remain unchanged.

Flexibility: Easements are flexible and can be written to meet a particular land-owner’s needs while protecting the property’s resources.

Permanency: Most easements are permanent, remaining in force when the land changes hands. The easement holder ensures that the restrictions are maintained.

Tax Reduction: There are significant tax advantages if easements are donated rather than sold.

Charitable Taxes: The donation of a conservation easement to a land trust is treated as a charitable gift of the development rights. The donation creates a charitable tax deduction, equal to the value of the conservation easement, on the landowner’s Federal and State income tax returns.

Estate Taxes: Estate taxes are significantly lower, sometimes making the difference between heirs holding onto the family land or selling it to pay inheritance taxes.

Property Taxes: Conservation easements will sometimes lower property taxes, a result of reduced valuation on property subject to the conservation easement.

Minimizes Effect of Development: Minimizes other impacts of residential development such as increased population, traffic, and demand for community facilities and services.

LAND USE SUMMARY OF ACTIONS			
#	ACTION	RESPONSIBILITY	TIMING
FORESTRY			
17	Permitted Use - Amend the Zoning Ordinance to include forestry as a permitted use in all districts and include language to encourage the use of best management practices for forestry operations	Planning Commission Supervisors	1 year
18	Businesses - Provide ample opportunity for the development of <i>value added</i> enterprises that use the plentiful forest resources available in the Township.	Planning Commission Supervisors	ongoing
MINERAL EXTRACTION (Including natural gas extraction.)			
19	Zoning - Amend the Zoning Ordinance to include mineral extraction as a conditional use in the A-1 zoning district with restrictions as permitted by state law and case law.	Planning Commission Supervisors	1 year
20	Roads - Adopt posting and bonding requirements for Township roads to ensure road damage is minimized and corrected by gas drilling operations.	Planning Commission Supervisors	2 years
LAND CONSERVATION PLANNING			
21	Committee - Form a Township Open Space Committee to conduct education and outreach to encourage landowners to conserve land through conservation easements and other available means	Supervisors County Planning Local Land Trust	1 year
22	Criteria - Develop criteria for identifying parcels important for preservation and prioritize identified parcels..	Planning Commission Supervisors Open Space Committee Local Land Trust	2 years
23	Landowner Commitment - Include as a basic tenet that both in-fee or conservation easement acquisition would be on a willing seller basis except in an extraordinary circumstance such as a direct development threat to a critical natural area on a parcel with a high priority.		

LAND USE SUMMARY OF ACTIONS			
#	ACTION	RESPONSIBILITY	TIMING
24	Outreach and Education - Contact the various land trusts and conservation organizations in the region to conduct outreach and education. If a landowner wishes, facilitate communications between the landowner and land trust.		
25	Programs - Encourage landowner participation in Act 319 Clean and Green, Agricultural Securities Areas, and County Farmland Preservation Program.	Planning Commission Supervisors Open Space Committee Local Land Trust	ongoing
OFFICIAL MAP FOR OPEN SPACE AND PUBLIC FACILITIES			
26	Ordinance and Map - Consider an official map and required ordinance in accord with Planning Code Article IV.	Planning Commission Supervisors Open Space Committee	3 years
27	Identified Priorities - Include on the maps needed community facilities and road and intersection improvements, and critical open space areas identified in this <i>Comprehensive Plan</i> .	Recreation Board	

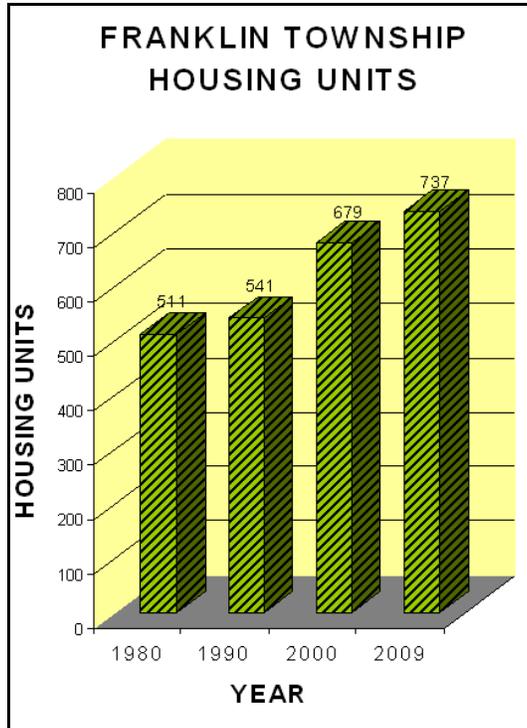
The Official Map
 Article IV of the Pennsylvania Municipalities Planning Code grants the authority to municipalities to adopt an official map to show the location of areas which the municipality has identified as necessary for future public streets, recreation areas, and other public grounds, or for open space. This little used land use management tool can be invaluable for minimizing the cost of public facilities and open space acquisition.

By showing the area on the official map, the municipality puts the property owner on notice that the property has been identified for future acquisition for a public facility or purpose or for open space. The municipality may refuse to issue a permit for any building or development on the designated parcel; however, the municipality has up to one year to purchase the property, or an easement in the case of open space, upon notice by the owner of intended development.

HOUSING

Findings

☞ Housing unit construction in Franklin Township increased significantly between 1990 and 2000 with the addition of almost 140 units, compared to the 30 units added between 1980 and 1990.



☞ Although Franklin Township housing units increased at a rate higher than Dallas Township and Kingston Township, the number of new units in those two Townships were significantly higher, reflecting the sprawl from the City of Wilkes-Barre and Kingston Borough.

☞ An additional 58 permits were issued for homes in Franklin Township between 2000 and 2009, taking the total to some 737 units.

☞ Although much of the agricultural and woodland in the Township appears to be stable in terms of long-term ownership, if tax, family or market conditions change, this land holds great potential for development.

☞ Given the attractive landscape and proximity to the Wyoming Valley, the number of housing units in the Township will certainly continue to increase, and there is no reason to expect that the pace of housing development will decrease.

☞ The greatest number of units in Franklin Township were reported as constructed prior to 1939.

☞ A number of dwellings, including a number of mobile homes and a number of single-family dwellings, are dilapidated or in less than optimum condition and current economic conditions may add to the problem.

☞ Generally, the age of the housing stock does not appear to be a factor in housing condition and dilapidated housing in the Township is not a widespread issue.

HOUSING UNITS U.S. CENSUS							
	1980 Total Units	# 80-90	% 80-90	1990 Total Units	# 90-00	% 90-00	2000 Total Units
Franklin Township	511	30	5.9%	541	138	25.5%	679
Dallas Township	2,415	398	16.5%	2,813	312	11.1%	3,125
Kingston Township	2,265	308	13.6%	2,573	350	13.6%	2,923
Wilkes-Barre City	21,389	-655	-3.1%	20,734	-440	-2.1%	20,294
Luzerne County	136,201	2,523	1.9%	138,724	5,962	4.3%	144,686
PA (1,000s)	4,596	342	7.4%	4,938	312	6.3%	5,250

The Pennsylvania Municipalities Planning Code requires a plan to meet the housing needs of present residents and of those individuals and families anticipated to reside in the municipality, which may include conservation of presently sound housing, rehabilitation of housing in declining neighborhoods and the accommodation of expected new housing in different dwelling types and at appropriate densities for households of all income levels.

Zoning must provide for housing of various dwelling types encompassing all basic forms of housing, including single-family and two-family dwellings, and a reasonable range of

- ☛ In 2000, the home ownership rate in the Township continued to be higher than Luzerne County and the Commonwealth, as it was in 1990, due largely to the predominance of single-family dwellings.
- ☛ In 2000, median value of owner-occupied homes in Franklin Township, at \$119,600, was higher than the Luzerne County and State values. Generally newer housing on larger lots most likely accounting for the value being higher.
- ☛ The recent construction of very large and high value homes on large lots suggests that median home value in the Township has increased since the 2000 Census.
- ☛ At 81%, the Township’s housing stock is dominated by single-family detached dwellings.
- ☛ Multi-family housing units account for less than 1% of the total housing stock in the Township.
- ☛ In 2000, mobile homes, often more affordable, accounted for almost 15% of all occupied units in Franklin Township.
- ☛ In the Township, a significant proportion of home owning households (21.1%) and renting households (20.8%) had Year 2000 housing costs which exceed the *thirty percent rule* for household income and housing expense indicating housing affordability issues.

Affordable Housing

Federal governmental guidelines, primarily those established by the U.S. Department of Housing and Urban Development (HUD), define affordable housing as costing no more than thirty percent of a household's gross monthly income—referred to here as the 30 percent rule. The income counted is derived from all wages earned by people fifteen and older in the household. For homeowners, affordability is generally defined as owning a house with a value equal to slightly more than twice the household’s annual income. The homeowner costs counted typically include a mortgage payment (principal, interest, taxes, and insurance) and utilities. For renters, the costs usually include contract rent and utilities. The 30 percent rule leaves seventy percent for food, clothing, health care, child care, transportation to work, and other basic expenses. Because of increasing housing costs, many lower income Americans are forced to make tradeoffs and go without necessities. Tenants experiencing unexpected emergencies typically fall behind in their rent and face eviction. If not assisted, they may become homeless.

Planning Implications

- ☛ With the exception of ensuring that land use and building regulations are reasonable in terms of affecting costs, small municipalities can do little to manage housing affordability which is so dependent on regional economic real estate market factors.
- ☛ Municipalities can take steps to encourage innovative forms of housing that meet the community’s needs and satisfy the market; age restricted housing is a good example.
- ☛ The occupied housing stock in the Township generally appears to be healthy in terms of condition. Nevertheless, a number of single-family dwellings and mobile

Housing Policies

- Promote mixed-use development that would accommodate various dwelling types in proximity to commercial and civic services.
- Provide for a variety of housing types, including single-family attached and multi-family dwellings, in order to accommodate individuals and families of various income levels.
- Review land use controls in terms of standards not directly linked to public health and safety which increase housing costs.
- Provide for age-restricted housing in proximity to services to accommodate seniors.
- Investigate ways to bring relief to cost burdened households (owner and renters).
- Permit a mix of lot sizes within residential developments to encourage diversity of housing structures and styles.
- Encourage rehabilitation of substandard housing.
- Cooperate with area municipalities and the County to plan for housing needs regionally and as housing needs are identified consider the development of joint housing plans with neighboring municipalities.

homes are in less than optimal condition, and the recent economic downturn may have contributed to the problem.

- ☛ The Township must look to the Luzerne County Housing Authority and its contacts with private affordable housing organizations to meet the specific housing needs of lower income residents.

HOUSING SUMMARY OF ACTIONS			
#	ACTION	RESPONSIBILITY	TIMING
ZONING ORDINANCE & SALDO			
1	<u>Flexible Design</u> - Promote the use of conservation design, transferrable development rights, and development incentives such as density bonuses as a means of providing more affordable housing.	Planning Commission Supervisors	1 year part of zoning
2	<u>Multi-Family</u> Allow multi-family housing where compatible with surrounding land uses, with access to transportation corridors, and in keeping with the logical extension of utilities and public services.		
3	<u>Age / Affordable Incentives</u> - Consider providing some incentives (density or design) for developers who provide age restricted and/or affordable housing.		
4	<u>TDR</u> - Offer the use of transferrable development rights to enable the shift of density from more remote parcels to zoning districts allowing higher residential density.	Planning Commission Supervisors	2 years part of zoning
5	<u>Road Standards</u> - Make road width and other construction standards in the SALDO reasonable in terms of meeting safety and durability requirements without adding unnecessary costs to housing.	Planning Commission Supervisors	ongoing

HOUSING SUMMARY OF ACTIONS			
#	ACTION	RESPONSIBILITY	TIMING
HOUSING PROGRAMS			
6	Housing Programs - Ensure area residents receive fair consideration for available assisted housing programs.	Community Advocates Residents	ongoing
PROPERTY MAINTENANCE			
7	Building Code - Enforce the Uniform Construction Code.	Supervisors Building Inspectors	ongoing
8	Property Maintenance/Dangerous Structures - Consider the adoption of a property maintenance code and/or dangerous structures ordinance with reasonable public health, safety and welfare standards to ensure the structural integrity of dwellings, prevent dilapidation and preclude negative effects on the community.	Supervisors Building Inspectors	based on need

COMMUNITY FACILITIES AND SERVICES

Findings

School Districts and the Municipalities Planning Code
Section 305. The Legal Status of Comprehensive Plans Within School Districts. Following the adoption of a comprehensive plan . . . , any proposed action of the governing body of any public school district located within the municipality or county relating to the location, demolition, removal, sale or lease of any school district structure or land shall be submitted to the municipal and county planning agencies for their recommendations at least 45 days prior to the execution of such proposed action by the governing body of the school district.

- ☞ Community facilities and services can serve as a tool, or as an unexpected trigger, to guide or stimulate community growth and development. Public sewage disposal systems can stimulate commercial and residential development.
- ☞ Public community facilities and services to serve Franklin Township residents are provided on several levels, and the provision of these facilities and services is dependent on tax dollars, whether in the form of federal and state aid, county supported programs, or locally funded facilities and services.
- ☞ Emergency services, police protection and road maintenance were ranked as most important by the respondents to the Township community survey, which is typical of rural communities.
- ☞ Recycling facilities and health care facilities ranked somewhat lower, but higher than other facilities and services.
- ☞ In terms of quality of service, fire protection and emergency medical service were ranked primarily good to excellent, while road maintenance and State Police service were ranked fair to good.
- ☞ The Township owns and maintains a municipal building, associated maintenance facility, a salt/anti-skid storage shed, and vehicles and equipment necessary for maintaining roads.
- ☞ Staffing at the Township is adequate because the Supervisors have added personnel as new programs and increased work loads have dictated.
- ☞ Office and meeting space are currently adequate, and there are no immediate plans for expansion.
- ☞ The Township’s equipment is maintained in good condition and is replaced or upgraded as necessary.



Franklin Township Building

☞ Capital expenditures anticipated:

Essential as Needed

- replace trucks and equipment
- road paving

Desirable

- implement park master plan

Deferrable

- improve/enlarge Township office

- ☞ The Townships contract for larger scale road maintenance and improvement projects, primarily major improvement projects such as paving and shoulder reconstruction.



Existing Municipal and Park Facilities, Franklin Township (www.ftvp.com)

- ☞ Recreation facilities and programs in Franklin Township are provided by the Dallas School District, sports league organizations, the Franklin Township Fire Company and the Township.
- ☞ The Township recently adopted a Master Site Plan for the park on the 13-acre Township parcel which poses two alternatives - the full development of the current Township Park and the continuation of the current park facilities with an additional park developed at another location.
- ☞ Franklin Township, along with other upper Luzerne County municipalities and all of Bradford, Sullivan and Wyoming Counties, is served by Troop P of the Pennsylvania State Police from their barracks located in Wyoming Borough and satellite stations in Laporte, Shickshinny, Towanda and Tunkhannock.
- ☞ Fire protection and basic life support service is provided by two volunteer companies, the Franklin Township Fire Department and the Franklin - Northmoreland Township Ambulance Association serve the entire Township.



Franklin Township Fire Department

Ambulance 535 (<http://fntaa.synthasite.com/>)

- ☞ Similar to other rural areas throughout the Country, finding and retaining volunteers is a critical issue. The Fire Department currently has 12 active firefighters that respond to some 60 calls each year.
- ☞ Township officials and emergency service organizations have historically maintained good working relationships and each Township has annually provided funding to support emergency services.
- ☞ Adequate emergency service will continue to be an important element of maintaining the existing quality of life in the Township. The issues should be addressed as a long term goal of the Township and area wide municipalities.
- ☞ The Township will continue to work with the volunteer organizations to maintain and improve emergency services, and will explore regional solutions for police service when the need dictates and financial resources permit.
- ☞ Recycling ranked very high in importance to Franklin Township community survey respondents, but the quality of recycling facilities was rated very low.
- ☞ Groundwater is the source for all potable water in the Township with most homes served by individual wells and the two mobile home parks served by a common water supply and distribution system.
- ☞ The primary means of sewage disposal in Franklin Township is the use of a septic tank and subsurface soil disposal of the effluent, which includes both in-ground seepage beds and elevated sand mounds.
- ☞ In recent years, more and more municipalities in the Commonwealth have begun working together on a number of issues and programs. The Back Mountain Community Partnership, which includes Dallas Borough and Dallas, Franklin, Jackson, Kingston and Lehman Townships, has been focusing on regional land use issues. The Partnership will likely progress to joint purchasing and service provision.
- ☞ Franklin Township operates on an annual general fund budget of approximately \$320,000 with most revenue raised by taxes.
- ☞ Road maintenance now accounts for much of the municipal budget and this will continue to be a primary role of the Township.

- ☞ Increased spending for additional facilities and services must be assessed in terms of the total local tax burden (township, county, and school district) and the real need and demand.
- ☞ Given the overall tax burden on Township residents and the current national economy, the Board of Supervisors intend to limit any tax increases to those required to maintain the existing level of facilities and services unless resident demand for new facilities and services is clear or additional funds are required to maintain the service.

FRANKLIN TOWNSHIP FACILITIES AND STAFF			
Township Building	- 13 acres along Municipal Road, excellent condition, small office and maintenance		
Maintenance Buildings	- located on Township Building parcel - equipment garage part of Township Building, excellent condition - salt / anti-skid storage shed, excellent condition		
Other Property	- none		
Meetings	- Franklin Township Fire Company		
Employees	- Secretary/Treasurer, part-time - Road Foreman, full-time - Equipment Operator, full time - Zoning Officer, part-time - Township Solicitor, part-time	- Planning Commission Secretary, part-time - Planning Commission Solicitor, part-time - Sewage Enforcement Officer, part-time - Zoning Hearing Board Solicitor, part-time - Building Inspector, part-time (contract)	
Volunteer Boards	- Planning Commission - Zoning Hearing Board - Recreation Board		
Vehicles & Major Equipment	- 2010 Ford dump truck, plow, spreader - 2080 Chevy dump truck, plow, spreader - 2006 F250 pickup truck	- 2008 Case backhoe/loader - 1991 John Deere grader - John Deere tractor	
Recreation Facilities	- Park on Township Building parcel		
Anticipated Capital Expenditures	Essential as Needed -replace trucks and equipment -road paving	Desirable -implement park master plan	Deferrable -improve/enlarge Twp office

COMMUNITY FACILITIES AND SERVICES SUMMARY OF ACTIONS			
#	ACTION	RESPONSIBILITY	TIMING
TOWNSHIP FACILITIES			
1	Staff - As the population continues to increase over the long term and administrative functions become more complex, increased staff and office hours will be provided to meet resident needs.	Supervisors	as needed
2	Road Projects - Continue to contract for road maintenance and improvement projects.	Supervisors Staff	ongoing
3	Council of Government (COG) - Fully explore and take advantage of any opportunities to improve facilities and services offered by intermunicipal cooperation via the Back Mountain Community Partnership.	Supervisors Staff	ongoing
4	Capital Budget - Continue to prioritize needs and plan for road improvements, purchase of vehicles and equipment, and other large expenditures.	Supervisors Staff	ongoing

COMMUNITY FACILITIES AND SERVICES SUMMARY OF ACTIONS			
#	ACTION	RESPONSIBILITY	TIMING
RECREATION FACILITIES			
5	<u>Park Master Site Plan</u> - Use the Master Site Plan as the basis for improving and developing recreation facilities and services in the Township	Recreation Board Sports Organizations Supervisors	ongoing
6	<u>Cooperation</u> - Work cooperatively to: <ul style="list-style-type: none"> • plan for recreation and open space from an area wide perspective. • coordinate individual municipal efforts. • maximize use of resources. • improve standing for state grants. • provide a broader base of support for recreation and open space planning. 	Recreation Board Sports Organizations School District Supervisors	long term as needed
7	<u>Funding Plan</u> - Develop a funding plan to include: <ul style="list-style-type: none"> • use of fees assessed for residential development under the subdivision and land development ordinance. • solicitation of private contributions. • grants. • direct municipal contributions. • a special fund for land acquisition and capital improvements 	Recreation Board Supervisors	immediate
8	<u>State Assistance</u> - Obtain technical assistance from State agencies.	Recreation Board	ongoing
EMERGENCY SERVICES			
9	<u>Police</u> - Monitor the need for increased local police services and consider intermunicipal cooperation if such service is provided in the future.	Supervisors	ongoing
10	<u>Financial Support</u> - Provide financial support for emergency services.	Supervisors	ongoing
11	<u>Local Companies</u> - Work with the Franklin Township Fire Department and the Franklin-Northmoreland Township Ambulance Association to maintain adequate services and buildings and other support equipment and facilities	Supervisors Fire Company Ambulance Association	ongoing
12	<u>Volunteers</u> - Support efforts to petition the State Office of Fire Prevention and Control to set reasonable qualification and training standards for volunteer firefighter and ambulance personnel in rural areas.	Supervisors Fire Company Ambulance Association	ongoing
RECYCLING			
13	<u>Township Program</u> - Work with the Luzerne County Department of Solid Waste Management to evaluate options for recycling in the Township.	Supervisors	2 years

COMMUNITY FACILITIES AND SERVICES SUMMARY OF ACTIONS			
#	ACTION	RESPONSIBILITY	TIMING
ON-LOT SEWAGE DISPOSAL			
14	Existing Systems - Continue to monitor the functioning of existing on-lot sewage disposal systems and order corrections when malfunctions occur.	SEO	ongoing
15	New Systems - Continue to ensure that all new on-lot systems meet DEP regulations and Township ordinance standards.		
16	Management - Consider an on-lot sewage system management program, particularly in areas where malfunctions are occurring or are likely to occur (e.g., poor soils, concentrated numbers of small residential lots).	Supervisors SEO	5 years
COMMUNITY FACILITIES FOR NEW DEVELOPMENT			
17	SALDO - Carefully enforce the subdivision and land development ordinance, and continue to update it to ensure that roads, drainage and other community facilities are installed to standards which will result in quality, durable facilities.	Planning Commission Supervisors	ongoing

NATURAL RESOURCES

Findings and Planning Implications

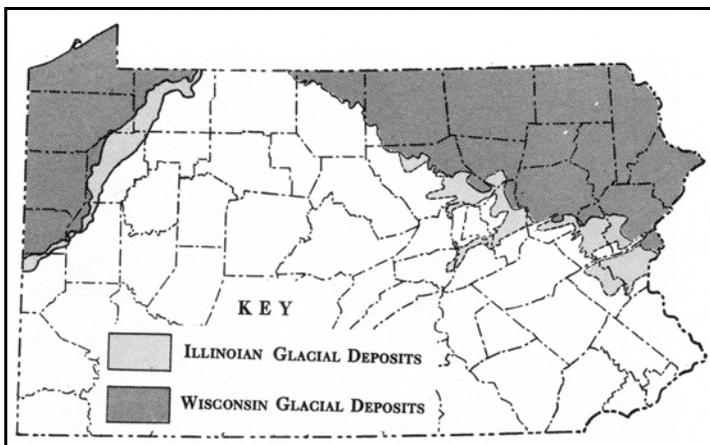
Franklin Township lies in the Glaciated Low Plateau Section of the Appalachian Plateaus Province, a land classification based on geologic formations and landscape characteristics.

Glaciated Low Plateau Section
Includes an area of diversified topography in northeastern Pennsylvania. The topography consists of rounded hills and broad to narrow valleys all of which have been modified by glacial erosion and deposition. Swamps and peat bogs are common in the eastern part of the Section. The Section reflects the interplay between bedrock of various types, mainly sandstones and siltstones, and glacial erosion and deposition. The more erosion-resistant rocks form the hills, while the less erosion-resistant rocks occur in the valleys. Glacial deposits, mainly glacial till or sand and gravel, may occur anywhere, but are found mainly in the valley bottoms and margins.
www.dcnr.state.pa.us/topogeo/map13/13glps.aspx

- ☞ Most of Franklin Township falls below the steep slope threshold, and steep slopes in the Township are not significant in terms of limiting overall development.
- ☞ Although development on steep slopes is technically feasible, development costs increase dramatically as the slope increases, and the environmental concerns also escalate.
- ☞ Bedrock geology and glacial geology are key factors affecting the natural environment and development pattern of the Township by providing the base for the formation of soils.
- ☞ Franklin Township as a whole is underlain by shale, claystone, siltstone, sandstone and conglomerates of the Devonian Age which are some 350 to 400 million years old.
- ☞ The glaciation affecting Franklin Township has had considerable effect on the soils and groundwater water supply by depositing varying depths of overburden on the underlying rock formations.

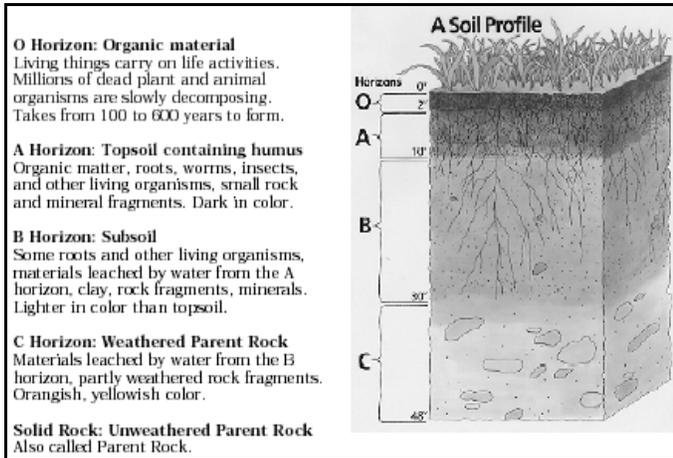
☞ Groundwater is the sole source of water supply in the Townships with most of the supply pumped from deep wells.

☞ Based on recharge rates and water use, the overall supply of groundwater in Franklin Township should be adequate to sustain development and meet the needs of the foreseeable future. However, groundwater availability is a regional issue and adequate supply is not a valid reason for postponing or avoiding action to ensure continued adequate supply.



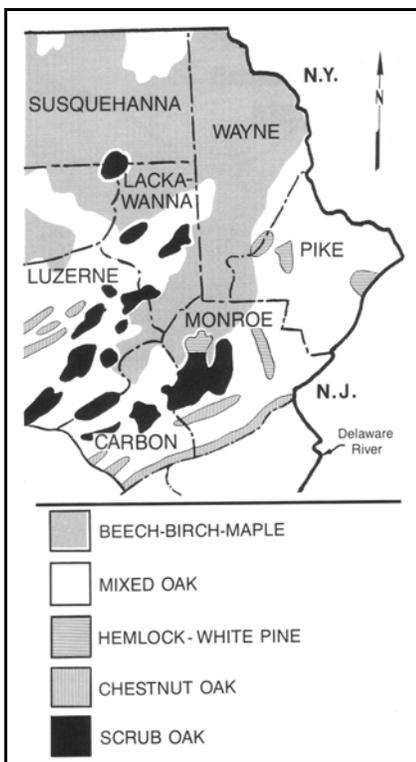
Glacial Deposits in Pennsylvania (Source: *Pennsylvania and the Ice Age*, Commonwealth of Pennsylvania, 1962.)

- ☞ No significant groundwater contamination problems have been reported in the Townships, but quality protection is important.
- ☞ Proper siting, design, installation and maintenance of on-site disposal systems and water supply wells, and groundwater quality, should continue to be a municipal concern and proper land use controls must be applied to protect groundwater recharge areas.
- ☞ Soil conditions, along with slope and underlying geology, pose severe limitations to septic absorption throughout the Townships. Poorly renovated effluent from existing sewage systems on poor soils poses a threat to the quality of surface waters and groundwater supplies.



Source: <http://home.earthlink.net/~pdf2krech/SoilProfile.pdf>

- ☞ The soil formation process resulted in stoniness in many areas and the presence of a fragipan or hardpan that inhibits the downward movement of water. These cemented soil layers can impede the downward movement of water and create a seasonal high water table below the soil surface. This creates the shallow groundwater which carries nutrients from on-lot disposal systems to surface waters.
- ☞ Limitations for septic absorption, aging and poorly maintained on-lot sewage systems on poor soils, and the lack of sufficient ground for on-lot septic replacement threaten to contaminate soil and groundwater and lakes and streams.



Five Major Forest Types (*The Poconos, An Illustrated Natural History Guide*, Oplinger, C. S. And Halma, R., Rutgers, 1988, p. 44)

- ☞ The soil limitations in many areas with older on-lot systems document the potential for malfunctions.
- ☞ Long-term maintenance of on-lot sewage systems is critical.
- ☞ A significant proportion of the Township is comprised of prime agricultural soils which should be preserved for agriculture.
- ☞ Problems associated with soil erosion and sedimentation are exacerbated by development of steep slopes and removal of vegetative cover.
- ☞ Much of Franklin Township remains forested, primarily those areas which were not suitable for agriculture, such as hilltops, stony areas, and steep slopes.
- ☞ The predominate forest type in the Township is mixed oak, with areas of the hemlock-white pine and beech-birch-maple forest types.
- ☞ Wetlands are an integral part of the environment and provide such benefits as groundwater recharge, stormwater control, surface water quality improvement and habitat for unique plant and animal species
- ☞ The Township contains relatively limited areas of wetlands.
- ☞ State and federal regulations protect wetlands but do not require a buffer around wetlands. Local municipalities can include wetland protection in zoning and subdivision and land development ordinances to augment federal wetland regulations.
- ☞ Franklin Township lies in the Middle Susquehanna section of the Susquehanna River Basin which drains to the Chesapeake Bay which has long been a focus of restoration. Locally, the Township is comprised of seven small watersheds: Abrahams Creek, Cider Run, Dymond Creek, Leonard Creek, Sutton Creek and Whitelock Creek.



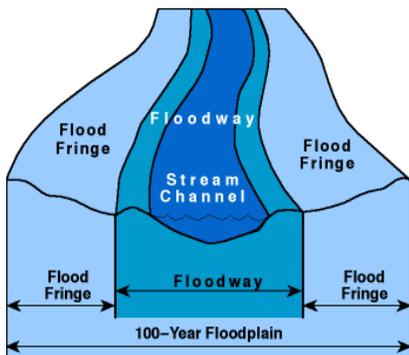
Franklin Township Wetland

The Chesapeake Bay Program is a unique regional partnership that has led and directed the restoration of the Chesapeake Bay since 1983. The Chesapeake Bay Program partners include the states of Maryland, Pennsylvania and Virginia; the District of Columbia; the Chesapeake Bay Commission, a tri-state legislative body; the Environmental Protection Agency, representing the federal government; and participating citizen advisory groups. (www.chesapeakebay.net)

- ☞ The Pennsylvania Department of Environmental Protection classifies all of the streams in the Township as cold water fisheries, except the headwaters of Lake Catalpa which are classified as high quality, cold water fisheries.
- ☞ Surface water quality in Franklin Township remains generally good, but can be affected by point and non-point pollution. Non-point pollutant sources include soil erosion resulting in stream sedimentation and on-lot sewage disposal systems, and point sources include direct stream discharges of sewage effluent and stormwater.

☞ Maintaining good water quality is critical to the quality of life in the Township and region and beyond to Chesapeake Bay. Good quality streams and well-conserved watersheds are a good measure of overall environmental quality.

☞ Continued updating and enforcement of on-lot sewage disposal, stormwater and soil erosion control and other water quality regulations is critical.



Floodplain Cross Section

☞ The 100-year floodplain identified by FEMA in the Township is minimal and is largely confined to narrow corridors along Sutton Creek and its tributaries.

☞ Development in floodplain in the Township is also very minimal when compared to many communities, and damage from floods has been infrequent.

☞ Franklin Township floodplain regulations comply with the state and federal minimum by allowing elevated dwellings and floodproofed nonresidential structures.

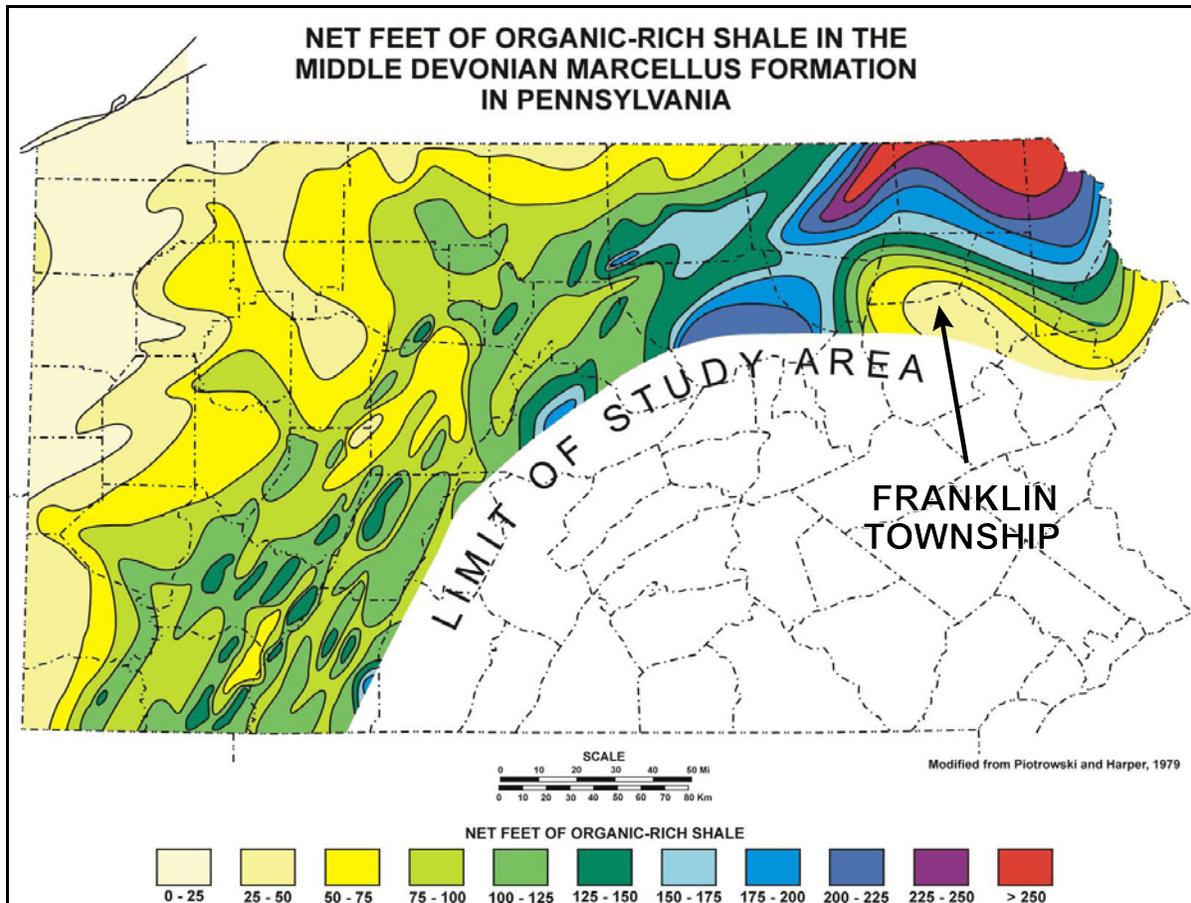
☞ The 2006 *Luzerne County Natural Areas Inventory*, identified two areas in Franklin Township – about half of Perrin’s Marsh and the upper extreme of Abrahams Creek Wetlands.

☞ The Township recognizes the historical and continuing importance of forestry enterprises to the local economy and quality of life, and encourages forestry activities throughout the Township provided such operations are conducted in accord with sound forest management practices and environmental regulations.

☞ A number of natural gas companies have leased thousands of acres in the Back Mountain Area. If exploratory wells are successful, natural gas extraction may become a part of the landscape.

☞ The thickness of the shale and its productivity varies throughout the deposit and Franklin Township is at the lower end of the spectrum.

☞ The Township recognizes the need to provide for *the reasonable development of minerals* in the Township while at the same time ensuring that such operations are conducted in appropriate locations and in accord with sound mining practices and environmental regulations.



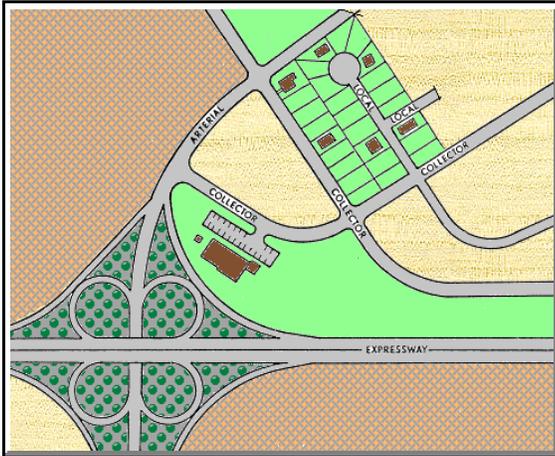
NATURAL RESOURCES SUMMARY OF ACTIONS			
#	ACTION	RESPONSIBILITY	TIMING
1	Steep Slopes - Review steep slope standards and consider standards to limit development of very steep slopes.	Planning Commission Supervisors Zoning Officer	1 year part of zoning
2	Soils - Consider standards to limit soil removal, limit building on wet soils and exclude wet soil areas from lot area calculations.		
3	Forest and Vegetation - Apply standards to limit clearing prior to development application approval and promote open space preservation.		
4	Wetlands - Require wetland identification prior to development and apply wetland preservation standards including buffers.		
5	Forestry - Allow forestry as a principal permitted use in all zoning districts and provide ample opportunity for the location and development of <i>value added</i> enterprises that use the plentiful forest resources available in the Township.		

NATURAL RESOURCES SUMMARY OF ACTIONS			
#	ACTION	RESPONSIBILITY	TIMING
6	<u>Mineral Extraction</u> - To the extent possible under the terms of the Municipalities Planning Code, direct mineral extraction operations to suitable areas where impacts will be minimized. Adopt standards to ensure that mineral extraction is controlled to the greatest extent possible within the limitations of the Planning Code and evolving case law.	Planning Commission Supervisors Zoning Officer	1 year part of zoning
7	<u>Dark Skies</u> - Consider comprehensive lighting standards and updates as needed.		
8	<u>Stormwater Management</u> - Update Township stormwater requirements in the SALDO to be consistent with the County Stormwater Management Plan and DEP requirements	Planning Commission Supervisors	1 year
9	<u>Groundwater Protection Program</u> - Consider the appointment of a groundwater protection committee and update performance standards related to groundwater conservation and protection: zoning, sewage, stormwater, and well construction.	Planning Commission Supervisors Committee	2 to 3 years
10	<u>Well Ordinance</u> - Consider the adoption of a well ordinance because there is no state regulation for the construction of private wells.	Planning Commission Supervisors	2 years
11	<u>Surface Waters</u> - Apply surface water quality protection standards and direct development to areas with adequate sewage disposal facilities.	Planning Commission Supervisors	ongoing
12	<u>Floodplain</u> - Continue to apply floodplain regulations.	Planning Commission Supervisors Zoning Officer	ongoing

TRANSPORTATION

Findings and Planning Implications

☞ A sound transportation system includes adequate and well-maintained roads, available public transportation, safe and convenient pedestrian access, and bicycle routes. However, few small, less populated communities with limited budgets are able to achieve this ideal level of service.



Highway Functional Classification

☞ Local municipalities must evaluate transportation needs, set priorities, and garner all available resources to make improvements.

☞ While the Township has no direct access to I-81, the development pattern of Luzerne County and all of Northeastern Pennsylvania has evolved in large part to the access provided by this expressway that connects to other interstate highways and the entire Nation.

☞ Arterial highways provide connection between commercial and population centers in the region and roads from the Township connect to several of arterials in nearby communities, all state highways – Route 309, Route 92 and Route 11.

☞ Collector roads carry traffic from local streets to arterials and in Franklin Township include Eighth Avenue, Orange Road, Village Road, Louise Road, Mount Olivet Road, Bodle Road and Demunds Road.

☞ All other public roads in the Township not classified as collectors are considered local roads which provide connection of residential properties and communities and less populated areas to collectors.

☞ Traffic volume is not an issue in the Township in terms of congestion and level-of-service. Level-of-service, a measure of a traffic flow, is satisfactory for current volumes of traffic and is expected to remain satisfactory for many years.

☞ Franklin Township owns and maintains 15.96 miles of roads, PennDOT owns 11.18 miles, and Luzerne County owns 6.96 miles.

☞ Land use management tools must consider the capacity of roads, directing commercial and higher density development to areas served by roads capable of carrying increased traffic and the trucks necessary to serve commercial establishments.

☞ The Township Supervisors have identified routine maintenance, re-paving as necessary, improving shoulders and drainage as important on Township roads, with no plans for widening or reducing steep grades.

☞ The paving of gravel roads is also not planned because of the cost. In addition to the surface cost, sub-base preparation, drainage facilities, shoulders and bituminous base course requirements drive the cost well above affordability.

PUBLIC ROAD MILEAGE		
Franklin Township Roads		
Name	T - #	Miles
Coon Road	669	1.19
Lewis Road	670	1.63
Valley Road	689	0.86
Ridge Road	693	0.63
Race Road	697	0.65
Cummings Road	699	1.17
Mill Hill Road	709	0.02
Jake Moore Road	768	0.93
Sickler Road	778	0.33
Municipal Road	782	0.99
Flat Rock Road	784	0.85
Brace Road	802	1.42
Village Road	810	0.79
Lockville Road	823	1.46
Cider Run Road	824	0.62
Maria	825	0.09
Abbey Lane	827	0.14
Farm View Drive	828	0.20
Hill Drive	829	0.28
Crown Drive	830	0.35
Pine Drive	831	0.46
Natures Way		0.70
Switzer Road		0.10
Gresh Road		0.10
Township Total		15.96
Penn DOT Total		11.18
Luzerne County Total		6.96
Public Road Total		34.10

- ☞ The primary concerns on state roads include correction of dangerous intersections, surface restoration, increasing volumes of traffic, speed limit enforcement, adequate maintenance, and improved signs for hazards and traffic control.
- ☞ Franklin Township own no bridges. The bridges on public roads in Franklin Township are owned either by Luzerne County or PennDOT, with the County owning all six bridges on Township Roads. All are in relatively good condition and are adequate for the amount and types of traffic carried, including bridges with posted weight limits.
- ☞ The Township’s Subdivision and Land Development Ordinance includes standards to ensure adequate roads and other facilities for new development.
- ☞ The Franklin Township policy is to not accept any new development road unless the road clearly serves a general public purpose other than providing access to homes in the residential subdivision.
- ☞ Area residents rely on regional airports in Pennsylvania, New York and New Jersey for major commercial carrier service.
- ☞ Given the regional nature of airport and railroad development and required support, no specific action is planned by the Township with regard to air and rail service.
- ☞ The Luzerne County Transportation Authority provides public bus service in the County but no routes serve the Township. The closest connection is in Wyoming Borough.

TRANSPORTATION SUMMARY OF ACTIONS			
#	ACTION	RESPONSIBILITY	TIMING
LOCAL ROADS			
1	Maintenance - Focus on the maintenance and improvement of existing local municipal roads with no plans for paving gravel roads, major realignment or widening projects.	Supervisors Staff	ongoing
2	Innovation - Monitor the effectiveness of new materials and practices and use such innovations to best advantage.		
3	Equipment Inventory - Maintain an up-to-date inventory of road maintenance equipment as a means of planning for replacement and inclusion the capital improvements program.	Supervisors Staff	immediate
4	Road Inventory - Complete and update annually a detailed Township road inventory and evaluation to identify needs and develop an improvements schedule and to identify potential capital projects.		
5	Weight Limits - Begin the process required to study, post weight limits and bond Township roads.	Supervisors Staff Engineer	1 year

TRANSPORTATION SUMMARY OF ACTIONS			
#	ACTION	RESPONSIBILITY	TIMING
LOCAL ORDINANCES			
6	Road Standards - Maintain an up-to-date road ordinance and subdivision and land development ordinance (SALDO) setting standards for construction of roads and establishing procedures for dedication to the public.	Planning Commission Supervisors Engineer	1 year
7	Dedication - Consider public dedication would only if the road provides connection between existing public roads and therefore clearly serves the general public.	Supervisors	ongoing
8	Occupancy Permits - Maintain an up-to-date road occupancy ordinance setting standards for driveway access to Township roads and for stormwater and utility improvements within the road right-of-way and require the issuance of a highway occupancy permit by the Township for any access or drainage work along Township roads.	Supervisors Engineer	1 year
9	Subdivision Roads - Review road construction standards to ensure adequacy for public safety and eliminate excessive requirements to minimize the consumption of resources for construction and long term maintenance.	Planning Commission Supervisors Engineer	1 year
10	Parking and Loading - Review and update zoning standards for parking and loading areas to ensure safe and adequate parking facilities.	Planning Commission Supervisors	1 year
OFFICIAL MAP			
11	Official Map - Consider an Official Map to identify and reserve land needed for road and intersection improvements and connections.	Planning Commission Supervisors Engineer	2 years
STATE AND COUNTY ROADS			
12	Advisory Board - Participate in the PennDOT Customer Advisory Board to communicate concerns to PennDOT.	Supervisors	ongoing
13	Planning - Continue to work with the Lackawanna/Luzerne Metropolitan Planning Organization (MPO), the County Public Works Department and PennDOT officials to discuss highway improvement needs and prioritize and promote specific improvement projects.		
14	Improvements - Work with local legislators, the MPO, the County Public Works Department and PennDOT to schedule studies to identify improvements to correct identified road and intersection deficiencies		
PUBLIC TRANSPORTATION			
15	Park and Ride - Encourage the establishment of a ride-share (car pool) system and provide for park and ride areas in certain zoning districts to facilitate commuting to work outside the Township.	Planning Commission Supervisors	1 year
16	Planning - Recognize the potential future need for public transportation and plan accordingly (e.g., locate residential development along main roads where transit stops are most likely to be located).		

FINDINGS: HISTORIC PRESERVATION

Benefits of Historic Preservation

Since the 1970s, mounting evidence has shown that historic preservation can be a powerful community and economic development strategy. Evidence includes statistics compiled from annual surveys conducted by the National Trust for Historic Preservation and statewide Main Street programs, state-level tourism and economic impact studies, and studies that have analyzed the impact of specific actions such as historic designation, tax credits, and revolving loan funds. Among the findings:

- *Creation of local historic districts stabilizes, and often increases residential and commercial property values.*
- *Increases in property values in historic districts are typically greater than increases in the community at large.*
- *Historic building rehabilitation, which is more labor intensive and requires greater specialization and higher skill levels, creates more jobs and results in more local business than does new construction.*
- *Heritage tourism provides substantial economic benefits. Tourists drawn by a community's (or region's) historic character typically stay longer and spend more during their visit than other tourists.*
- *Historic rehabilitation encourages additional neighborhood investment and produces a high return for municipal dollars spent.*
- *Use of a city or town's existing, historic building stock can support growth management policies by increasing the supply of centrally located housing.*

Source: Planning Commissioners Journal, No. 52, Fall 2003, p. 4.

- ☞ The historic resources in Franklin Township are key components of the rural-working landscape and the character of the community.
- ☞ According to the Pennsylvania Historical and Museum Commission (PHMC), no individual structures in the Township are listed on the National Register of Historic Places. Three bridges have been nominated but were determined to be ineligible.
- ☞ Many of the older homes and buildings and historic sites in Franklin Township, along with the landscape itself, add to the historic fabric. Some of these buildings and structures may also be eligible for listing on the National Register.
- ☞ The lack of nationally designated historic resources in Franklin Township does not mean that it does not have a rich history.
- ☞ Historic resources of local significance are those that have not been nominated for the National Register, but are still meaningful and important to the community's heritage.
- ☞ A local historic register would be an important first step in securing the resources for the future.
- ☞ Although site and sign design guidelines would not be mandatory outside of a historic district listed on the National Register they can encourage commercial establishments and signs to be consistent with the community's heritage.

Planning Policies for Historic Resources - The following policies are intended to preserve and promote this important and unique past which can also serve as an invaluable asset for the local tourism economy:

- Continue the identification of historic sites (nationally and locally significant) and pursue National Register listing.
- Promote public education to raise awareness of local history and historic resources.
- Promote preservation of historic buildings and structures during the land development process.
- Preserve historic buildings by incorporation in commercial areas as commercial uses.
- Preserve historic sites by promotion as recreational or tourist destinations.
- Pursue technical assistance and funding for historic resource identification and preservation.

SUMMARY OF ACTIONS: HISTORIC PRESERVATION			
#	ACTION	RESPONSIBILITY	TIMING
1	Historical Society - Encourage and support the organization of a local historical society to promote the benefits of historic preservation and document and preserve local history and historical artifacts.	Planning Commission Supervisors Residents	ongoing
2	Outreach - Conduct a public outreach program, perhaps through a newsletter and the Township's web site, to provide educational materials on the Township's history and historic resources.	Historical Society	when formed
3	Data Maintenance - Create a system for efficient storage, mapping, and retrieval of historic resource data and maintain a historic resources database.	Historical Society	3 years
4	Local Register - Develop a local historic register program aimed at identifying properties eligible for state and national recognition, and encourage and support efforts to list and preserve such properties on the National Register.		
5	Technical Assistance - Seek technical assistance from historic preservation organizations, such as the PHMC and Preservation Pennsylvania for inventorying and documenting resources and nominating resources for the National Register.		
6	Funding - Seek funding from organizations such as the National Park Service, National Trust for Historic Preservation, PHMC, and DCNR, and from programs such as the Federal Rehabilitation Tax Credit Program.		
7	Design Guidelines - Prepare and adopt design guidelines for commercial, industrial, and institutional development to encourage the most efficient use of commercial land and development consistent with historic character.	Planning Commission Historical Society Business Committee	2 years
8	<p>Ordinances</p> <ul style="list-style-type: none"> • Consider adopting a historic resource protection ordinance to <ul style="list-style-type: none"> • Prohibit demolition by neglect. • Facilitate the adaptive re-use of historic resources. • Provide incentives for rehabilitation of historic resources • Require review of demolition, alteration, erection, reconstruction, and restoration of historic resources. • Allow home occupations in all zoning districts as a means of encouraging productive use of historic structures which tend to be larger and more difficult to maintain. • Incorporate the preservation of historic resources in conservation design for residential and commercial development. 	Planning Commission Supervisors	2 years
			ongoing
			1 year
9	NPS Certified Program - Consider participation in the Certified Local Government Historic Preservation Program of the National Park Service and the Pennsylvania Bureau of Historic Preservation.	Historical Society	3 years