

BACKGROUND REPORTS

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Current trends in the following areas will continue to affect the future development of Boyertown Borough, Colebrookdale Township, and Pike Township. A summary of opportunities and constraints in each of these areas follows below.

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- Historic Highlights
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These background reports are a summary of existing conditions, and provide baseline information upon which the forward-looking portions of this plan are based.

Regional Setting

Boyertown Borough, Colebrookdale Township and Pike Township are in eastern Berks County near the Berks County/Montgomery County boundary. The Boyertown - Colebrookdale - Pike region lies approximately seventeen miles east of the City of Reading, which is the Berks County seat, and seven miles north of Pottstown, a commercial hub along the Schuylkill River near the intersection of Montgomery, Berks and Chester counties.

The major north-south road in the Boyertown - Colebrookdale - Pike area is PA Route 100, which travels north from the region to the Allentown vicinity, and south from the region through Pottstown and into Chester County. PA Route 73 is the major east-west thoroughfare. From Boyertown eastward, Route 73 crosses Montgomery County into Philadelphia and New Jersey. From Boyertown westward, Route 73 travels through Colebrookdale and several rural townships before terminating at PA Route 61 approximately six miles north of Reading. Route 562 enters the study region from the south in Colebrookdale Township. It then crosses Boyertown, where it intersects with Route 73, and leads to Route 100 in Colebrookdale on the north side of Boyertown.

Boyertown Borough is an attractive, older community with a busy downtown commercial district, a wide mix of housing types and active industries. Colebrookdale Township, which surrounds Boyertown, contains older developed areas near Boyertown, newer suburban-style housing, a heavily traveled commercial corridor, and several substantial industrial employers. Colebrookdale also has significant farming and undeveloped rural acreage worthy of preserving. Pike Township, which is very rural, is dominated by farms, wooded hillsides and creek valleys. Most homes in Pike are located along the Township's many scenic rural roads, some of which are unpaved. There are very

small crossroads villages in Pike, and only very limited commerce or industry other than a stone quarry.

In summary, Boyertown is a small, urbanized center (0.8 square miles in area), with an active interest in revitalization. From a planning perspective, Colebrookdale is an interesting hybrid. The Township features older housing, newer housing, and the Route 100 commercial corridor. Its 8.7 square miles also encompasses an active industrial sector. At the same time, the largest part of Colebrookdale's land area consists of farms—or properties that were farms until recently. In Pike, the absence of public water and sewer service, and the constraints on development posed by natural features have combined to keep the Township's 14.3 square miles rural and historic.

Regional growth pressures affect the Boyertown - Colebrookdale - Pike area from well-defined directions. From the east, suburbanization has spread outward from Philadelphia through Montgomery County and Chester County along the Schuylkill River corridor. From the northeast, major growth from the Lehigh Valley has moved into Berks County along both Route 222 and Route 100. Of the three municipalities in the region, Colebrookdale is experiencing the heaviest growth pressure because of its undeveloped land, strategic location along Route 100, and public water and sewer service. New growth in Boyertown results mostly from adaptive reuse because there is almost no previously undeveloped land in the Borough. Pike Township has no major roadways nor any public water and sewer service. For these reasons, plus its challenging topography, subdivision and land development proposals in Pike have been minor thus far.



Historical Highlights

Boyertown Borough began its modern history as part of Colebrookdale and was the site of an iron ore discovery in 1718. The growth that followed culminated in the first full surveying of town lots in 1835. Boyertown Borough incorporated in 1866. The coming of the railroad to Boyertown in the second half of the nineteenth century led to the growth of local manufacturing and banking industries. In the first decade of the twentieth century, Boyertown gained trolley service to Pottstown and Reading, and chartered an electric company. Boyertown reached a plateau in its development following the Depression, World War II and the nationwide shift away from heavy industries and small downtowns over the past several decades. One of Boyertown's major current goals is to encourage property owners to revitalize and reuse the Borough's large stock of older commercial and residential buildings.

After its early eighteenth century origins in the local iron industry, Colebrookdale Township was established as a second class township in 1741. Following Colebrookdale's separation from Boyertown Borough in 1866, the Township's population grew slowly. With farming as its major occupation, the Township had only slightly more than 500 residents by 1908. Industrialization of Route 100, and later suburban development accounted for most of Colebrookdale's development through the twentieth century. Colebrookdale was incorporated under Pennsylvania law as a first class township in 1965, after local consideration of a merger between Colebrookdale Township and Boyertown Borough was dropped.

Saw mill and logging operations began in Pike Township in the mid-18th century. Between 1830 and 1860, post offices were established in Pike at the villages of Hill Church, Pikeville and Lobachsville. Lobachsville is the oldest of these three villages. Its location on the road between Philadelphia and Kutztown led to the village's early importance as a small crossroads of commerce and manufacturing. Since its origins in the 1700's, lumbering and farming dominated those parts of Pike Township not left in their natural state. Historic farmsteads, stone houses, the remnants of historic mills and prominent church buildings are notable reminders of Pike's past still standing today. The Pike Township Municipal Building, which is in a former one-room school house, is an excellent example of honoring this heritage.

The Pennsylvania Historical and Museum Commission recognizes the following properties in Boyertown, Colebrookdale, and Pike as either listed on, or eligible for listing on, the National Register of Historic Places. By law, a review of potential impacts must be carried out if federally-funded improvements are ever proposed in the immediate area of these properties. The accompanying map shows the locations of these sites and additional sites of local historic significance. The sites of local significance were surveyed by Berks County Conservancy with funding provided by the Pennsylvania Historical and Museum Commission.

In Boyertown Borough

- *Boyer Store* - A 3-story, 6-bay, brick, Italianate commercial building at 10 East Philadelphia Avenue. The building was constructed in 1775-1776 by Daniel B. Boyer, the founder of Boyertown.
Status: Eligible.
- *Boyertown Post Office* - A 1-story, brick building in the Neo-Georgian style. This structure at 27 North Reading Avenue was built in 1937 and is a representative example of several hundred small post offices built under New Deal legislation. It is occupied by National Penn Bank.
Status: Eligible.

In Colebrookdale Township

- *Bahr Mill Complex* - A gristmill on Ironstone Drive in the village of Gablesville that was converted for manufacturing wooden rakes. Eleven contributing structures built between 1820 and 1939 are on-site, including a former general store, sawmill, farmhouse, and barn.
Status: Listed.
- *Johnson, Nicholas Mill* - A farmhouse, barn, tenant house and mill on Mill Crest Road. The 3-story, brick mill dates to 1861 and features wooden drive machinery. The farmhouse was built in 1838.
Status: Listed.
- *New Berlin Historic District* - New Berlinville is along North Reading Avenue between Boyertown Borough and Route 100. Most homes in the district were built in the late 1800's in the Victorian style. About half of the district's 100 buildings are on North Reading Avenue with others along cross streets.
Status: Eligible.

In Pike Township

- *Keim Homestead* - Site contains a small stone cabin built between 1706 and 1732, and a 2.5-story manor house with an original section dating to 1750. The property, which is on Boyer Road west of Lobachville, also contains a barn and cemetery. It is built in the German style and preserved by Preservation Trust of Berks County.
Status: Listed.
- *Hartman Cider Press* - A large, wooden apple press in a one-story, frame building that was moved from its original location in Muhlenberg Township to the Keim Homestead in 1975. The press was constructed circa 1835.
Status: Listed.
- *Mill at Lobachville* - A gristmill complex with restored buildings, a pond, and a millrace located along Pine Creek north of Lobachville on Mill Road. The ten historic structures on site were built and rebuilt beginning in 1745.
Status: Listed.
- *Yoder Mill* - A large, frame and stone mill building with much milling equipment still in place. It is situated on Marburger Road along Oysterville Creek at the eastern edge of Pikeville. While the origins of the mill date to 1796, it was rebuilt in 1887 following a fire.
Status: Listed.
- *Pikeville Hotel* - A 2.5-story, stone commercial building built in 1750 with additions to 1799. Past uses included tavern, post office, general store, and inn. It is located on Oysterdale Road in Pikeville and now houses an antiques store and carpentry shop.
Status: Eligible.
- *Northern Oley Historic District* - Includes the villages of Pikeville and Lobachville and 1,100 surrounding acres. While the district includes 25 contributing structures, it is 90% open space farmland, woods and wetlands. It also includes 17 non-contributing, late 20th century homes. It is situated just north of the Oley Township Historic District.
Status: Eligible.

Map: Historic Sites

ADDITIONAL SITES SURVEYED BY BERKS COUNTY CONSERVANCY

<u>NUMBER</u>	<u>NAME</u>	<u>LOCATION</u>
9	Trexler Forge	Pike
10	Walborn, Earl Property	Pike
11	Heilig Forge	Pike
12	Addock, Gladys Property	Pike
13	Yoder, Solomon House	Pike
14	Rhoads, Rudolph Property	Pike
15	Shade, Leroy Property	Pike
16	Keim, Hoch House	Pike
17	Yoder, Jacob House	Pike
18	Pott, William Homestead	Pike
19	Breitegam Property	Pike
20	Yarrison, Charles Property	Pike
21	Lobach Woolen Factory Site	Pike
22	Lobachsville (Village of)	Pike
23	Lobachsville General Store	Pike
24	Lobach House	Pike
25	Lobachsville Hotel	Pike
26	Reinert House	Pike
27	St. Paul's Union Church	Pike
28	Keim, A.C. House	Pike
29	Keim, Johannes Homestead	Pike
30	McCarthy, John House	Pike
31	Pikeville (Village of)	Pike
32	Landis Stable	Pike
33	Polansky, Margie & Martin Proper	Pike
34	Haas, Stanley Property	Pike
35	Dotterer Homestead	Pike
36	Miner, Joel Property	Pike
37	Standhardt, W. Property	Pike
38	Oysters' Farm	Pike
39	Hartline Property	Pike
40	Reichert, Mrs. Homer Property	Pike
41	Reider Gristmill	Pike
42	Drumheller School	Pike
43	Drumheller Farm	Pike
44	Old Carl Farm	Pike
45	Dunkelberger Property	Pike
46	Hill Church School House	Pike
47	Hill Church Store & Post Office	Pike

<u>NUMBER</u>	<u>NAME</u>	<u>LOCATION</u>
48	Hill Church	Pike
49	Shaneline, Hazel Property	Pike
50	Moser Farm	Pike
51	Eddy, Paul & Diane Property	Colebrookdale
52	Breninger, Robert Property	Colebrookdale
53	Wisetown School House	Colebrookdale
54	Ritter, Charles Farm	Colebrookdale
55	Lea, John & Gretchen Property	Colebrookdale
56	Grim's Mill Farm	Colebrookdale
57	Bahr, A.M. Estate	Colebrookdale
58	Houck, Aaron Farm	Colebrookdale
59	Gabelsville (Village of)	Colebrookdale
60	Popodicon Mansion	Colebrookdale
61	Vanderbick, Nancy Property	Colebrookdale
62	Johnson, William Fulling Mill	Colebrookdale
63	Haddad, Charles Property	Boyertown
64	Bible Truth Hall	Boyertown
65	Hartline, John Property	Boyertown
66	Shay, Dr. William Property	Boyertown
67	Stauffer, Jenny Property	Boyertown
68	Reinert, Nelson Property	Boyertown
69	Ritter, Sara Property	Boyertown
70	Dawson, Thomas Property	Boyertown
71	Gottshall, Franklin Property	Boyertown
72	200 N. Reading Ave	Boyertown
73	Shaner, Mrs. Charles Property	Boyertown
74	Erb, David Property	Boyertown
75	Body, Ralph C. Property	Boyertown
76	Nyce, E. Kenneth Property	Boyertown
77	Houck, Lillian Property	Boyertown
78	Wren, Edwina Property	Boyertown
79	Schaeffer, Arlan Property	Boyertown
80	Gibson, Gerald Property	Boyertown
81	Rode, Horst Property	Boyertown
82	Pritchard, Robert Property	Boyertown
83	Conrad, Mrs. Reynold Property	Boyertown
84	Snyder, Dora Dearoff Property	Boyertown
85	Kline, Claude Property	Boyertown
86	Mory Homestead	Colebrookdale
87	Morysville (Village of)	Colebrookdale
88	Colebrookdale Furnace	Colebrookdale
89	Mountain Mary Farm	Pike

Population, Housing, and Employment

Regional Population

With a 2000 population of 5,270 Colebrookdale Township is the most populous municipality in the Boyertown-Colebrookdale-Pike region. The Borough of Boyertown is second in total residents with a 2000 population of 3,940. Pike, which recorded 1,359 persons in 2000, is the least populous.

During the forty-year period shown on Table 1, Boyertown lost population, while Colebrookdale and Pike each gained. Colebrookdale added 2,391 residents between 1960 and 2000, an average gain of 60 persons per year. During this same period, Pike's total population grew by 923 people, an average increase of 23 residents per year.

Population change in each of the region's three municipalities was not entirely on a straight-line trend. Boyertown lost residents during the 1960's, 1970's, and 1980's before reversing this slide in the 1990's. Colebrookdale gained in the 1960's, 1970's, and 1980's before losing population during the 1990's. (Note: Local officials suspect Colebrookdale's recorded population loss during the 1990's is most likely attributable to an irregularity in the Census Bureau's 2000 Census count.) Pike gained steadily but slowly in each of the four decades between 1960 and 2000.

The Boyertown-Colebrookdale-Pike region's growth rate of 41.4 % was slightly higher than Berks County's between 1960 and 2000. However, the region's population as a proportion of all County residents did not really change. The Boyertown-Colebrookdale-Pike region accounted for 2.8% of all Berks County residents in 1960, compared to 2.9% in 2000.

Table 1
TOTAL POPULATION
1960 - 2000

Municipality	Population					Change (1960-2000)	
	1960	1970	1980	1990	2000	#	%
Boyertown Borough	4,067	4,428	3,979	3,759	3,940	-127	-3.1%
Colebrookdale Township	2,879	3,034	4,748	5,469	5,270	2,391	83.1%
Pike Township	754	867	1,056	1,359	1,677	923	122.4%
Region	7,700	8,329	9,783	10,587	10,887	3,187	41.4%
Berks County	275,414	296,382	312,509	336,523	373,638	98,224	35.7%

Source: U.S. Census

Table 2
TOTAL POPULATION
1990 - 2000

Municipality	Population		Change (1990-2000)	
	1990	2000	#	%
Boyertown Borough	3,759	3,940	181	4.8%
Colebrookdale Township	5,469	5,270	-199	-3.6%
Pike Township	1,359	1,677	318	23.4%
Region	10,587	10,887	300	2.8%
----- Berks County	336,523	373,638	37,115	11.0%

Source: U.S. Census

Population Density

The population densities for Boyertown Borough, Colebrookdale Township, and Pike Township are 4,925, 630, and 120, persons per square mile respectively. Boyertown and Colebrookdale have much higher population densities than Pike Township. The overall population density of Berks County is higher than that of Pike but lower than Boyertown or Colebrookdale.

Table 3
POPULATION DENSITY
1990 - 2000

Municipality	Land Area (in square miles)	Population		Population Density (persons per square mile)	
		1990	2000	1990	2000
Boyertown Borough	.8	3,759	3,940	4,699	4,925
Colebrookdale Township	8.37	5,469	5,270	653	630
Pike Township	13.93	1,359	1,677	98	120
Berks County	864	336,523	373,638	390	433

Source: U. S. Census

Adjacent Municipalities

Six of the seven municipalities adjacent to the region display population growth trends that follow the County's long-term population trend. The lone exception, Douglas Township, gained population of 902 persons from 1960 to 1990, then lost 243 persons during the 1990 to 2000 period. Relative to the adjacent communities, Pike and Colebrookdale townships experienced high population growth during the 1960 to 2000 period. When considering all of the 10 municipalities (the three in the study area and seven surrounding it), Rockland Township and Colebrookdale Township ranked one and two in number of new residents since 1960. Boyertown Borough was the only municipality to experience population loss during that same period.

Table 4
TOTAL POPULATION
Adjacent Municipalities and Berks County
1960 - 2000

Adjacent Municipalities	Population					Change (1960-2000)	
	1960	1970	1980	1990	2000	#	%
District Township	570	752	1,094	1,211	1,449	879	154.2%
Rockland Township	1,289	1,452	1,911	2,675	3,765	2,476	192.1%
Oley Township	2,474	2,778	3,024	3,362	3,583	1,109	44.8%
Earl Township	1,904	2,290	2,607	3,016	3,050	1,146	60.2%
Washington Township	1,637	2,273	2,568	2,799	3,354	1,717	104.9%
Douglass Township	2,668	2,944	3,128	3,570	3,327	659	24.7%
Bechtelsville Borough	625	728	832	884	931	306	49.0%
Berks County	275,414	296,382	312,509	336,523	373,638	98,224	35.7%

Source: U.S. Census

Age

The three municipalities in the Boyertown-Colebrookdale-Pike area have a median age of 39. The median age for the Berks County is 37. The difference in median age reflects the region having higher percentages than Berks County in the 25 to 44, 45 to 54, 55 to 64, and 65+ age groupings. In contrast, the County has higher percentages than the region in the 20 to 24, 5 to 19, and under 5 age groupings.

In terms of the three municipalities, Boyertown Borough has the highest proportion of elderly residents and lowest proportion of middle-aged adults (45 to 54) and young adults (25 to 44). Pike Township has the largest proportion of middle-aged adults (45 to 54) and Colebrookdale Township has the largest number of middle-aged adults at 838. The three municipalities have a combined 1,022 persons in the age grouping approaching retirement age (55 to 64). By 2010, the three municipalities can be expected to have more retirees than in 2000.

Table 5
AGE DISTRIBUTION
2000

Age	Boyertown Borough		Colebrookdale Township		Pike Township		Region		Berks County	
	#	%	#	%	#	%	#	%	#	%
Under 5	212	5.4	270	5.1	91	5.4	573	5.3	23,032	6.2
5 - 19	688	17.5	1,130	21.4	394	23.5	2,212	20.3	79,942	21.4
20 - 24	225	5.7	220	4.2	59	3.5	504	4.6	21,972	5.9
25 - 44	1,152	29.2	1,610	30.6	497	29.6	3,259	29.9	107,943	28.9
45 - 54	486	12.3	838	15.9	287	17.1	1,611	14.8	51,305	13.7
55 - 64	343	8.7	496	9.4	183	10.9	1,022	9.4	33,254	8.9
65+	834	21.2	706	13.4	166	9.9	1,706	15.7	56,190	15.0
Total	3,940	100	5,270	100	1,677	100	10,887	100	373,638	100
Median	39.6	-	39.2	-	39.0	-	-	-	37.4	-

Source: U.S. Census

Persons Per Household

While the average persons per household declined for each of the three municipalities from 1990 to 2000, it remained relatively constant for Berks County. Colebrookdale and Pike each have average household sizes that exceed the County's average household size. Boyertown has a smaller average household size than Berks County, mainly because it has a much higher proportion of seniors, many of whom live in single-person households.

Table 6
AVERAGE PERSON PER HOUSEHOLD
1990 - 2000

Municipality	Average Persons Per Household	
	1990	2000
Boyertown Borough	2.25	2.17
Colebrookdale Township	2.89	2.64
Pike Township	2.83	2.77
Berks County	2.56	2.55

Source: U.S. Census

Housing Type

Single-family units are the most prevalent housing type in the region due to the high proportion of these units in the two townships. The most prevalent type of housing in Boyertown Borough is single-family attached housing (twins and row homes). The region's percentage of single-family detached units (58.7%) exceeds the County's percentage of 55.8%. The region's percentages of other housing types are close to the County percentages.

Boyertown has the greatest percentage and number of multi-unit structures in the region (apartments). In Boyertown, more than 40% of the housing stock is made up of multi-unit structures, housing that is generally rented.

Table 7
HOUSING TYPE
2000

Housing Type	Boyertown Borough		Colebrookdale Township		Pike Township		Region		Berks County	
	#	%	#	%	#	%	#	%	#	%
Single-Family Detached	477	26.4%	1,546	77.5%	562	92.9%	2,585	58.7%	78,946	55.8%
Single-Family Attached	604	33.5%	279	14.0%	8	1.3%	891	20.2%	32,377	22.9%
Units in 2-4 Unit Structures	354	19.6%	70	3.5%	3	0.5%	427	9.7%	12,458	8.8%
Units in 5+ Unit Structures	370	20.5%	29	1.5%	0	0.0%	399	9.1%	12,542	8.9%
Mobile Homes/Other	0	0.0%	70	3.5%	32	5.3%	102	2.3%	5,247	3.7%
TOTAL	1,805	100%	1,994	100%	605	100%	4,404	100%	141,570	100%

Source: U.S. Census

Owner vs. Renter

The majority (72%) of the housing units found in the Boyertown-Colebrookdale-Pike region are owner-occupied units. The region has a higher percentage of owner-occupied units than the County. The region and County have similar percentages of renter-occupied units (24%). The region's percentage of vacant units at 3% is somewhat lower than the percent of vacant units found in Berks County (5.8%). The County's higher vacancy rate is significantly influenced by the City of Reading.

Boyertown's ratio of owner-occupied units is significantly lower than in the two townships. The townships have very low percentages of renter-occupied units. While still below 50% of total units, Boyertown's proportion of renter-occupied units (42.7%) is also much higher than the percentage for Berks County.

Table 8
HOUSING TENURE AND VACANCY
2000

Municipality	Owner-Occupied Units		Renter-Occupied Units		Vacant Units		Total Units	
	#	%	#	%	#	%	#	%
Boyertown Borough	999	53.0%	806	42.7%	80	4.3%	1,885	100.0%
Colebrookdale Township	1,727	85.1%	267	13.1%	36	1.8%	2,030	100.0%
Pike Township	552	88.0%	53	8.5%	22	3.5%	627	100.0%
Region	3,278	72.2%	1,126	24.8%	138	3.0%	4,542	100.0%
Berks County	104,719	69.7%	36,851	24.5%	8,652	5.8%	150,222	100.0%

Source: U.S. Census

Housing Value

The median housing values for owner-occupied units in Colebrookdale and Pike are significantly higher than the median value for Berks County. The median housing value for owner-occupied units in Boyertown is somewhat lower than the median value for Berks County. Pike Township has the highest median housing value of \$142,700 in the region, followed by Colebrookdale Township at \$117,100.

Table 9
HOUSING VALUE
2000 (1999 Income)

Municipality	Median Value of Owner-Occupied Housing
Boyertown Borough	\$97,000
Colebrookdale Township	\$117,100
Pike Township	\$142,700
Berks County	\$104,900

Source: U.S. Census

Median Income and Poverty

The median household incomes found in Colebrookdale and Pike are significantly higher than the median household income for Berks County. The median household income in Boyertown is somewhat lower than the median household income for Berks County. In 1999, Pike Township had the highest median household income value of \$58,036, followed by Colebrookdale Township at \$54,238. Boyertown's median household income value is \$39,232.

The percent of families in poverty found in each of the three municipalities is significantly lower than in Berks County. While Boyertown has the highest percent of families in poverty at 3.6%, this is 2.7 percentage points below the County’s poverty rate. The County’s rate includes the City of Reading.

Table 10
 MEDIAN INCOME AND POVERTY
 2000 (information as of 1999)

Municipality	Median Household Income	% of Families in Poverty
Boyertown Borough	\$39,232	3.6%
Colebrookdale Township	\$54,238	0.4%
Pike Township	\$58,036	1.5%
Berks County	\$44,714	6.3%

Source: U.S. Census

When comparing the region’s municipalities to adjacent municipalities, some differences in income and poverty levels are apparent. Boyertown’s median household income is lower than all of the seven adjacent municipalities. Boyertown’s incidence of families in poverty is higher than six of the seven municipalities. In contrast, Pike and Colebrookdale townships have higher median household income values than six of the seven adjacent municipalities, and have low incidences of families in poverty relative to adjacent municipalities.

Table 11
 MEDIAN INCOME AND POVERTY
 Adjacent Municipalities - 2000 (information as of 1999)

Adjacent Municipalities	Median Household Income	% of Families in Poverty
Bechtelsville Borough	\$48,846	1.1%
District Township	\$53,233	4.1%
Douglass Township	\$52,306	3.2%
Earl Township	\$51,976	1.3%
Oley Township	\$52,151	0.9%
Rockland Township	\$59,280	2.0%
Washington Township	\$53,241	2.1%
Berks County	\$44,714	6.3%

Source: U.S. Census

Employment

Oley School District tax records show that the largest employer in Pike Township is Rolling Rock Stone Quarry with 70 full-time and part-time employees. The Pike Township Sportsmens Association and St. Joseph's Lutheran Church are indicated as Pike's next two largest employers.

Boyertown School District tax records note that National Penn Bank is the largest employer in Boyertown Borough with 315 employees. The Boyertown School District's 363 employees make it the largest job provider in Colebrookdale Township. (Jobs at each of the District's locations are all attributed to Colebrookdale Township because District headquarters are there.) The Boyertown YMCA is the second largest employer in Colebrookdale Township with 294 full-time and part-time positions.

On a county-wide basis, the largest business is agriculture, which provides jobs for over 30,000 people. More than 40% of Berks County's 864 square miles are in farming. Berks County is third in Pennsylvania in agribusiness. In addition to agriculture, Berks County has a very active business and industrial sector. The top ten employers in Berks County are shown below:

Table 12
TOP TEN EMPLOYERS IN BERKS COUNTY
2003

Employer	Employees	Products/Services	Location
Reading Hospital and Medical Center	2623	Health Services	West Reading
Carpenter Technology Corp.	2313	Engineering Products	Wyomissing
Reading School District	2200	Public Education	Reading
Boscov's Department Store	2085	Retail	Reading
St. Joseph's Medical Center	1386	Health Services	Reading
First Energy Corp.	1200	Electricity	Reading
Sovereign Bank	1163	Financial Services	Wyomissing
Penske Truck Leasing	1100	Truck Leasing & Related	Reading
Kutztown University of Pennsylvania	910	Higher Education	Kutztown
R. M. Palmer Co.	750	Chocolate Novelties	West Reading

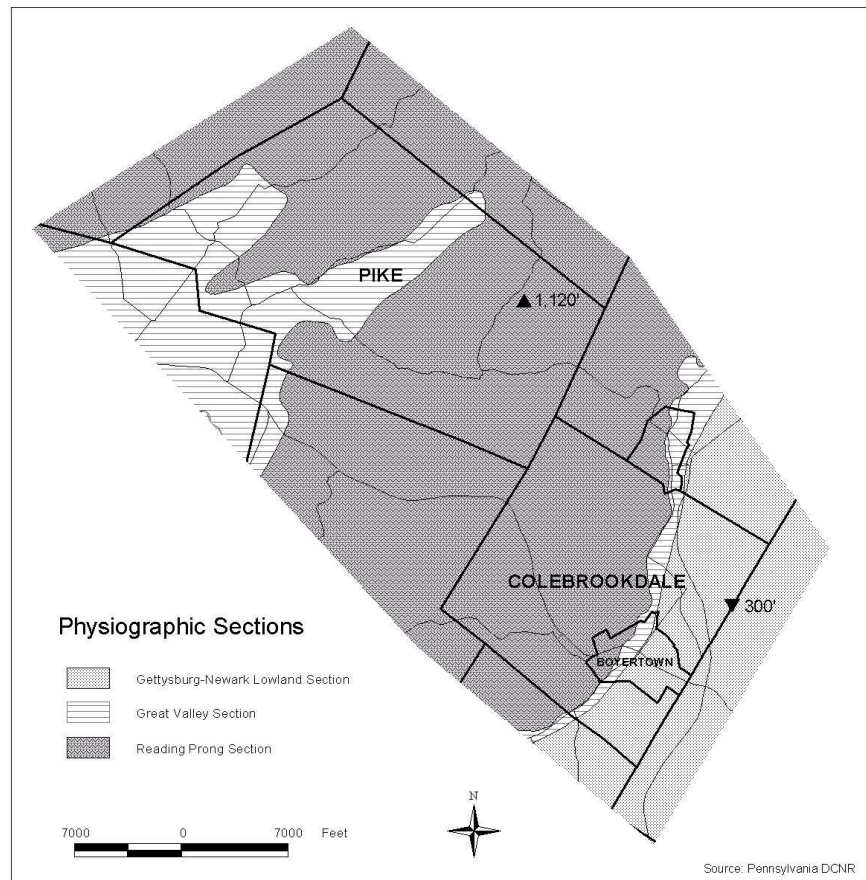
Source: Berks County

Natural Features *(Note: Full-size natural features maps are included at the end of this section, not after each subsection.)*

Land in the Boyertown-Colebrookdale-Pike region varies in its compatibility for certain uses. The types and intensities of development, and the extent of land protection, should be determined with careful consideration of the underlying natural features. While some land is suitable for new development, other areas, such as floodplains, wetlands and steep slopes, should remain undeveloped. Open land is particularly important to protect the quality of streams and groundwater, to recharge groundwater supplies, to reduce erosion and sedimentation, and to preserve natural habitats. Yet other lands are more suited to agricultural uses. The following is a description of important natural and agricultural features within the region.

Physical Features

The region contains three physiographic sections, which are areas with similar physical and geologic characteristics. (See the graphic at the right.) A majority of the region is within the Reading Prong Section, which is characterized by sharp, isolated hills of granite-like gneiss rock. This section includes the highest point in the region, found in the eastern part of Pike Township at 1,120 feet above sea level. The Reading Prong is known to have high levels of radon gas emission, a special concern for homeowners with basements. A second section, the Great Valley, occurs in southwestern Pike Township as finger-like extensions of the neighboring Oley Valley, and in Boyertown and Colebrookdale as a narrow strip of land surrounding the abandoned railroad grade. The Great Valley Section is typified by flat to gently-sloping land underlain by limestones, dolomites, and shales. Limestone and dolomites are carbonate rocks with the ability to form sinkholes, as seen in neighboring Oley Township. While the Pennsylvania DCNR does not report any sinkholes within the region, there is potential for their



existence. The Gettysburg-Newark Lowland, the third section, occurs only in eastern sections of Colebrookdale Township and Boyertown Borough. This section consists of low hills and valleys based on red sedimentary rocks. The region's lowest point, 300 feet above sea level, is found in this section along Swamp Creek.

Steep Slopes

The accompanying Steep Slopes Map shows two categories of slopes within the region: land between 15 and 25% grade, and land over 25% grade. Steep land exists in all parts of the region, due to intertwining hills and valleys. Steep slopes are particularly numerous in Pike Township, where the sharp hills of the Reading Prong descend to the floor of the Great Valley. Other steep slopes occur on the open, rolling hills of Colebrookdale Township, and on Gabel Hill, the mound-like hill south of Boyertown. The flattest portions of the region are in the Oley Valley in southwestern Pike Township, and in areas east of Boyertown.

Development of steep slopes can be problematic in several ways. Removing or disturbing trees and plants on steep slopes can cause soil erosion and high-speed storm water runoff. Construction and maintenance of roads, driveways, utility lines and buildings are more difficult and costly in steep areas. Disturbing steep slopes also degrades scenic resources, since most slopes are visible from the surrounding areas. This is especially true on eastward-facing slopes in Colebrookdale Township, and slopes facing the Oley Valley in Pike Township.

Slopes between 15 and 25% are suitable only for low intensity development, such as one acre minimum single family detached homes. Steep lands over 25% grade are generally unsuitable for development, and should contain lot-size minimums of 2 acres or more. Steep slopes also limit the placement of on-lot septic systems.

Streams

As shown on the Water Features Map, the region has several streams that either originate in or pass through the area before flowing southward towards the Schuylkill River. In northwestern Pike Township, Pine Creek and the west branch of Pine Creek quickly descend narrow valleys, then join within the western finger of Oley Valley. Pine Creek then joins the larger Manatawny Creek and enters the flat expanse of the Oley Valley proper. Oysterville Creek drains the eastern finger of Oley Valley, and a majority of Pike Township, as well. This stream joins Manatawny Creek in Oley Township. Manatawny Creek empties into the Schuylkill River in Pottstown. Colebrookdale Township, Boyertown Borough, and the eastern quarter of Pike Township are drained by Ironstone Creek and Swamp Creek. Both of these streams have their sources in Pike Township. Ironstone Creek, the more southerly stream, flows across western Colebrookdale Township and enters Douglass Township, bound for Manatawny Creek. Swamp Creek, making separate appearances in northeastern Pike Township and northeastern Colebrookdale Township, flows into Montgomery County, eventually reaching Perkiomen Creek in Schwenksville, which enters the Schuylkill River at Valley Forge. The Schuylkill River enters the tidal Delaware River in Philadelphia.

Pennsylvania’s Water Quality Standards designate protection categories for streams. These categories are the basis for water quality criteria and are important in regulating the discharge of wastewater into streams. According to State regulations, streams are categorized for the following protected uses:

- *CWF Cold Water Fishes*—Maintenance or propagation, or both, of fish species including the family Salmonidae (trout and salmon) and additional flora and fauna which are indigenous to a cold water habitat.
- *WWF Warm Water Fishes*—Maintenance and propagation of fish species and additional flora and fauna which are indigenous to a warm water habitat.
- *MF Migratory Fishes*—Passage, maintenance and propagation of anadromous and catadromous fishes and other fishes which ascend to flowing waters to complete their life cycle.
- *TSF Trout Stocking*—Maintenance of stocked trout from February 15 to July 31 and maintenance and propagation of fish species and additional flora and fauna which are indigenous to a warm water habitat.

Streams may be tagged with a *High Quality (HQ)* prefix or the superior *Exceptional Value (EV)* rating if the waterway exhibits excellent water quality and other environmental attributes. In the region, Pine Creek and the upper portion of Oysterville Creek are exceptional-value streams. The upper portion of Swamp Creek and the lower portion of Oysterville Creek are high-quality cold water fisheries. Ratings for all designated streams in the region streams are as follows:

Table 13
STREAMS WITH PROTECTED USE DESIGNATIONS
2004

Stream	Segment / Area	Protected Use Designation
Pine Creek	Basin	EV
Manatawny Creek	Main Stem	CWF
Manatawny Creek - unnamed tributaries	Basins	CWF
Oysterville Creek	Source to Carl Road	EV
Oysterville Creek	Carl Road to Manatawny Creek	HQ-CWF
Ironstone Creek	Basin	TSF
Swamp Creek	Source to Bechtelsville Dam	HQ-CWF, MF
Swamp Creek	Bechtelsville Dam to Route 100	CWF, MF
Swamp Creek	Route 100 to Mouth	TSF, MF

Source: Commonwealth of Pennsylvania

In addition to supplying valuable aquatic habitat, streams provide active and passive recreation, both in their waterways and along their banks. Nationwide, many municipalities protect streams and surrounding areas with “greenways”, which can be natural and/or recreational areas where vegetation is maintained and development is prohibited.

Watersheds

A watershed is the entire area that drains stormwater towards a certain creek or river. Watersheds are delineated by ridge lines, and are shown on the accompanying Water Features Map. The boundary between Swamp Creek and Manatawny Creek watersheds cuts a jagged line through all three municipalities. Sub-watershed boundaries, shown with a thinner line, separate the watersheds of smaller streams.

Watersheds are logical service areas for sanitary sewer systems since gravity systems can be used instead of costly pump stations. Storm water planning is also affected by watershed configuration. Pennsylvania Act 167 requires that comprehensive storm water management plans be prepared for each watershed in the state. The purpose is to protect surface water quality and aquatic habitat by supporting municipal regulations that control storm water runoff. A majority of the Pine Creek watershed is a natural area of statewide significance, according to The Nature Conservancy (see “Unique Natural Areas” section).

Floodplains

The accompanying Water Features map shows 100-year floodplains. These are areas that will average complete flooding only once in a 100-year period, according to the Federal Emergency Management Agency (FEMA). 100-year floodplains are found along all of the aforementioned streams in the region. Floodplains in the Oley Valley area of Pike Township are particularly wide due to the flat terrain surrounding the streams. In addition to carrying flood waters and moderating flood heights, floodplains also provide a natural linear habitat. Keeping these habitats in a natural state not only promotes plant and animal health, but provides a safer human environment. Development in floodplains can worsen flooding, and cause costly property damage and loss of human life. To comply with State requirements, each municipality in the region already has regulations that limit building within flood-prone areas.

Wetlands

Wetlands are areas that have vegetation and soil types characteristic of a permanently or frequently saturated environment, including swamps, marshes, bogs and similar environments. Wetlands are important groundwater recharge areas that support wildlife, fish and other aquatic life. Wetlands also reduce flooding by detaining storm water. Besides protecting against floods, slowing storm water discharge helps filter the impurities that can contribute to surface water and groundwater pollution.

Wetlands are shown on the accompanying Water Features Map, and were delineated in the National Wetland Inventory (NWI) performed by the U.S. Fish and Wildlife Service. These areas mark only the most prominent wetlands, based on aerial remote sensing. Wetlands would need to be identified by a qualified professional if a site were to be planned for development.

In the region, wetlands exist primarily within floodplains. Notable large wetland areas include the confluence of Pine Creek and Manatawny Creek in western Pike Township, and a portion of Swamp Creek east of Route 100. Wetlands can also be found in upland areas, and along the perimeter of man-made ponds.

Woodlands

Areas of woodland are shown on the accompanying Woodlands Map. Approximately 35 percent of the region is covered by woodlands, and most are found in Pike Township. As in much of southeastern Pennsylvania, woodlands are found primarily in areas that have not been suitable for farming or development throughout the past three centuries. These include excessively steep slopes, rocky areas, floodplains and wetlands. Significant contiguous woodland areas can be found along three parallel ridges running southwest to northeast in the western half of Pike Township. East and south of here, woodland areas are more isolated and spotty. The center of Colebrookdale Township once featured many acres of orchard land, most of which has since overgrown into scrub forest, or has been cleared.

Woodlands add character and visual relief to the landscape, and have several important natural functions. Woodland is the natural habitat of nearly all local animal species. Connected woodlands promote the biodiversity of plant and animal species, and provides access to more food resources for animals. The roots and trees of woodland plants stabilize soil against erosion, preventing the build-up of sediment in nearby streams. Finally, trees and plants remove the carbon dioxide exhaled by animals, purifying the air. Several areas of woodlands in Pike Township are designated as unique natural areas for these reasons, and are described in the next section.

While forestry must be allowed under State law, local municipalities can establish reasonable regulations on it. Large areas of clear-cutting should be avoided, and proper erosion controls should be in place for any large-scale tree cutting.

Unique Natural Areas

In 1991, The Nature Conservancy prepared the Berks County Natural Areas Inventory, a list and mapping of rare and endangered plants, animals and natural habitats in Berks County. The inventory organizes natural areas into sites of statewide significance as listed on the Pennsylvania Natural Diversity Index, and sites of local importance. The Berks County Natural Areas Inventory was updated in 1998 with supplementary data added in 2003.

As shown on the PNDI Sites Map, the Boyertown-Colebrookdale-Pike region contains one site of statewide significance, and two sites of local importance. All three are in Pike Township. The Pine Creek watershed has statewide significance due to the exceptional value status of Pine Creek, and has been given an importance rank of 3 out of 5. This watershed covers a large portion of northwestern Pike Township. The inventory recommends limiting development in the watershed, and maintaining or creating a vegetated buffer zone along the creek. Weller Cemetery Seeps, in the highlands of northeastern Pike Township, is a site of “low” local importance. The site exhibits healthy hardwood forest and wetlands, and serves as a quality control for Swamp Creek, whose source lies within the natural area. The Oysterville Creek Watershed covers a large section of central Pike Township and was added to the Natural Areas Inventory in 2003. The inventory recommends that development within the watershed be closely monitored and regulated because of emerging wetlands and the presence of animal species of concern.

Agricultural Soils

Much of the region’s flat or gently-sloped land is used for crop farming, frequently for corn or soybeans. The accompanying Soils map shows areas with the most productive soils for corn and similar crops, as mapped in the Berks County Soils Survey. This publication rates soil types by “Agricultural Capability Classes”, where Class I and II soils are the best farmland. These soils, along with Class III and IV soils, are considered by the Commonwealth and the County to be “Prime Agricultural Land.” Concentrations of prime agricultural land are found in the Oley Valley, and in eastern Colebrookdale Township. However, there are also other types of agriculture in the region that do not require highly productive soils to thrive. Examples include Christmas tree farms, dairy farms, horse farms, poultry operations, and forestry.

Map: Steep Slopes

Map: Water Features

Map: Woodlands

Map: PNDI Sites

Map: Soils

Existing Land Use

Agriculture and Undeveloped

While Boyertown Borough and parts of Colebrookdale Township are highly developed, much of Colebrookdale and all of Pike Township are rural. In the rural areas of the region, agriculture and undeveloped property predominate. This pattern is shown on the accompanying Existing Land Use map, which displays information obtained from the Berks County tax assessment records through the Berks County GIS system. Agricultural land is property classified as crop farming or animal husbandry. Undeveloped land refers mainly to property that is not in agriculture, not developed, and not part of publicly accessible open space; this land is vacant property not in any of the other land use categories. Much of it contains woodlands, wetlands, steep slopes, or other features that constrain its use for development or farming.

The Agricultural Features map shows properties that are part of Agricultural Security Areas under State Act 43 of 1981. Farms within Agricultural Security Areas are protected against certain nuisance regulations that interfere with normal farm operations. Colebrookdale has its own Agricultural Security Area. Properties in Pike shown as part of an Agricultural Security Area are actually enrolled in Agricultural Security Areas associated with Oley Township, District Township, Rockland Township and Washington Township.

Being part of an Agricultural Security Area is also a prerequisite for having your development rights acquired through the County/State agricultural easement purchase program. Berks County ranks all applicants based upon the importance of their land for agriculture, the County's planning policies, the proximity of other preserved farms, soil characteristics, and other factors. Based on the amount of funding available, the County then offers to acquire the development rights to a certain number of farms each year. If a landowner accepts the County's offer, an easement is placed on the subject property that permanently prohibits its use for non-agricultural purposes. The land remains privately owned and can be sold, but it cannot be developed. In exchange for granting this easement that gives up future development rights, the landowner is paid the difference between the market value of the land and its appraised value as farmland. As of 2003, only two landowners in the Boyertown-Colebrookdale-Pike region had sold development rights to Berks County. Their two properties are in southwestern Pike Township and overlap into Oley Township.

There are four properties in Pike and one property in Colebrookdale for which the Berks Conservancy has acquired development rights. Like the County, the Berks Conservancy accepts donation of, or pays landowners for easements that permanently preserve undeveloped land. As in the County's program, the Conservancy's easements are recorded as restrictions on a property's deed that bind the current owner and all future owners.

Residential

Single-family detached homes account for the largest proportion of developed land in the region. The Existing Land Use map shows single-family detached homes in yellow, including the small yellow circles that represent the approximate location of homes on farms. In addition to farmsteads, single-family detached homes in the region include the following:

- Older homes that have developed in unplanned fashion along rural and semi-rural roadways;
- Newer homes that are part of suburban-style subdivisions;
- Single-family attached homes (twins, row homes and townhouses) found primarily in Boyertown Borough; and
- Mobile homes.

Multi-family uses shown on the Existing Land Use map include small apartment buildings, buildings converted from single-family structures to apartments, and institutional housing such as senior citizen complexes.

Commercial

Commercial uses include offices, retail, services, wholesale, and related businesses not classified as industrial. Boyertown's traditional downtown, which centers around the intersection of routes 73 and 562, is the most concentrated business area in the region. Some commercial activity has spread from this core along Route 562, both northward (in the New Berlinville area) and southward. To a lesser extent, this has also occurred along Route 73. There are some scattered highway commercial uses along Route 73 between Boyertown and Earl Township. There has also been a gradual increase in retail, service, and office uses between the core of downtown Boyertown and Gilbertsville on the east side of the Borough.

In Colebrookdale Township, there is a cluster of commercial development at New Berlinville, which is along Route 562 between Boyertown and Route 100. Commercial development in Pike is extremely limited. The crossroads village of Pikeville is the only location in the Township with a cluster of business uses. The Existing Land Use map also shows a property in the Commercial Recreation category. This refers to a for-profit campground near Route 100 in Colebrookdale Township.

Industrial

Boyertown has a vibrant industrial sector. There is a significant concentration of manufacturing uses south of Second Street, including notable adaptive reuses of older industrial buildings. On the northern side of the Borough, there is a foundry and a business/industrial campus that is being developed and occupied by a single user. There are several large industrial employers in Colebrookdale along County Line Road, Route 100 and elsewhere. Most prominently, these include a stone quarry, an electric utility and a supplier of metal products to the electronics, aerospace, and chemical industries. A stone quarry off Oysterdale Road is the only sizeable industrial use in Pike Township.

Public/Non-Profit (Community Facilities)

Public/non-profit uses are municipal properties, community service uses, cultural/recreation sites, schools, and related public/quasi-public locations. Major public/non-profit uses (community facilities) in the three municipalities include the following:

Boyertown Borough:

- Boyertown Borough Hall (including a playground)
- Franklin Mini Park
- Boyertown Senior High School
- Boyertown Community Library
- Boyertown Area Senior Center
- Boyertown Post Office
- American Legion Post 471
- Friendship Hook & Ladder Company
- Boyertown Lion's Club Ambulance
- Keystone Steam Company
- Boyertown Museum of Historic Vehicles
- Salvation Army

Colebrookdale Township:

- Colebrookdale Township Municipal Building
- Colebrookdale Township Municipal Garage
- Liberty Fire Company Social Hall
- Liberty Fire Company Engine Room
- Boyertown Junior High West
- Boyertown Elementary School
- New Berlinville Post Office
- Colebrookdale Elementary School
- Boyertown Community Park

- Boyertown Area School District Education Center
- Boyertown YMCA
- Liberty Park
- Gabelsville Athletic Association

Pike Township:

- Pike Township Municipal Building
- Pike Township Municipal Garage
- Pike Sportsman's Association
- St. Paul's Church Grove
- Hill Church Grove

Several churches and cemeteries are also located in the three municipalities. While they have not been nominated for the National Register of Historic Places, some have historic significance at the local level.

Map: Agricultural Features

Map: Existing Land Use

Map: Existing Land Use - Boyertown Enlargement

Local Government

Municipal Structure

Boyertown is a borough governed by a seven-person council and a mayor. Colebrookdale is a township of the first class headed by a five-person board of commissioners. Pike is a township of the second class whose governing body is a three-person board of supervisors. A full-time borough manager handles day to day municipal administration in Boyertown. Colebrookdale employs a full-time township manager and Pike retains a part-time township secretary. Each of the three municipalities appoints a planning commission, zoning hearing board, municipal engineer, municipal solicitor, zoning/code enforcement officer. Pike Township has an environmental advisory commission. Colebrookdale Township has a transportation committee to help determine road improvements needed due to new development.

Municipal Operating Budgets

Tables 14 and 15 show budgeted operating fund revenues and expenditures for Boyertown Borough, Colebrookdale Township and Pike Township for 2004.

Revenues:

On the revenue side, tax receipts are the single largest revenue source for each of the three municipalities. In Boyertown and Pike, tax revenues comprised over 80% of all 2004 municipal revenues. While taxes were the largest revenue source in Colebrookdale, the Township also benefitted in 2004 from a large state grant reimbursement through the Penn Vest program for infrastructure improvements. In addition to collecting property tax from land owners, Boyertown, Colebrookdale, and Pike each assess their residents for earned income tax and per capita tax.

The 2004 property tax rate in Boyertown Borough was 3.35 mills (\$3.35 in tax for each \$1,000 of assessed value). Colebrookdale Township's rate was 2.4 mills, and Pike charged 0.87 mills.

Expenditures:

On the expenditure side, the two townships of Colebrookdale and Pike each show Highways, Roads, and Streets as their largest spending category in 2004. Highways, Roads, and Streets accounted for 55% of Colebrookdale's budget and 55% of all spending budgeted for Pike Township. The Highways, Roads, and Streets category was second to Public Safety expenditures in Boyertown Borough, where Public Safety spending comprised 40% of all budgeted expenditures in 2004. The Public Safety category, which includes all police-related spending, was also a significant expenditure in Colebrookdale Township. In Colebrookdale, it accounted for 22% of the 2004 budget and was second only to Highways, Roads, and Streets expenditures.

Table 14
OPERATING FUND REVENUES
Borough of Boyertown, Colebrookdale Township and Pike Township
2004

Revenues	Boyertown Borough		Colebrookdale Township		Pike Township	
	\$	%	\$	%	\$	%
Taxes	\$843,400	82.1%	\$1,342,932	40.9%	\$261,900	88.3%
Licenses and Permits	\$43,500	4.2%	\$43,240	1.3%	\$11,500	3.9%
Fines and Forfeits	\$18,500	1.8%	\$16,000	0.5%	\$1,500	0.5%
Interest Rents and Royalties	\$3,375	0.3%	\$2,796	0.1%	\$4,000	1.3%
Intergovernmental Revenue	\$3,194	0.3%	\$1,052,905	32.1%	\$13,349	4.5%
Charges for Services	\$99,850	9.7%	\$341,815	10.4%	\$4,300	1.5%
Miscellaneous/ Other Sources	\$16,065	1.6%	\$480,298	14.6%	\$0	0.0%
Total Revenues	\$1,027,884	100.0%	\$3,279,986	100.0%	\$296,549	100.0%

Sources: Borough of Boyertown, Colebrookdale Township, Pike Township

Table 15
OPERATING FUND EXPENDITURES
Borough of Boyertown, Colebrookdale Township and Pike Township
2004

EXPENDITURES	BOYERTOWN BOROUGH		COLEBROOKDALE TOWNSHIP		PIKE TOWNSHIP	
	\$	%	\$	%	\$	%
General Government	\$247,031	19.6%	\$243,906	6.9%	\$115,595	34.8%
Public Safety	\$508,834	40.4%	\$784,384	22.2%	\$31,699	9.5%
Health and Welfare	\$3,366	0.3%	\$90,218	2.6%	\$0	0.0%
Highways, Roads and Streets	\$299,434	23.8%	\$1,946,649	55.0%	\$183,000	55.1%
Culture and Recreation	\$80,329	6.4%	\$4,725	0.1%	\$0	0.0%
Debt Service	\$12,265	1.0%	\$95,133	2.7%	\$0	0.0%
Miscellaneous/ Other	\$109,056	8.7%	\$371,826	10.5%	\$2,100	0.6%
Total Expenditures	\$1,260,315	100.0%	\$3,536,841	100.0%	\$332,394	100.0%

Sources: Borough of Boyertown, Colebrookdale Township, Pike Township

Note: In accordance with State law, each of the three municipalities maintains a balanced budget. Revenues and expenditures on the above tables do not match because fund balances from previous years are not included.

Parks and Recreation

Recreation areas available to the residents of the Boyertown-Colebrookdale-Pike area include both regional recreation sites within a 20-mile radius, and local sites (those in one of the three municipalities).

Regional Recreation Areas

Regional recreation areas attract visitors from throughout Berks County and beyond. The focus of these areas is usually picnicking, boating, fishing, camping, hiking or hunting. They may also have areas set aside for environmental conservation. Regional recreation lands within a 20-mile radius of the Boyertown-Colebrookdale-Pike area include the following:

Federal Lands:

- Blue Marsh Lake National Recreation Area (Berks County)

State Lands:

- French Creek State Park (Berks County)
- Evansburg State Park (Montgomery County)
- Marsh Creek State Park (Chester County)
- Nolde Forest Environmental Education Center (Berks County)
- State Gamelands 182 (Berks County)
- State Gamelands 280 (Berks County)
- State Gamelands 106 (Berks County and Schuylkill County)
- State Gamelands 110 (Berks County and Schuylkill County)
- State Gamelands 80 (Berks County and Schuylkill County)
- State Gamelands 222 (Schuylkill County)
- State Gamelands 286 (Schuylkill County)
- State Gamelands 196 (Bucks County)
- State Gamelands 43 (Chester County)
- State Gamelands 205 (Lehigh County)

County Lands:

- Camp Joy (Berks County)
- Kaercher Creek (Berks County)
- Tulpehocken Creek (Berks County)
- Youth Recreation Facility and Education Farm (Berks County)
- Leaser Lake (Lehigh County)
- Trexler Lehigh County Game Preserve (Lehigh County)
- Central Perkiomen Valley Park (Montgomery County)
- Green Lane Reservoir Park (Montgomery County)
- Upper Perkiomen Valley Park (Montgomery County)

Municipal Lands:

- Lake Ontelaunee (City of Reading)
- Boyertown Reservoir Dam / a.k.a. Popodickon Dam (Earl Township)

Hiking Trails:

- Appalachian Trail
- Pinnacle Side Trail
- Perkiomen Trail
- Thun Trail (see below)

Only portions are completed on the Thun Trail, which will extend from Reading to Pottstown along the Schuylkill River. The Thun Trail will be part of the overall Schuylkill River Trail from Philadelphia to Schuylkill County. A significant portion of the Schuylkill River Trail is completed in Montgomery County. More is scheduled to open in the next few years.

The proposed Old Dutchman Trail would have a direct impact on the study area. The Old Dutchman Trail would convert the abandoned Colebrookdale Branch of the Reading Railroad to a multi-purpose recreation path for walking, running, bicycling, etc. Total trail length would be 3.8 miles. The right of way runs roughly parallel to Route 100 between the Boyertown/Colebrookdale municipal boundary (near the Boyertown YMCA) and Washington Township Park. There would be 1.0 miles in Bechtelsville Borough, 1.7 miles in Colebrookdale Township, and 1.1 miles in Washington Township. However, there are encroachments on the right-of-way that would require some re-routing to implement this proposed trail.

Local Recreation Areas

Local recreation areas are parks and other recreation-related properties designed for use by residents of one or two municipalities, unlike regional recreation areas, which serve a much larger geographic area.

Active Recreation:

Boyertown Community Park is owned and maintained by Boyertown Borough but located just outside the Borough in Colebrookdale Township. It is the only municipally-owned active recreation site in the three municipalities. An active recreation site is a property devoted to sports, as opposed to a park primarily designed to protect and enjoy environmental amenities. Boyertown Community Park is an attractive, well-maintained property that features the following recreation facilities. The park sign describes the site as “Home of the Boyertown Midget Baseball League”.

- two lighted Little League baseball fields
- an unlighted Little League Field
- a batting cage
- a paved street hockey court
- an outdoor swimming pool
- a lighted basketball court
- two picnic pavilions
- playground equipment
- an outdoor amphitheater
- paved parking area

The Gabelsville Athletic Association property at Route 73 and Funk Road in Colebrookdale is the region's other large active recreation site. It is owned by a private, non-profit sports association and features both a meeting/social facility and a senior-level baseball field called Lee Mecherly Field. The sign at Lee Mecherly Field describes the site as the "Home of the Gabelsville Owls". Active recreation needs in the Boyertown-Colebrookdale-Pike area are also accommodated at the following locations:

- Boyertown YMCA (Colebrookdale Township)
- American Legion Basketball Court (Colebrookdale Township)
- Boyertown Senior High School (Boyertown Borough and Colebrookdale Township)
- Boyertown Junior High School West (Colebrookdale Township)
- Boyertown Elementary School (Colebrookdale Elementary School)
- Colebrookdale Elementary School (Colebrookdale Township)
- Other Boyertown Area School District facilities outside the study area
- Oley Valley School District facilities (which are all in Oley Township adjacent to Pike Township)

Passive Recreation:

Passive recreation is a term often used to describe recreational activities other than organized sports. The largest municipally-owned passive recreation site in the study area is Liberty Park, which features an outdoor stage and a picnic pavilion. It is on North Reading Avenue, and owned and maintained by Colebrookdale Township. Other municipally-owned passive recreation sites in the region include a small playground at Boyertown Borough Hall, the Borough's Franklin Mini Park at East Fifth and Franklin streets, the Boyertown Community Library on Philadelphia Avenue (Route 73) in downtown Boyertown, and Trout Run Reservoir, which is located in Earl Township but owned by the Borough of Boyertown.

The Boyertown Community Library is part of the Berks County library system. Anyone with a valid library card from any Pennsylvania library can have borrowing privileges. The primary service area for the Boyertown Community Library is Boyertown Borough, Colebrookdale Township and Douglass Township in Berks County. Of the three municipalities, Colebrookdale provides the most patrons and Boyertown provides the most funding support.

The Boyertown Community Library has been in its present quarters since the mid-1990's. Five years ago, the building adjacent to the library was acquired and renovated for use as a children's wing. Library officials report that circulation is increasing without significant additions to the book collection, indicating that borrowed books are turning over quickly—a sign that the collection is too small for the population of the service area. Recent major cuts in State support for libraries make it highly unlikely that the Boyertown Community Library will upgrade its physical plant or significantly expand the size of its holdings anytime soon.

The remainder of the passive recreation sites in the Boyertown-Colebrookdale-Pike area include the following, all of which are privately-owned:

- Schlegal's Grove Campground (Colebrookdale Township)
- Hillside Camp and Retreat (Colebrookdale Township)
- Pike Sportsman's Association (Pike Township)
- St. Paul's Church Grove (Pike Township)
- Hill Church Grove (Pike Township)
- Boyertown Museum of Historic Vehicles (Boyertown Borough)
- Trout Run Reservoir

NRPA Guidelines

NRPA, the National Recreation and Park Association, suggests that communities should have a minimum of 10.5 acres of active recreation land available for community use for every 1,000 persons. School sites do not count in NRPA's assessment because they are not owned, administered, or scheduled by any of the three municipalities. Boyertown, Colebrookdale, and Pike have a combined 2000 Census population of 10,887. Therefore, the three municipalities should have at least 114 acres of municipally-controlled active recreation land, according to NRPA. In actuality, only one site meets this criteria: Boyertown Community Park, which contains 47 acres. Comparing what exists now to the NRPA guideline results in a parkland deficit of 67 acres. Unless more active parkland is established, this deficit will grow in the future as the area's population continues to increase.

Public Schools

The Boyertown Area School District includes Boyertown Borough and Colebrookdale Township. Pike Township is in the Oley Valley School District. Public school sites in the Boyertown Borough-Colebrookdale Township-Pike Township region are shown on the Recreation Sites and Public Schools Map.

Boyertown Area School District

Boyertown Borough and Colebrookdale Township are two of the nine municipalities served by the Boyertown Area School District. The others include the following:

- Bally Borough
- Earl Township
- Douglass Township (Berks County)
- Douglass Township (Montgomery County)
- New Hanover Township
- Upper Frederick Township
- Washington Township

The Boyertown Area School Board, which totals 9 members, is comprised of three representatives from each of three regions within the district. The district has ten schools, including a senior high school (grades 10-12), two junior high schools (grades 7-9), and seven elementary schools (grades K-6). Total district-wide enrollment was 6,914 in February 2004, an increase of 90 students (1.4%) since February 2003. The largest one-year increases were in grade 12 (+53 students), and grade eight (+52 students). February 2004 enrollments by school are shown on the following table.

Table 16
BOYERTOWN AREA SCHOOL DISTRICT ENROLLMENTS
2004

School	Enrollment
* Senior High School	1,582
* Junior High School East	839
* Junior High School West	895
Washington Elementary	631
* Boyertown Elementary	652
* Colebrookdale Elementary	316
Pine Forge Elementary	285
Earl Elementary	316
Gilbertsville Elementary	708
New Hanover/Upper Frederick Elementary	690
Total	6,914

* Located in the Boyertown-Colebrookdale-Pike region. Source: Boyertown Area School District

Current enrollments do not present any immediate problems compared to capacities at the district's school sites. There are preliminary discussions underway to expand Colebrookdale Elementary School, which is on Montgomery Avenue in Colebrookdale Township. Other priorities under consideration include acquiring land to build a new Gilbertsville Elementary School, and constructing an elementary school somewhere in Douglass Township, Berks County. Long term projections by the Pennsylvania Department of Education do not show enrollment in the Boyertown Area School District increasing in the foreseeable future. However, School officials caution that the State's projections have tended to be low in the past.

While the School District's policy is scholastic use first, nearly all of the Boyertown Area School District sites have indoor and/or outdoor recreation facilities available for community use. Nearly all of these are used intensively—in some cases, to the point where the School District is experiencing scheduling conflicts and problems with turf management at outdoor locations.

Oley Valley School District

Pike Township is part of the Oley Valley School District, which also includes Alsace Township, Oley Township, and Ruscombmanor Township. The district is administered by the nine-person Oley Valley School District School Board. There are three schools in the district, including the following, all of which are situated in Oley Township:

- Oley Valley High School (grades 9-12 on Jefferson Street, northeast of Oley Village)
- Oley Valley Middle School (grades 6-8 on Friedensburg Road, south of Route 73)
- Oley Valley Elementary School (grades K-5 adjacent to the Oley Valley Middle School)

Total enrollment in September 2003 was 2,140. This included 887 students in the Elementary School, 557 students in the Middle School, and 696 students in the High School. This total enrollment figure is nearly unchanged from the total enrollment of 2,158 in 1998, five years earlier.

The Pennsylvania Department of Education projects that total enrollment in the Oley Valley School District will stagnate and then shrink slightly in the next 5 years. The District is not planning any major physical improvements in the foreseeable future. The Oley Valley Middle School on Friedensburg Road was finished in 2003. Prior to that time, the Oley Valley High School and the Oley Valley Middle School were in the same building that the High School now occupies alone. The Oley Valley Elementary School, which was built in the early 1990's, is also fairly new.

Map: Recreation Sites and Public Schools

Community Facilities and Services

Public Sewer Service

There are two public sewer service providers in the Boyertown-Colebrookdale-Pike region: Boyertown Borough and the Berks-Montgomery Municipal Authority (BMMA). Boyertown serves the entire Borough but no areas outside the Borough. Boyertown's sewage treatment plant is situated off Bartman Avenue in Gilbertsville. It was built in 1964 and updated in 1977. The treatment plant has a rated capacity of 0.75 million gallons per day and discharges into the Swamp Creek. The treatment plant's discharge conforms with applicable State standards. Borough officials consider the treatment plant's current capacity to be adequate for the foreseeable future. Because no significant growth is anticipated, wastewater flows to the plant should remain relatively constant. The Borough retains an environmental consultant to operate its sewage treatment plant and sewer lines. While the system has some infiltration and inflow problems, the sewer lines are in good shape, considering their age. Boyertown is not planning any major sewer line replacement projects in the near future.

All public sewer service in Colebrookdale Township is provided by the Berks-Montgomery Municipal Authority (BMMA). The BMMA has two sewage treatment plants: the Morysville plant in Colebrookdale Township, and the West Swamp Creek plant in Douglass Township, Montgomery County. Each of the two plants treats wastewater flows from portions of Colebrookdale Township and other areas outside the study region. (The BMMA also serves Bechtelsville Borough, a portion of Boyertown Borough, much of Douglass Township in Montgomery County, and a very small part of Washington Township.) The extent of public sewer service in Colebrookdale is shown on the accompanying map entitled Public Sewer and Water Service Areas.

Pike Township has no public sewer service. Private, on-site septic systems provide all sewage treatment there. Geology and topography often dictate the use of sand mounds to pre-filter wastewater before it enters the ground. The accompanying map entitled Soil Suitability for Septic Systems illustrates that most soils in the three municipalities are not considered suitable for on-site septic systems.

The BMMA's Morysville Plant has a rated capacity of 0.38 million gallons per day. This capacity is adequate for current wastewater flows but will need to be increased to accommodate future development, such as the proposed Mountain View subdivision. The Morysville Plant discharges to Ironstone Creek. This discharge complies with all applicable water quality criteria. Improvements to the sewer lines serving the Morysville Plant were completed recently to help address infiltration and inflow problems.

The BMMA's West Swamp Creek Plant serves those parts of Colebrookdale Township that have public sewage treatment, and are not served by the Morysville plant. The West Swamp Creek plant currently has a rated capacity of 1.9 million gallons per day. Improvements now underway will

increase this capacity to at least 2.3 million gallons per day. The West Swamp Creek plant discharges to Swamp Creek and is in conformance with all applicable discharge criteria.

The BMMA's policy is to expand its service area as needed provided the developer of the tract requesting new service pays for the sewer lines required to connect with the nearest existing lines. The developer also pays connection fees that are put towards expanding treatment plant capacity as needed. Once completed and approved, the new sewer lines are dedicated to the BMMA.

Public Water Service

Within the Boyertown-Colebrookdale-Pike region, public water is provided by the Boyertown Water Authority via Boyertown Borough. Service exists throughout Boyertown Borough, in parts of Colebrookdale Township, and a small portion of Douglass Township in Montgomery County. The accompanying map shows the extent of public water service in Colebrookdale.

Privately-owned, on-site wells and ground springs supply all water in Pike. While water quality is generally good, a high iron content that causes hard water is a common problem in the Township.

Springs that feed two reservoirs in Earl Township are the source of the Boyertown system's water. The reservoirs are known as Trout Run and the Boyertown Reservoir Dam (a.k.a. Popodickon Dam). From the reservoirs, the water is treated and then flows to two 1,000,000-gallon storage tanks and one 100,000 gallon in Boyertown. Under State mandate, Boyertown Borough is planning to widen the spillway at Popodickon Dam to prevent flooding of nearby areas from severe storms. No expansion of the system's water producing capacity will result from these improvements.

The Boyertown Water Authority approves requests for new service only if the developer requesting the service pays for the water lines needed to reach existing water lines. The Boyertown Water Authority also requires a connection fee and/or an agreement to provide certain off-site improvements. After the new water lines are completed and inspected, the developer dedicates them to the Authority. Virtually all new connections come from new development in Colebrookdale Township or Douglass Township because the Borough is nearly fully developed. To operate its water system, Boyertown retains the same environmental consultant that operates the Borough's public sewer system.

Map: Public Sewer and Water Service Areas

Map: Soil Suitability for Septic Systems

Police Service

The Boyertown Police Department provides public security within Boyertown Borough. The Department employs 7 full-time and 2 part-time personnel. The Police Chief reports that staffing is adequate to provide 24-hour primary protection but that additional officers would be useful in traffic enforcement and following up on criminal investigation. The Borough replaces police vehicles regularly as needed. Police headquarters are centrally located at Borough Hall. However, the space provided to the Police is somewhat small compared to the department's office and storage needs.

The Colebrookdale District Police Department covers Colebrookdale Township and provides contract service to Bechtelsville Borough. The Department employs 9 full-time and 2 part-time personnel. The Police Chief reports that an increase in emergency calls in 2003 and 2004 is straining current staff levels, a situation expected to worsen once the new Wal-Mart on Route 100 is open. The number and condition of the Department's police vehicles are adequate but the police headquarters at the Township building is cramped relative to the Department's needs. Boyertown Borough and Colebrookdale Township held discussions in recent years about forming a regional police force but the idea has been dropped for now.

Pennsylvania State Police from the Reading barracks provide police service to Pike Township. Pike officials and residents appear largely content with this arrangement, especially in view of additional taxes that could be needed to support a Township police department or a contract with another nearby municipality's police force.

Fire Service

The Keystone Steam Fire Engine Company and the Friendship Hook and Ladder Company provide primary fire protection to Boyertown Borough. The two fire companies work cooperatively. They share the same dispatching service and have the same coverage area. This coverage area encompasses the entire Borough, about 40% of Colebrookdale Township, and parts of northern Douglass Township. Each of the two fire companies has certain specialized fire apparatus that is used as needed. Both fire companies are located in the Borough: Keystone Steam on North Reading Avenue, and Friendship Hook & Ladder just off South Reading Avenue. Boyertown Borough and Colebrookdale Township each contribute funds annually to both fire companies. However, each of the two fire companies raises its own funds to cover most of its costs.

The Liberty Fire Company provides primary fire protection to about 60% of Colebrookdale Township. The Liberty Fire Company has a social hall and headquarters on Henry Avenue in New Berlinville, and an engine room on North Reading Avenue. Both of these locations are in Colebrookdale Township. Colebrookdale Township provides some funding to the Liberty Fire Company each year but most of the fire company's funds are self-raised.

Four fire companies provide fire protection to Pike Township, including the Oley Fire Company from Oley Township, the Earl Township Fire Company, the Keystone Fire Company from Bechtelsville Borough, and the fire company from Barto Borough. Pike Township provides some funding every year to each of these four volunteer fire companies.

Ambulance Service

The Boyertown Lion's Club Ambulance Service, which is on Second Street in Boyertown, provides primary emergency response service to Boyertown Borough, Colebrookdale Township, most of Earl Township, and most of Douglass Township in Berks County. Colebrookdale Township also depends on the Bally Community Ambulance Association to assist as needed. Pike Township mainly relies on the ambulance services connected with the volunteer fire companies in Oley Township and Earl Township.

Solid Waste Collection

Residents of Boyertown Borough, Colebrookdale Township, and Pike Township contract directly with one of several different trash haulers in the area. None of the three study area municipalities has a community-wide contract with a waste management company for hauling ordinary trash. Recycling is a volunteer activity in Boyertown Borough and Pike Township because State law only requires mandatory recycling in municipalities with a population of 5,000 or more. Berks County's mobile recycling vehicle stops in Boyertown but not in Pike. Colebrookdale, whose population exceeds 5,000, currently has a contract with a waste hauler to provide curbside recycling collection throughout the Township.

Land Use Policies in the Region

Zoning and land use planning along their municipal borders directly affect the future of Boyertown, Colebrookdale, and Pike. The following table and map show how the land adjacent to Boyertown, Colebrookdale, and Pike is zoned in each of the eight municipalities that border the study region. Nearly all of the zoning classifications surrounding the rural parts of Pike and Colebrookdale support the idea of conservation and low density development. Even the many zoning classifications that border the study area in Douglass Township, Montgomery County are largely consistent with the future land use directions recommended in this regional comprehensive plan and shown on the Future Land Use Map.

Table 17
ZONING ADJACENT TO THE
BOYERTOWN - COLEBROOKDALE - PIKE AREA

Adjacent Municipality	Adjacent Zoning Districts	Major Permitted Uses (In addition to Agriculture)
Earl Township	WAC - Woodland, Agriculture and Conservation	Single-family detached homes on minimum 2-acre lots.
Oley Township	AG - Agriculture	Sliding scale agricultural zoning where potential densities of single-family homes vary based on overall tract size.
Rockland Township	RC - Rural Conservation R-1 - Rural Residential	Single-family detached homes on minimum 3-acre lots. Single-family detached homes on minimum 1.5-acre lots (without water and sewer) and 15,000 S.F. lots (with water and sewer)
District Township	I-1 - Industrial R-1 - Rural Conservation R-2 - Rural Residential	Industrial uses Single-family detached homes on minimum 3-acre lots. Single-family detached homes and single-family semi-detached homes on minimum 2-acre lots.
Washington Township	WSC - Watershed Conservation R-1 - Rural Residential	Single-family detached homes on minimum 80,000 S.F. lots. Single-family detached homes on minimum 60,000 S.F. lots.
Bechtelsville Borough	R-2 - Residential	Single-family detached homes on minimum 6,000 S.F. lots, duplexes, apartments by special exception.
Douglas Township (Montgomery County)	R-1 - Residential	Single-family detached homes on minimum 2-acre lots.
	R-2 - Residential	Single-family detached homes (cluster development) on minimum lots of 15,000 S.F. to 40,000 S.F. depending on utilities present.
	R-3 - Residential	Single-family detached homes at up to 3 units per acre, two-family homes and mixed development at up to 5 units per acre.

Adjacent Municipality	Adjacent Zoning Districts	Major Permitted Uses (In addition to Agriculture)
	IN - Institutional	Church, day care, library, hospitals, religious facilities, non-profit headquarters, schools, etc.
	LC - Limited Commercial	Retail, personal service, office and residential uses on minimum lots of 7,500 S.F.
	M1 - Office and Light Industrial	Offices, laboratories, wholesale, warehouse, light manufacturing.
	M2 - Manufacturing Industrial	Manufacturing, warehouse, office, other industrial.
Douglass Township (Berks County)	R-1 - Rural Suburban Residential	Single-family detached homes on minimum 1-acre lots.
	R-2 - Rural Residential	Single-family detached homes on minimum 2-acre lots.

The Berks County Comprehensive Plan

Boyertown, Colebrookdale, and Pike have designed their comprehensive plan to be compatible with Berks Vision 2020 - A Comprehensive Plan for Berks County. The Boyertown Borough - Colebrookdale Township - Pike Township Joint Comprehensive Plan features policies that support the Smart Growth concept that is the foundation for Berks County’s plan. As described in Vision 2020:

“Smart Growth encourages a more efficient use of land by encouraging a larger share of regional growth within the urbanized areas already serviced by infrastructure. Smart Growth reduces the percentage of growth that occurs on newly urbanized land, existing farmland, and in environmentally-sensitive areas.”

The Boyertown Borough - Colebrookdale Township - Pike Township Joint Comprehensive Plan endorses all the major principles of Smart Growth, as identified in Vision 2020:

1. Mixed land uses.
2. Take advantage of compact building design.
3. Create a range of housing opportunities.
4. Create walkable neighborhoods.
5. Foster distinctive communities.
6. Preserve farmland, open space, and environmentally sensitive areas.
7. Strengthen and direct development towards existing communities and encourage investment in urban areas.
8. Provide a variety of transportation choices.
9. Make development decisions predictable, fair , and cost effective.
10. Encourage community and stakeholder collaboration in development decisions.

Map: Adjacent Zoning

Vision 2020 states that:

“Land use, by definition, is the most important element of a Comprehensive Plan. Every other component of the Plan is based on the common denominator of Land Use.”

Accordingly, the Boyertown Borough - Colebrookdale Township - Pike Township Joint Comprehensive Plan supports the land use goals featured in the County’s comprehensive plan:

To create and adhere to a logical, coordinated land use pattern that provides for a variety of appropriate types of development, while recognizing land and infrastructure capabilities in relation to natural features and environmental and physical factors.

To preserve and promote the agribusiness system, agricultural community, and rural character of Berks County.

To direct concentrated growth to appropriate areas.

To maintain and revitalize areas with established development through in-fill development and rehabilitation.

To preserve and protect important open space and provide adequate recreational opportunities for County residents.

To ensure development techniques that will conserve natural resources while not conflicting with rural environments.

To protect steep slopes greater than 25 percent, watercourses, and their riparian buffers, wetlands, floodplains and aquifers.

The Boyertown Borough - Colebrookdale Township - Pike Township Joint Comprehensive Plan follows the Future Land Use Plan map featured in Vision 2020. This map recognizes existing development in Boyertown Borough and the portions of Colebrookdale immediately surrounding Boyertown Borough. Some future growth areas are also designated in this vicinity, especially along the Route 73, Route 562, and Route 100.

The County designates much of Colebrookdale Township and Pike Township as “Rural Conservation”, which Vision 2020 describes as appropriate for forestry, small-scale agriculture, and low density, suitably sited development. A large part of the western portion of Pike Township extending into Oley Township is designated as “Agricultural Preservation”. This category is for active farmland that is part of a large, productive agricultural area constituting at least 500 acres. All farms in Berks County under agricultural easements are also part of the Agricultural Conservation future land use category, regardless of where the farm is located.

Vision 2020 is, by necessity, more generalized than a plan for three specific municipalities. However, the recommendations of this regional comprehensive plan for Boyertown, Colebrookdale and Pike closely follow the philosophy and direction of Berks County’s Plan.

Transportation

Major Roads and Traffic Volumes

Route 100, Route 73, and Route 562 are the largest arteries in the road system that serves the Boyertown-Colebrookdale-Pike area. Route 73 is the major east-west thoroughfare that extends from the Montgomery County / Berks County boundary through Boyertown Borough and Colebrookdale. Route 562 enters the study region from the south in Colebrookdale Township and then crosses through Boyertown, where it intersects with Route 73, and leads to Route 100 in Colebrookdale north of the Borough. Route 100 extends north to the Lehigh Valley and south into Montgomery and Chester counties. In the northern most part of the study area, Township Line Road crosses Route 100 at grade. A short distance southward, Route 100 become a limited access roadway with an interchange at Route 562.

PennDOT traffic counts show that Route 100 carries the highest volume of traffic in the Boyertown - Colebrookdale - Pike region. As shown on the accompanying Traffic Volume Map, PennDOT recorded an average two-way flow of 17,100 vehicles per day on the segment of Route 100 that crosses into Washington Township. One-way counts of 8,550 and 7,356 were also recorded on Route 100 as it passes north of Boyertown and into Montgomery County.

Route 562 is the next heaviest traffic carrier according to PennDOT data. An average daily traffic (ADT) of 12,233 vehicles was counted for the segment of Route 562 between Douglass Township, Berks County and Route 73 in the center of Boyertown. PennDOT recorded an average of 10,921 vehicles per day on North Reading Avenue between Route 73 and Montgomery Avenue. PennDOT's counts for various segments of Route 73 through the study area ranged from 8,693 to 9,052 vehicles per day. As shown on the map, PennDOT counts in Pike Township were only a fraction of the traffic volumes noted in Colebrookdale and Pike. The highest volumes in Pike occurred on: a) Oysterville Road south of Hill Church Road (935 ADT); b) Lobachville Road west of Bertolet Mill Road (865 ADT); and c) Oysterdale Road north of Hill Church Road (723 ADT).

Roadway Classifications

Roadway Classifications categorize roads according to their use. The three major roadway classifications in the Boyertown - Colebrookdale - Pike region are Arterials, Collectors and Local Roads.

Arterials

Arterials provide a rapid connection between population centers such as Reading and Boyertown. A distinction can also be made between Major Arterials and Minor Arterials. Arterials in the study region include the following roads:

- Route 100 (Major Arterial)
- PA Route 73 (Minor Arterial)
- PA Route 562 (Minor Arterial)

Collectors

Collectors are the roads that collect traffic from local areas and funnel it on to arterials. Collectors in the Boyertown - Colebrookdale - Pike area include the following roads:

- Montgomery Avenue
- Township Line Road
- Weisstown Road
- Second Street
- Third Street
- Funk Road
- Saw Mill Road
- Powder Mill Hollow Road
- Hill Church Road
- Oysterdale Road
- Landis Store Road
- Lobachville Road
- Mine Road

Local Roads

Local Roads provide direct access to local residential areas. All roads in the Boyertown - Colebrookdale - Pike region not designated as either Arterials or Collectors are Local Roads.

Road Conditions

Due to the evolution of the existing road system from earlier farm roads and because of local topography, several roads in Pike and the rural parts of Colebrookdale meet at less than ninety degree intersections. This often results in poor alignment and sometimes shortened sight distances. Structures built close to roads and sharp curves also create poor sight distances. In the less developed areas of the region, sharp curves and steep slopes can pose safety concerns, particularly in inclement weather. Narrow roads and bridges compound this problem in some locations.

Unpaved road surfaces which do not meet current specifications may also create hazards. Dirt and gravel roads in Pike perpetuate the Township's rural atmosphere and save on road construction costs. However, some of these savings are probably offset by the higher costs of maintaining unpaved roads. There are approximately 13.9 miles of unpaved roads in Pike, 33% of the total road

mileage in the Township. Throughout the region, the State maintains State-owned roads and the remainder of the roads are the responsibility of the municipality in which the road is located.

Road conditions in Boyertown Borough and the more developed portions of Colebrookdale Township are much different than in the region's rural locations. One concern is that a proliferation of curb cuts related to driveways, parking areas, and intersecting streets contribute to traffic congestion on both Route 73 and Route 562, particularly during peak traffic hours.

In downtown Boyertown Borough, parking is an issue. On-street parking is permitted throughout most of the downtown on both Philadelphia Avenue (Route 73) and Reading Avenue (Route 562). In addition, Boyertown Borough owns and operates the Inner Core off-street parking lot in the center of the downtown just south of Route 73 and east of Route 562. Drivers can access the Inner Core parking lot, which has approximately 120 parking spaces, from either of these main roads.

Vision 2020, Berks County's comprehensive plan, proposes the following two roadway improvement projects within the Boyertown-Colebrookdale-Pike region. Both of these improvements are categorized as "Intermediate Range", meaning they are "not currently scheduled for completion by PennDOT but could reasonably be achieved within the plan horizon".

PA 100 - widen to four lanes with turn lanes and possible traffic signals at major intersections. Some intersections will require realignment.

PA 562 - minor widening and realignment at hazardous intersections from US 422 Business to PA 73.

Public Transportation

The Berks Area Reading Transit Authority (BARTA) operates a public bus service in areas of Berks County closer to the City of Reading but no fixed route service is available in the Boyertown - Colebrookdale - Pike region. Through its Special Services Division, BARTA provides door to door van service to anyone in Berks County physically unable to use regular bus service.

Alternative Transportation

Alternatives to motorized transportation are limited within the Boyertown - Colebrookdale - Pike area. Within Boyertown and nearby parts of Colebrookdale, many sidewalks exist in both residential and non-residential areas. These sidewalks provide easy access to almost all parts of Boyertown Borough. However, in some vicinities, missing links, poor conditions, or areas not fully accessible to the physically challenged hinder the maximum use of these sidewalks by pedestrians. No formal pedestrian and bicycle trails currently exist in either Boyertown, Colebrookdale or Pike.

Map: Traffic Volume

Borough Revitalization

Concerned public officials and other residents of Boyertown Borough have formed Building a Better Boyertown (BBB), a non-profit group interested in revitalizing the Borough's downtown. In conjunction with the Pennsylvania Downtown Center, BBB scheduled four public visioning meetings in Winter-Spring 2004 to identify major issues and discuss ideas for beautifying the downtown, attracting new business investment, and improving business for the merchants already located there. A part-time Main Street Manager has been hired to coordinate and publicize revitalization activities. Major issues identified in the public visioning process included the following:

- Building Maintenance - In addition to bricks-and-mortar matters, this includes: a) the increase in absentee landlords; and b) addressing the perception that building owners do not work together.
- Physical Improvements - Streetscapes, plantings, lights, and related improvements to other public infrastructure.
- Parking - Both management and supply.
- Transportation and Transit - Trash trucks, rail, pedestrian safety and access for elderly.
- Promotions and Events - Getting the word out to the public on revitalization activities.
- Marketing and Branding Downtown - identifying Boyertown's niche and publicizing it.
- Business Retention - Keeping current businesses and issues of attitude, hours and business appearance.
- Business Recruitment - the need to address a lack of retail variety, and the need to fill specific service and product gaps (coffeehouses, etc.).
- Partnerships Among Local Officials and Community Groups Working together for a common goal.
- Funding - How to pay for good ideas that need implementing.
- More youth-oriented activities - the need to create more activities for teens and other local youth.

Two additional, frequently-mentioned issues included the following:

- The need to increase home ownership.
- The need to increase diversity within the community.

The public visioning process is the basis for an inventory of specific revitalization actions BBB proposes to initiate, hopefully with funding assistance from an array of private and public partners.

Summary of Assets and Limitations

The Boyertown - Colebrookdale - Pike region's strengths and weaknesses are the basis for planning the area's future growth and preservation. Policies and recommendations included in the following sections of this comprehensive plan try to capitalize on each municipality's assets and identify ways to overcome or mitigate limitations. The following summary of assets and limitations reflects the themes most frequently cited by the Joint Planning Committee members, municipal officials, community leaders and other residents and business persons who provided input into this plan.

Regional Setting - The region is an attractive mix of rural, suburban, and urbanized areas but may be subject to suburban sprawl given regional highways and the path of development from Montgomery County, Chester County and the Lehigh Valley.

History - There is local interest in preserving historic structures but virtually no effective regulations or procedures are in place yet.

Population - Long term, the number of new residents has been low in Pike, minimal in Boyertown, but growing in Colebrookdale—to the point where the Township has changed significantly in some locations.

Housing Diversity - Pike and Colebrookdale are dominated by owner-occupied, single-family housing, while Boyertown's housing stock is more diverse in terms of its age, value, condition, type and owner/renter ratio.

Natural Features - Steep slopes, waterways, woodlands and special habitats are found throughout the region's undeveloped areas but current zoning and subdivision regulations do not provide the strongest and most up-to-date protection available.

Agricultural Land Uses - Active farmland in the region has dwindled and while many people have joined agricultural security areas, very little acreage has been permanently preserved.

Newer Residential Land Uses - The region has attractive and affordable newer homes, but current zoning and subdivision regulations encourage conventional, cookie cutter development.

Older Residential Land Uses - Boyertown has an older, traditional housing stock with many historic homes, but conversions of single-family structures to apartments and uneven maintenance are concerns.

Commercial Land Uses - While the local business climate appears vibrant, care will be required to minimize strip development in Colebrookdale and foster successful commercial revitalization in Boyertown's traditional downtown—especially with a new Wal-Mart store locating nearby.

Industrial Land Uses - Several industrial employers exist in the region, both high tech firms and heavy industries whose growth and operations need continued monitoring to avoid off-site impacts.

Parks and Recreation - A variety of well-maintained active and passive recreation areas exist in the region but Boyertown's Community Park is the only sizeable site under municipal ownership and control. None of the three municipalities are active in planning or sponsoring recreation programs.

Public Schools - Current enrollments do not present any immediate capacity problems in the large Boyertown School District. However, more elementary school space will be needed as the district's nine municipalities continue to grow, including Boyertown and Colebrookdale. The Oley Valley School District's three schools easily handle Pike Township's public school needs.

Public Sewer Service - Boyertown's sewage capacity is adequate given the Borough's needs, but continued growth in Colebrookdale may challenge the Berks-Montgomery Municipal Authority's sewage treatment capacity.

On-Site Sewage Treatment - On-site systems adequately treat most wastewater in Pike Township, but topography and soil conditions reportedly cause problems in certain areas where development is more concentrated.

Public Water Service - The Boyertown Water Authority provides good quality water in sufficient quantity to handle existing and projected demand in Boyertown, parts of Colebrookdale, and parts of Douglass Township, Montgomery County.

Police - While office space is limited, individual municipal police departments in Boyertown and Colebrookdale provide adequate police coverage in their current formats and no regional force is under consideration. Pike Township officials and residents are, for the most part, content with the Pennsylvania State Police coverage in their municipality.

Fire and Ambulance Service - With only minimal financial assistance from local municipalities, volunteer fire companies and ambulance crews provide excellent service to Boyertown, Colebrookdale and Pike.

Transportation - Boyertown and Colebrookdale are well served by regional arterials that provide convenient access for local and pass-through traffic. Pike's rural road system is less accessible but very conducive to preserving a bucolic environment.

Borough Revitalization - Although in its formative stages, Boyertown's revitalization movement is poised to tackle downtown streetscape improvements, business retention, business recruitment, building maintenance and related issues—provided adequate funding can be secured.

Compatibility with Berks County's Planning - Boyertown, Colebrookdale and Pike embrace Berks County's support of Smart Growth concepts like compact development, walkable neighborhoods, and aggressive conservation of farmland, natural features, and other open space. The three

municipalities also agree with the County's policy of avoiding infrastructure extensions that may cause sprawl.