

**THE  
BOYERTOWN BOROUGH  
COLEBROOKDALE TOWNSHIP  
PIKE TOWNSHIP  
Berks County, Pennsylvania**

**JOINT COMPREHENSIVE PLAN  
2005**

Adopted by Boyertown Borough March 7, 2005  
Adopted by Colebrookdale Township March 7, 2005  
Adopted by Pike Township on March 1, 2005

Consultant  
Urban Research & Development Corporation  
Bethlehem, Pennsylvania

**BOYERTOWN BOROUGH COLEBROOKDALE TOWNSHIP PIKE  
TOWNSHIP  
JOINT COMPREHENSIVE PLAN STEERING COMMITTEE MEMBERS**

Boyertown Borough

Jane Crowe, Borough Council

Frank Deery, Borough Council

Patricia A. Spaide, Borough Manager

Colebrookdale Township

Thomas Herb, Township Commissioner

John Lea, Zoning Hearing Board

Pike Township

Jeffery E. Gorrin, Township Supervisor

Steffan R. Helbig, P.G., Township Supervisor

Gary M. Reider, Township Supervisor

Berks County Planning Commission

Scott Wales, Planner

Boyertown Area School District

Dr. Charles Amuso, Superintendent

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# **INTRODUCTION**

## INTRODUCTION

### The Vision

The Boyertown Borough - Colebrookdale Township - Pike Township Joint Comprehensive Plan is a locally-generated vision for the future of a unique area. The plan shows how the region can grow in selected, appropriate locations while still preserving open space and conserving its best features—both natural and man-made.

Growth in the Boyertown-Colebrookdale-Pike region should be concentrated in and around existing developed areas. In Boyertown, community revitalization and adaptive reuse should be the cornerstone of both residential and business growth. In Colebrookdale, most growth should occur in locations near Boyertown and close to existing public water and sewer facilities. In the more rural parts of Colebrookdale and in Pike, farmlands should be preserved for agriculture to the greatest extent possible. In these areas, permanent open space should be a prominent feature of all major subdivisions and land developments. The vital environmental functions and physical limitations of steep slopes, woodlands, floodprone lands and other natural areas in these two townships should also be respected.

New homes in the region should be sited on the most suitable portions of a tract of land. Open space preservation within new developments should be maximized. Public facilities should be engineered to maintain public health and protect local water quality without spurring unplanned growth.

New commerce and industry in the region must be well planned, environmentally safe and properly located. Where feasible, businesses along major roads should use common entrances and exits to improve traffic safety/circulation and help prevent commercial strip development. In both residential and non-residential areas, people should exercise care in maintaining and reusing historic structures. Commercial signs and landscaping should complement, not detract from, the local environment. In cooperation with others, the three municipalities should continue to promote safe roads, the police, fire protection, and emergency services. Quality education, recreation and cultural enrichment should also remain important priorities.

## The Plan

The Boyertown Borough - Colebrookdale Township - Pike Township Joint Comprehensive Plan has three major parts:

- The Background Reports summarize existing conditions and trends that will continue to influence the region's conservation and development.
- The Plan For the Future contains the goals, recommendations that should guide how the region grows and is preserved over the next 10 to 15 years.
- The Action Program summarizes the primary actions each of the three municipalities and others should take to put this joint comprehensive plan into practice.

The plan's real value will be in evaluating proposed actions. Local officials, business leaders and other residents should only support proposals for future change that help realize the visions outlined in this joint comprehensive plan.

# **BACKGROUND REPORTS**



## BACKGROUND REPORTS

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.

- Regional Setting
- Historic Highlights
- Population, Housing and Employment
- Natural Features
- Existing Land Use
- Local Government
- Parks and Recreation
- Public Schools
- Community Facilities and Services
- Land Use Policies in the Region
- Transportation
- Borough Revitalization

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 20<sup>th</sup> century homes. It is situated just north of the Oley Township Historic District.  
Status: Eligible.

**Map: Historic Sites**

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**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%
<b>Berks County</b>	<b>275,414</b>	<b>296,382</b>	<b>312,509</b>	<b>336,523</b>	<b>373,638</b>	<b>98,224</b>	<b>35.7%</b>

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%
<b>TOTAL</b>	<b>1,805</b>	<b>100%</b>	<b>1,994</b>	<b>100%</b>	<b>605</b>	<b>100%</b>	<b>4,404</b>	<b>100%</b>	<b>141,570</b>	<b>100%</b>

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

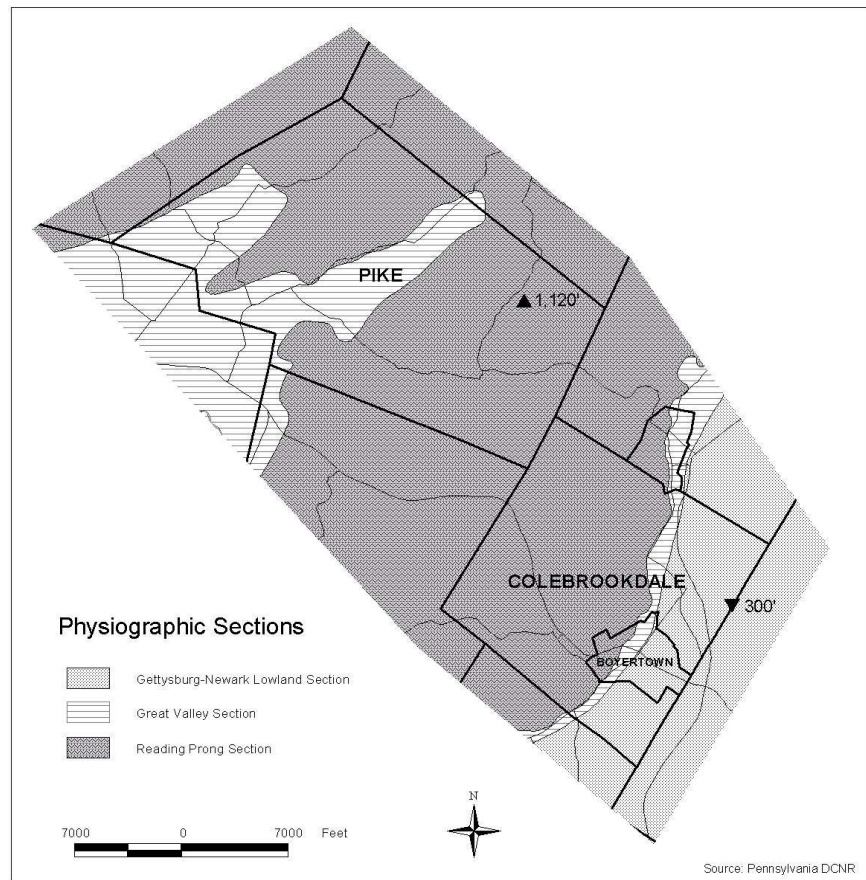
Source: Berks County

**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%
<b>Total Revenues</b>	<b>\$1,027,884</b>	<b>100.0%</b>	<b>\$3,279,986</b>	<b>100.0%</b>	<b>\$296,549</b>	<b>100.0%</b>

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%
<b>Total Expenditures</b>	<b>\$1,260,315</b>	<b>100.0%</b>	<b>\$3,536,841</b>	<b>100.0%</b>	<b>\$332,394</b>	<b>100.0%</b>

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
<b>Total</b>	<b>6,914</b>

\* 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**

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## 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.

# **THE PLAN FOR THE FUTURE**

## THE PLAN FOR THE FUTURE

This section of the Joint Comprehensive Plan begins with the goals and objectives that describe the three municipalities' visions for the future of their region. In accordance with the Pennsylvania Municipalities Planning Code, statements are included about the interrelationship of the Plan's various topics and the likely timing of development in the Boyertown-Colebrookdale-Pike region. Next, recommendations in each of the following subject areas are described:

- Future Land Use and Housing
- Environmental Conservation
- Agricultural Preservation
- Historic Preservation
- Borough Revitalization
- Transportation
- Community Services and Facilities
- Energy Conservation

### Goals and Objectives

**Future Land Use Goal:** Maximize the preservation of farming and undeveloped areas in rural vicinities while providing land for development in selected, appropriate growth areas.

#### Objectives:

- Implement land use policies that are open space and conservation-oriented.
- Encourage residential developers to use neighborhood design that reflects the best features of older communities and permanently preserve open space within their development tracts.
- Direct new homes towards existing developed areas to minimize sprawl.
- Discourage high rates of residential development to avoid overwhelming local schools and other municipal services.
- Direct business development to Boyertown's core and other designated areas within the three communities that do not encroach upon residential areas.

**Housing Goal:** Continue providing opportunities for a variety of affordable housing types.

#### Objectives:

- Provide for a variety of detached and attached housing types using environmentally sensitive layouts and designs.
- Concentrate housing in those areas most suitable from a physical perspective.

- Encourage preservation and rehabilitation of the concentrations of older housing in and around Boyertown Borough.

**Environmental Conservation Goal:** Protect the sensitive natural features that characterize so much of the region’s landscape.

**Objectives:**

- Direct growth away from areas with environmental resources poorly suited to development .
- Strengthen zoning and subdivision regulations that conserve steep slopes, wooded areas, stream buffers, floodprone lands, and other natural features.
- Try to maximize preservation of permanent natural areas within residential developments.

**Agricultural Preservation Goal:** Keep agricultural areas in agricultural use.

**Objectives:**

- Preserve farming by continuing to promote agricultural zoning, agricultural security areas, purchase of agricultural easements and preferential assessments.
- Minimize non-farm activities near agricultural areas to reduce the potential for conflicts with normal farming operations.
- Keep public water and sewer line extensions out of prime agricultural areas.
- Provide for a range of appropriate supplemental income opportunities in agricultural areas.

**Historic Preservation Goal:** To preserve and enhance the area’s historic resources.

**Objectives:**

- Protect the character of the region’s older building stock with appropriate zoning strategies.
- Encourage voluntary use of design guidelines to preserve historic architecture and village design patterns.
- Support the efforts of local and county historic preservation groups to continue identifying and protecting historic resources.

**Borough Revitalization Goal:** To retain and attract responsible businesses in designated business areas, with special emphasis on downtown Boyertown.

**Objectives:**

- Provide for the adaptive reuse of vacant and underutilized business properties.
- Make sure local ordinances and codes do not discourage responsible businesses from locating in designated business areas.
- Work with the State, local non-profit groups and area businesses to help revitalize the downtown commercial core in Boyertown Borough.

**Transportation Goal:** To provide for the safe, efficient movement of people and goods on area roadways.

**Objectives:**

- Work with PennDOT and local developers to ensure local roads and intersections remain safe and able to accommodate current and projected traffic volumes.
- Encourage business developments to share controlled ingress and egress to adjacent major roads such as Route 73, Route 562, and Route 100.

**Community Facilities and Services Goal:** Continue to provide adequate municipal services in coordination with future land use planning.

**Objectives:**

- Ensure adequate park and recreation opportunities exist to serve the region's growing population.
- Work with the Boyertown School District and the Oley Valley School District to ensure adequate facilities exist to meet current and projected enrollments.
- Be sure expansions of public water and sewer facilities follow land use planning and do not contribute to sprawl.
- Look for appropriate solutions where areas exist with a concentration of failing septic systems.
- Periodically review the adequacy of municipal contributions to private community service providers including fire and rescue groups and recreation organizations, among others.

**Energy Conservation Goal:** Cut energy use to reduce dependence on foreign oil producers and help safeguard the natural environment.

**Objectives:**

- Use energy conserving building and site design techniques.
- Conserve energy used in municipal government operations.

## **Plan Interrelationships**

The comprehensive plan addresses the following major topics:

- Future Land Use and Housing
- Environmental Conservation
- Agricultural Preservation
- Historic Preservation
- Borough Revitalization



- Transportation
- Community Services and Facilities
- Energy Conservation

These topics are interrelated. Planning and capital programming actions municipalities take in any one of these areas are likely to affect one or more of the other areas. For instance, land use decisions often affect circulation patterns and community services, such as public utilities and recreation needs.

## **Timing**

The timing of development in the Boyertown-Colebrookdale-Pike region will largely depend upon the private real estate market. This Joint Comprehensive Plan addresses major development and conservation patterns for approximately the next 10 years. After that time, the three municipalities should revise it. From here on, Boyertown, Colebrookdale, and Pike should only make zoning changes after assessing how the proposed changes conform with the spirit of this Joint Comprehensive Plan.

## **Future Land Use and Housing**

This Future Land Use and Housing section of the Joint Comprehensive Plan describes the most appropriate types and densities of land uses that should be accommodated in the Boyertown-Colebrookdale-Pike region. Included are both a map and descriptive text that should serve as the rationale for future zoning revisions in the three municipalities—zoning revisions that will provide the regulatory force for implementing the vision, goals, objectives and recommendations identified in this Plan.

### Basis for Future Land Use Recommendations

The Future Land Use recommendations identified below are based on the following factors in the three municipalities:

- The pattern of developed and undeveloped land and preserved open space that exists today in the three municipalities;
- The path of growth in the region surrounding the three municipalities;
- Environmental conditions, including surface waters, soil and geologic characteristics, and the distribution of sensitive natural features, such as steep slopes, floodprone areas, and woodlands;
- The existing zoning of land within and adjacent to the three municipalities;

- Local and regional roadway and traffic considerations;
- Existing community facilities and services, especially public water and sewage infrastructure; and
- The visions of the Berks County Planning Commission, municipal officials, Committee members, and other residents about how they would like to see the three municipalities conserved, developed and revitalized in the next 10-year period.

### Future Land Use Planning Areas

Future Land Use recommendations include the planning areas described below. These planning areas should be the guiding basis for establishing new zoning districts in the three municipalities. Purposes for each planning area are stated, and recommendations are presented that identify the most appropriate land uses and densities that should be permitted in each planning area. Recommendations are also made on which planning areas should be served by public water and sewer facilities. The accompanying Future Land Use map illustrates recommended locations for each planning area within the Boyertown-Colebrookdale-Pike region.

#### **RP - Rural Preservation**

##### *Purposes:*

- Preserve agriculture and the rural environment in Pike Township and in Colebrookdale Township. (No land is proposed for this planning area in Boyertown Borough.)
- Protect sensitive natural features, including high-quality waterways, steep slopes, and large woodland blocs.
- Accommodate only very low density, single-family detached home development with significant preserved open space, preferably not in mowed lawn.

##### *Primary Permitted Uses/Densities:*

- Agriculture.
- Intensive Agriculture on minimum 10-acre lots with extra large setbacks adjacent to residential districts, and special exception approval that requires specific protections for ground water and surface waters.
- Single-family detached homes on minimum 3-acre lots, or minimum 1.5 to 2.0-acre lots where an open space subdivision (clustering) is proposed with preserved open space equal to at least 40% of gross tract size.
- Note: Forestry must be permitted by right, according to State law. However, acceptable regulations include prohibiting clear cutting on steep slopes and close to surface waters.

*Public Water and Sewer Service:* No

*Potentially Applicable Conservation Tools:*

- Agricultural easements (Purchase of development rights).
- Conservation easements.
- Agricultural security areas.
- Optional open space subdivisions (clustering).
- Mandatory open space subdivisions (clustering).
- Mandatory dedication of land or fees for recreation.

**LDR - Low Density Residential**

*Purposes:*

- Provide for low density, single-family residential development with significant preserved open space.
- Provide a transition area between the Rural Preservation planning area and more developed parts of the region.

*Primary Permitted Uses/Densities:*

- In Pike Township and Colebrookdale Township: single-family detached homes on minimum 2-acre lots, or minimum 1-acre lots where an open space subdivision (clustering) is proposed with preserved open space equal to at least 40% of gross tract size.
- In Boyertown Borough: single-family detached homes on minimum 20,000 s.f. lots, or 10,000 s.f. lots where an open space subdivision (clustering) is proposed with preserved open space equal to at least 40% of gross tract size.

*Public Water and Sewer:* In Boyertown Borough: Yes. In Pike Township and Colebrookdale Township: No.

*Potentially Applicable Conservation Tools:*

- Optional open space subdivisions (clustering).
- Mandatory open space subdivisions (clustering).
- Traditional neighborhood development (neighborhood and housing designs that emulates the best features of older neighborhoods).
- Mandatory dedication of land or fees for recreation.

**MDR - Medium Density Residential**

*Purposes:*

- Provide for medium density, single-family detached and twin home development with significant open space.
- Provide a transition area between lower density residential areas and more urbanized parts of the region. (No land is proposed for this planning area in Pike Township.)

*Primary Permitted Uses/Densities:*

- In Colebrookdale Township: single-family detached homes or side-by-side twin homes on minimum 20,000 s.f. lots (per unit), or minimum 10,000 s.f. lots (per unit) where an open space subdivision (clustering) is proposed with preserved open space equal to at least 40% of gross tract size.

- In Boyertown Borough: single-family detached homes or side-by-side twin homes on minimum 12,000 s.f. lots (per unit), or minimum 6,000 s.f. lots (per unit) where an open space subdivision (clustering) is proposed with preserved open space equal to at least 40% of gross tract size.

*Public Water and Sewer:* Yes

*Potentially Applicable Conservation Tools:*

- Optional open space subdivisions (clustering).
- Mandatory open space subdivisions (clustering).
- Traditional neighborhood development.
- Mandatory dedication of land or fees for recreation.

## **GR - General Residential**

*Purposes:*

- Provide planned areas for a variety of housing types in Boyertown Borough and Colebrookdale Township, including developments of mixed housing types. (No land is proposed for this planning area in Pike Township.)

*Primary Permitted Uses/Densities:*

- All residential uses, including developments of mixed housing types, at densities not exceeding 6 units per acre in Colebrookdale Township and 8 units per acre in Boyertown Borough, with preserved open space equal to at least 30% of gross tract size in either case. Note: Conversion of single-family homes into two or more dwelling units should be permitted only in very large homes (3,000 s.f. or more). Financial assistance for deconversions may also be beneficial.

*Public Water and Sewer:* Yes

*Potentially Applicable Conservation Tools:*

- Optional open space subdivisions (clustering).
- Mandatory open space subdivisions (clustering).
- Traditional neighborhood development.
- Mandatory dedication of land or fees for recreation.

## **VC - Village Commercial**

*Purposes:*

- Provide for continuation of traditional, pedestrian-friendly, mixed use villages in Pike Township and Colebrookdale Township. (No land is proposed for this planning area in Boyertown Borough.)

*Primary Permitted Uses and Densities:*

- Selected commercial uses, such as small offices, services, appropriate hospitality uses, and small, neighborhood-oriented retail uses (no-drive throughs, gas stations, or highway-oriented commercial uses, like auto dealers, lumber yards, home centers, etc.).
- All residential uses—preferably located as part of a mixed use structure with a commercial use.

*Public Water and Sewer:* In Pike Township: No. In Colebrookdale Township: Yes

*Applicable Conservation Tools:*

- Village zoning techniques that encourage a compact development pattern.
- Pedestrian-friendly streetscape design elements.
- Traffic calming measures.
- Special sign controls.

**TC - Town Center**

*Purposes:*

- Recognize downtown Boyertown as the prime central business district in the three-community region. (No land is proposed for this planning area in Colebrookdale Township or Pike Township.)
- Encourage the adaptive reuse of vacant and under-utilized building space in downtown Boyertown.
- Promote the on-going revitalization of downtown Boyertown, including both private sector business investment and public sector infrastructure improvements.

*Primary Permitted Uses and Densities:*

- All residential types, preferably located as part of a mixed use structure with a commercial use, but specifically confined to upper floors where the property fronts on Philadelphia Avenue (Route 73) or Reading Avenue (Route 562).
- Most commercial uses, such as offices, services and retail uses but excluding drive throughs, gas stations, or highway-oriented commercial uses, like auto dealers, lumber yards, home centers, etc.

*Public Water and Sewer:* Yes

*Potentially Applicable Conservation Tools:*

- Village zoning techniques that encourage a compact development pattern.
- Pedestrian-friendly streetscape design elements.
- Traffic calming measures.
- Special sign controls.

**GC - General Commercial**

*Purposes:*

- Provide for a wide range of commercial uses in areas within Colebrookdale Township and Boyertown Borough that are easily accessible by auto. (No land is proposed for this planning area in Pike Township.)
- Attract tax revenues for the Boyertown School District to help offset the net tax loss to the School District created by most new residential development.

*Primary Permitted Uses and Densities:*

- Retail, office, service, and other commercial uses, including shopping plazas.
- Attract tax revenues for the school district to help offset the net tax loss to the school district created by most new residential development.

*Public Water and Sewer:* Yes

*Potentially Applicable Conservation Tools:*

- Common access ways.
- Shared parking.
- Landscape buffering.
- Mandatory dedication of land or fees for recreation.

**PBD - Planned Business Development**

*Purposes:*

- Provide for campus-style, planned business developments in Colebrookdale Township and Boyertown Borough. (No land is proposed for this planning area in Pike Township.)
- Attract tax revenues for the Boyertown School District to help offset the net tax loss to the School District created by most new residential development.

*Primary Permitted Uses and Densities:*

- Office/light industrial/flex space business parks (or free-standing buildings with similar uses) constructed under unified design with significant open space and landscape buffers.

*Public Water and Sewer:* Yes

*Potentially Applicable Conservation Tools:*

- Common access ways.
- Shared parking.
- Landscape buffering.
- Mandatory dedication of land or fees for recreation.
- Additional setbacks from any adjacent residential zoning districts.

**I - Industrial**

*Purposes:*

- Provide selected areas for a variety of environmentally-responsible industrial uses.
- Attract tax revenues for the Boyertown School District and the Oley Valley School District to help offset the net tax loss to these school districts created by most new residential development.

*Primary Permitted Uses and Densities:*

- A full range of industrial uses.

*Public Water and Sewer:* In Pike Township: No. In Boyertown Borough and Colebrookdale Township: Yes.

*Potentially Applicable Conservation Tools:*

- A special overlay district within the I-Industrial area for quarries, landfills, trash transfer stations, chemical plants, asphalt plants, and other high impact industrial uses. This special overlay district would require a special exception permit (zoning hearing board approval) or a conditional use permit (governing body approval) plus a 15-acre minimum tract size and additional setbacks.
- Reliance on State and federal regulations that apply to these high impact uses in addition to local regulations.

*NOTE: The accompanying Future Land Use maps on the next pages show recommended locations for each Future Land Use Planning Area described. A table summarizing the Future Land Use Planning Areas follows the maps.*

**Map: Future Land Use**



**Map: Draft Future Land Use Plan  
Boyertown Enlargement**

Table 18  
SUMMARY OF RECOMMENDED FUTURE  
LAND USE PLANNING AREAS

Future Land Use Planning Area	Major Permitted Uses (in addition to agriculture)	Maximum Density/ Minimum Lot Size	Public Water & Sewer Service	Locations
RP - Rural Preservation	Single-family detached homes	3-acre minimum lot size or 1.5 to 2.0-acre minimum lot size with 40% open space	No	Pike, Colebrookdale
LDR - Low Density Residential	Single-family detached homes	In Pike and Colebrookdale: 2-acre minimum lot size or 1-acre minimum lot size with 40% open space. In Boyertown: minimum 20,000 s.f. lots or minimum 10,000 s.f. lots with 40% open space.	In Pike: No In Colebrookdale: No In Boyertown: Yes	Pike, Colebrookdale, Boyertown
MDR - Medium Density Residential	Single-family detached homes and side-by-side twin homes	In Colebrookdale: minimum 20,000 s.f. lots (per unit) or minimum 10,000 s.f. lots per unit with 40% open space. In Boyertown: minimum 12,000 s.f. lots or minimum 6,000 s.f. lots with 40% open space.	Yes	Colebrookdale, Boyertown
GR - General Residential	All residential uses, including developments of mixed housing types	In Colebrookdale: densities not exceeding 6 units per acre and mandatory 30% open space. In Boyertown: densities not exceeding 8 units per acre and mandatory 30% open space.	Yes	Colebrookdale, Boyertown
VC - Village Commercial	Small offices, small services, small neighborhood-oriented retail and all residential uses, preferably as part of a mixed use structure with a commercial use	–	In Pike: No In Colebrookdale: Yes	Pike, Colebrookdale
TC - Town Center	Offices, services and retail, excluding drive-throughs, gas stations and other highway-oriented uses. All residential uses.	–	Yes	Boyertown
GC - General Commercial	Retail, offices, services and other commercial uses, including shopping plazas	–	Yes	Colebrookdale, Boyertown

Future Land Use Planning Area	Major Permitted Uses (in addition to agriculture)	Maximum Density/ Minimum Lot Size	Public Water & Sewer Service	Locations
PBD - Planned Business Development	Planned office/light industry/ flex space campus-style business parks or free-standing buildings with similar uses	–	Yes	Colebrookdale, Boyertown
I - Industrial	Full range of industrial uses with special approval required for specific high-impact uses.	15-acre minimum lot size for specific high-impact uses.	In Pike: No In Colebrookdale: Yes In Boyertown: Yes	Pike, Colebrookdale, Boyertown

### Important Tools

The following important planning and zoning techniques will help carry out the conservation-oriented future land use recommendations described in this Joint Comprehensive Plan.

- Open Space Subdivisions
- Traditional Neighborhood Development
- Village Zoning

#### Open Space Subdivisions (Clustering)

“Open Space Subdivisions”, “Clustering” and “Growing Greener Design” are various names for related design techniques that conserve permanent open space within residential subdivisions. Many Pennsylvania municipalities have adopted variations of open space design zoning regulations to help create common open space within subdivisions and protect sensitive natural features like steep slopes, woodlands, wetlands and stream corridors. In comparison, conventional subdivision design usually results in little or no preserved open space because the entire tract is subdivided into building lots and roads. Often most of the building lots in a conventional subdivision are virtually the same size and shape—hence the nickname “cookie cutter subdivisions”.

The goal of Open Space Subdivisions is to place homes on the most suitable portions of a tract, with substantial natural areas being permanently preserved. This option allows developers more flexibility in site layout. For example, developers can make better use of site topography and avoid soils that are not suitable for septic systems. Open Space Subdivision design also permits the developer to group building lots together, thereby reducing road lengths, grading and utility extensions—each of which saves on construction costs. As an incentive to choose open space design over conventional design, zoning ordinances should permit developers to net a few additional homes in exchange for preserving substantial open space within the subdivision.

Several alternatives exist for long term maintenance of the preserved open space, including ownership by a homeowners association, the municipality, or a land conservancy. Alternatively, the open space can be distributed among private lots so that the open space portion of each of these lots is legally deed restricted for permanent conservation.

Some important advantages of Open Space Subdivision design:

- Important natural features such as mature woodlands can be preserved in large blocks.
- Avoids the mono-culture of an environment that features mainly mowed grass.
- More natural stormwater filtration.
- More scenic views can be preserved.
- Developers benefit from less grading, shorter road lengths, and shorter utility extensions.
- Developers may get premium prices for lots next to permanent open space.

### Traditional Neighborhood Development

Traditional Neighborhood Development, (also known as Neotraditional Design) is an alternative to large lot subdivisions that depend too much on cars and foster suburban sprawl. Traditional Neighborhood Development design brings back the best features of old style, pedestrian-oriented neighborhoods. In these neo-traditional neighborhoods, homes occupy smaller lots on streets with trees and sidewalks. Homes have front porches, garages are in the rear off an alley and housing types vary in style and price. Street grids replace isolated cul-de-sacs to heighten the neighborhood's ties with the community and make commercial areas more accessible by foot. Traditional Neighborhood Development would be very appropriate for future residential development throughout the Boyertown-Colebrookdale-Pike region.

### Village Zoning

Village zoning encourages development that complements, rather than detracts from, the existing character of a village area. Compact development, mixed uses and historic signs are encouraged instead of large front yard setbacks, wide lots and extensive parking requirements. Village uses are often close to adjacent roads, particularly crossroads intersections. Village zoning allows selected, appropriate retail and service uses but does not permit highway-oriented businesses such as gas stations, drive-in restaurants, convenience stores and car washes.

**Graphic: Open Space vs. Conventional Subdivision Design**

**Graphic: Suburban vs. Neotraditional Design**

**Photos: Traditional Neighborhood Development**

## Environmental Conservation

The Boyertown-Colebrookdale-Pike area is situated in the Pennsylvania Highlands, a greenbelt of over one million mountainous and forested acres in eastern Pennsylvania that provides important public resources, such as:

- S Clean groundwater for over 350,000 residents,
- S Critical habitat for many forest-dwelling animals, and
- S Hiking, biking, hunting, fishing, and camping opportunities near several of eastern Pennsylvania metropolitan areas.

Under federal legislation, the Pennsylvania Highlands are a Forest Legacy Area, providing potential opportunities for new federal matching grants to protect open space. The Pennsylvania Highlands are also part of a two million acre region, stretching into New Jersey, New York and Connecticut, that is the focus of the Highlands Coalition, a group of more than 110 conservation organizations.

Closer to home, people who live in or near the less developed portions of the Boyertown-Colebrookdale-Pike area also identify with the area's open lands, wooded hillsides, creek valleys and country roads. Approximately 90% of the people who responded to the public survey conducted for this Joint Comprehensive Plan agreed there is a strong need to preserve more natural and scenic resources in the region. The boundaries of the Pennsylvania Highlands area are shown on the accompanying map.



**Map: The Pennsylvania Highlands**

The following recommendations identify ways for the three municipalities to be pro-active in preserving the region’s environmental character. These recommendations also focus on ways to minimize the environmental impact of future development.

- Encourage only development that respects the property’s natural features.

Land varies greatly in the amount of development it can physically support. Floodplains and very steep slopes should remain in open space. Other lands are suited for moderate or intense development. The following guidelines should be used when reviewing subdivision and land development applications.

Table 19  
GUIDELINES FOR PROTECTING IMPORTANT NATURAL FEATURES

Natural Features (Type & Description)	Potential Problems If Not Protected	Strategies For Protection
<p><b>Steep Slopes</b> - Steep slopes of 15% have 15 feet of vertical change for every 100 feet of horizontal distance. Very steep slopes of 25% rise vertically 25 feet for every 100 feet. Steep slopes are sometimes wooded and found along creeks.</p>	<ul style="list-style-type: none"> <li>• Difficulty of maintaining and snow-plowing steep roads.</li> <li>• Higher costs of buildings.</li> <li>• High rate of septic system failures.</li> <li>• Increased erosion and runoff.</li> <li>• Winter driving hazards from steep roads and driveways.</li> <li>• Disturbance of scenic areas.</li> <li>• Increased costs to extend public water and sewer lines.</li> </ul>	<ul style="list-style-type: none"> <li>• Site houses on the most suitable land, while keeping steep slopes in open space.</li> <li>• Keep natural vegetation intact.</li> <li>• Strengthen municipal regulations that protect steep slopes.</li> <li>• Require larger lot sizes in steep areas.</li> <li>• Limit building on steep slopes of 15% to 25% and prohibit building on very steep slopes of 25% and above.</li> </ul>
<p><b>Groundwater</b> - Groundwater is stored underground after entering through the soil or seeping from creeks. Maintaining the quality of this water is important because both private wells and public water systems are dependent upon groundwater.</p>	<ul style="list-style-type: none"> <li>• Polluted groundwater.</li> <li>• Dry wells.</li> </ul>	<ul style="list-style-type: none"> <li>• Continue to control the percentage of lots covered by buildings and paving.</li> <li>• Ensure remaining septic systems are designed and operated properly.</li> <li>• Monitor underground storage tanks for leaks.</li> <li>• Avoid polluted storm water runoff.</li> <li>• Avoid high volume withdrawals of groundwater.</li> <li>• Identify areas most feasible for future public water and sewer.</li> <li>• Design sites so stormwater remains on-site and slowly recharges groundwater.</li> </ul>
<p><b>Floodplains</b> - Areas that are prone to flooding include both legally designated floodplains and land along drainage channels.</p>	<ul style="list-style-type: none"> <li>• Increased flooding in other areas.</li> <li>• Loss of potential public recreation area.</li> <li>• Threats to important wildlife and bird habitats.</li> </ul>	<ul style="list-style-type: none"> <li>• Prohibit construction of new structures within the 100-year floodway (which is the actual main flood channel) and along the adjacent 100-year flood-fringe. Prohibit construction within 50 to 100 feet of the centerline of a stream (depending on stream size).</li> <li>• Seek to preserve buffers of natural vegetation immediately adjacent to creeks and drainageways.</li> <li>• Seek to preserve more land along local streams and drainageways.</li> </ul>

Natural Features (Type & Description)	Potential Problems If Not Protected	Strategies For Protection
<p><b>Wooded Areas</b> - Concentrated areas of mature tree growth are found throughout the region's steeply sloped lands noted above and in other scattered locations.</p>	<ul style="list-style-type: none"> <li>• Increased surface temperatures.</li> <li>• Loss of important bird and wildlife habitats.</li> <li>• Loss of hunting areas.</li> <li>• Loss of air purification.</li> <li>• Increased erosion and runoff.</li> <li>• Loss of scenic resources.</li> <li>• Noise and incompatible development may become more noticeable.</li> </ul>	<ul style="list-style-type: none"> <li>• Restrict cutting of trees during building to the building envelope and immediately adjacent areas.</li> <li>• Seek to preserve tree stands in public or private open space.</li> <li>• Seek replanting of trees that must be cut down.</li> </ul>
<p><b>Shallow Depth to Bedrock</b> - Areas with shallow soils and bedrock close to the surface are frequently found in steeply sloped locations.</p>	<ul style="list-style-type: none"> <li>• Higher construction costs.</li> </ul>	<ul style="list-style-type: none"> <li>• Avoid building in these areas.</li> </ul>
<p><b>Waterways</b> - Protecting waterways from pollutants involves controlling direct discharges and maintaining vegetative stream buffers, also known as "riparian buffers."</p>	<ul style="list-style-type: none"> <li>• Loss of potential public recreation areas.</li> <li>• Threats to important bird, fish and wildlife habitats.</li> <li>• Increased erosion due to flooding.</li> </ul>	<ul style="list-style-type: none"> <li>• Prevent soil erosion to avoid sedimentation of creeks and drainageways.</li> <li>• Work with soil conservation authorities and farmers to keep animals out of streams.</li> <li>• Consider areas along creeks and drainageways for public greenways.</li> <li>• Minimize runoff of pesticides, grease and industrial wastes.</li> <li>• Minimize direct runoff from parking lots.</li> <li>• Require buildings and paving to be setback from creek banks and significant drainageways.</li> <li>• Control the peak rates of storm water runoff from development to avoid increased flooding.</li> </ul>
<p><b>Hydric Soils</b> - Hydric soils, often located in wetland areas, have a shallow depth to the seasonally high water table.</p>	<ul style="list-style-type: none"> <li>• Flooded basements.</li> <li>• Disturbance of natural drainage and groundwater recharge.</li> <li>• Poor foundation stability.</li> <li>• Failed on-lot septic systems.</li> </ul>	<ul style="list-style-type: none"> <li>• Continue to enforce local, state and federal wetland regulations.</li> <li>• Place on-lot septic systems and buildings outside these areas.</li> <li>• Waterproof basements of existing buildings.</li> <li>• Carefully design all facilities.</li> </ul>
<p><b>Wetlands</b> - Areas delineated as wetlands due to soils, depth to bedrock, and presence of certain plant life.</p>	<ul style="list-style-type: none"> <li>• Flooding.</li> <li>• Loss of wildlife habitat.</li> </ul>	<ul style="list-style-type: none"> <li>• Mandatory setbacks from wetland boundaries.</li> </ul>

- Amend subdivision ordinances in Pike and Colebrookdale townships to require developers to follow the four-step DCNR Growing Greener approach to subdivision design.

Steep slopes, floodplains and wetlands are usually noted on the site plans. But little consideration is usually given to other elements like a grand oak tree, a wildflower meadow, an old apple orchard, and other features that can be preserved to help maintain rural character. By conducting a more intensive analysis of the site, developers should be able to achieve adequate

densities without sacrificing these environmental amenities. The following four steps are a sequential approach towards more conservation-oriented design based on concepts originated by the Natural Lands Trust and endorsed under the Pennsylvania DCNR's Growing Greener initiative.

- a) *Identify Primary and Secondary Conservation Areas* - First, identify primary conservation areas such as sensitive natural areas: steep slopes over 15%, 100-year floodplains, hydric soils, streams and their buffers, and habitats of rare, threatened and endangered species. Other conservation areas may include scenic views, locally important vegetation, unique geologic features and wet soils, among other areas.
  - b) *Identify Locations for Development* - Next, locate potential development areas which include the remaining land left over after the primary and secondary conservation areas are identified. Carefully consider siting new homes with views of the open space areas. Reduce the lot sizes to accommodate for the number of homes that would have been originally provided under conventional development.
  - c) *Layout Roads and Trails* - Show a road alignment that would most efficiently access all new homes. Also consider developing trails that could link residents with each other and with the open space areas.
  - d) *Delineate Lot Lines* - The final step involves delineating the boundaries of each lot, a step often done first in traditional design.
- Establish stream corridor buffer zoning regulations that mandate stricter setbacks from perennial streams designated by the PA DEP as "Exceptional Value" or "High Quality".

Floodplain ordinances are designed to limit property damage from flooding. However, floodplain ordinances typically regulate construction, not paving and other soil disturbances. Zoning amendments should be adopted to prohibit construction, soil disturbance or removal of natural vegetation (except as part of crop farming) within 75 feet to 100 feet of the top bank of a perennial waterway designated High Quality. Exceptional Value waterways would warrant a setback of 100 feet to 125 feet . A variation is identified to allow the municipalities to adopt different regulations for different waterways within the region.

It is now widely recognized that stream side vegetation:

- Reduces water pollution from surface runoff.
- Controls the volume of sediment that reaches streams.
- Provides shade to help moderate water temperatures.
- Protects wildlife habitats.

In addition to regulations that require the maintenance of existing vegetation, the municipalities should encourage the planting of vegetative buffers along local waterways where none exist now. The County Conservation District and the Penn State Cooperative Extension Service are two sources of information on how to properly plant and maintain these buffers.

- Adopt wetland buffer zoning regulations.

State and Federal regulations provide mandatory protection for wetlands. To augment these regulations, the municipalities should prohibit paving or structures within 50 feet of delineated wetlands. If desired, municipalities can establish a minimum size wetland area, below which wetland buffer requirements will not apply or simply regulate all wetlands regardless of their size.

- Strengthen steep slope protection.

The three municipalities should amend their zoning regulations to:

- prohibiting new structures on slopes above 25%.
- increasing minimum lot size by 50% where principal buildings are proposed on slopes between 15% and 25%.
- restricting disturbance in these areas.

- Encourage farmers to use best management practices that help protect the natural environment, such as contour plowing, streamside fencing and others.

Best management practices are conservation measures farmers can use voluntarily to help protect the natural environment. Some of these techniques relate to manure management. A sampling of others include contour farming to reduce soil erosion and stream fencing to protect stream banks and stream waters from animals. Grants and loans are available to help implement best management practices. Municipal officials should work in coordination with conservation agencies to ensure farmers are fully aware of the need for these conservation measures.

- Restrict tree cutting during construction and require replanting of mature trees cut down to accommodate development.

The municipalities can save more trees by adopting zoning amendments that require developers to replant a tree each time a mature tree is cut down or severely damaged during construction. Tree cutting can also be minimized by restricting the cutting of trees during construction to those that are:

- Within 25 feet of an approved structure.
- Within 10 feet of a vehicular cartway.
- Within 10 feet of an approved storm water detention basin, paved area, driveway or on-lot sewage system.

- Within a utility right-of-way.
- Dead or posing a clear danger to a structure, utility or public improvement.
- An obstruction to vehicular site distance.

While none of these regulations would apply to forestry operations, the municipalities can prohibit clear cutting of more than one acre and prohibit it on very steep slopes and along waterways.

- Adopt zoning regulations to protect designated scenic road corridors.

Scenic roads regulations protect community character by preserving views of significant natural and man-made landscapes for the benefit of both tourists and residents. Scenic roads include roadways that offer picturesque views of the surrounding countryside. Other roads are scenic in themselves because they are narrow, winding, nearly covered by a tree canopy or lined by an attractive stone wall. Boyertown, Colebrookdale and Pike should consider preparing a Scenic Roads map that prioritizes scenic road segments for inclusion in a scenic roads overlay zoning district. Within the scenic road overlay district, the municipalities would:

- Increase setback requirements from the scenic road right of way.
- Require preservation of vegetation along the scenic road.
- Allow flag lots so development lots can be created behind roadside natural features.
- Allow narrower lot widths where lots are created a significant distance behind the minimum setback line.
- Limit access points on to the scenic road by encouraging shared driveways, where feasible.
- Create incentives to encourage conservation subdivisions with roadside open space instead of traditional subdivision design.
- Require parking to be behind structures or heavily screened with a landscaped buffer.
- Prohibit billboards and strictly limit other signs.
- Limit road widening, realignment, complete repaving, speed limit increases or other improvements that will make the road an attractive shortcut for through traffic.
- Ensure road maintenance and roadside tree trimming are carried out in a manner appropriate to the scenic road.

## **Agricultural Preservation**

Continued new home construction in the Pike-Colebrookdale-Boyertown region reflects the community’s attractiveness as a place to live. Selling land for development also provides revenue for people – often older people, whose main financial asset for retirement is their real estate. However, as land is lost to development, there is a danger that growth will change the area by slowly but steadily displacing its rural character.

People often think residential development pays for itself by expanding the tax base. In reality, all but the most expensive homes typically create a demand for schools and other public services that exceeds the tax revenues these new homes generate. Public school expenses are the main cause of this negative fiscal impact. Because they result in positive fiscal impacts, farmland and other open spaces help offset the budget shortfalls that new homes create. In the words of the American Farmland Trust, farms save money because “cows don’t go to school”.

Productive farmland is usually physically well-suited to development. The monetary value of local farmland for new homes and the difficult economics of family farming continue to reduce agriculture throughout Berks County. As a counter to these trends, the following recommendations identify ways to preserve more farmland and sustain the viability of agriculture in Colebrookdale and Pike townships.

- Encourage more landowners to permanently preserve their farmland.

Using County and State funds, Berks County has preserved development rights to over 300 farms encompassing in excess of 36,300 acres of farmland since the Pennsylvania Farmland Preservation Program began in 1989. Within the Boyertown-Colebrookdale-Pike area, Berks County has acquired development rights to only two properties, and the Berks Conservancy to only five additional properties. Legally binding easements that run with the land are the single most effective way of keeping farmland in permanent open space. Pike and Colebrookdale townships need to focus on providing more information to local landowners on the benefits of farmland preservation easements.

- Establish an Agricultural Security Area in Pike Township.

The Pike Township Board of Supervisors should establish an agricultural security area, as Colebrookdale Township has done. Berks County will acquire farmland development rights only if the land owner is part of an agricultural security area. Pike landowners now part of agricultural security areas are actually part of agricultural security areas established in nearby townships. Establishing its own agricultural security area will allow Pike landowners not adjacent to a neighboring municipality to also become eligible for the County’s farmland protection program.

- Keep public water and sewer service out of agricultural areas.

Farmland in this region is concentrated in Pike Township and the areas of Colebrookdale Township designated on the Future Land Use map as Rural Preservation and Low Density Residential. Every effort should be made to keep public water and public sewer service out of these vicinities to ensure they do not become suburbanized. Public water and sewer service in desirable communities like Pike and Colebrookdale opens up the potential for development densities totally out of character with rural areas.

- Ensure zoning regulations allow adequate opportunities for farm-based businesses.

Colebrookdale and Pike should ensure their zoning regulations permit farmers a variety of opportunities to earn supplemental income. Uses such as custom furniture construction, farm equipment repair, tool sharpening and others may be appropriate provided they are restricted to five non-resident employees. Corn mazes, pick your own pumpkins, horseback riding, bed & breakfast uses and roadside produce stands are other examples, provided regulations are in place to properly limit the magnitude of the activity.

- Consider the feasibility of transfer of development rights (TDR) in Colebrookdale Township.

Several Maryland counties and a growing number of eastern Pennsylvania municipalities have used transfer of development rights (TDR) to preserve farmland and environmentally sensitive areas. TDR involves the right to develop a certain number of additional homes beyond that permitted by the underlying zoning if development rights are purchased from a landowner in a “sending area” ( usually a farming or conservation area). TDR compensates landowners who sells some or all of their development rights to a landowner in a “receiving area”, an area with sufficient water and sewer service to accommodate growth.

TDR and any variation of TDR requires an extensive administrative structure to set up program rules and monitor and record transactions. An understanding of the local real estate market and promotional effort to ensure local residents understand and support a TDR program are other prerequisites for success. Some municipalities that have adopted TDR have been unsuccessful in implementing it.

The question is whether TDR is desirable in the Boyertown-Colebrookdale-Pike region. If in the future, each of the three municipalities retains its own separate zoning ordinance, TDR would only be feasible within Colebrookdale Township. This is because: a) Pike Township does not have the public sewers needed to accommodate additional densities in a receiving area; and b) TDR across municipal lines typically (such as between Pike and Colebrookdale) adds another layer of complexity unless both municipalities are cooperating under a joint zoning ordinance. If the three municipalities decide in the future to establish a joint zoning ordinance that facilitates TDR across municipal lines, a fundamental inequity still exists in the Boyertown-Colebrookdale-Pike area. Pike is in a separate school district from Colebrookdale and Boyertown. Thus preserving more open space through a transfer of density from Pike to Colebrookdale or Boyertown would create a fiscal benefit for the Oley Valley School District at the expense of the Boyertown School District, which would have to assume the fiscal burden of increased densities.

Under either its own zoning ordinance or as part of a joint zoning ordinance, Colebrookdale may wish to explore the possibility of TDR strictly within its own municipality. Colebrookdale would be a natural fit for TDR because the Township has rural areas that deserve protection and more urbanized segments that can accommodate additional densities. But as an area-wide



approach to preserving open space by transferring densities across the region, TDR does not seem viable in the Pike-Colebrookdale-Boyertown region as a whole.

- Strengthen zoning setbacks between agricultural and residential zoning districts.

For new homes built in agricultural areas, Pike and Colebrookdale could require a notice to the purchaser that he or she is buying a home in an agricultural district and should expect some nuisances from nearby routine farm operations. However, the two townships should strive to separate new residential subdivisions from farms by requiring additional setbacks for residential subdivisions constructed in an area that borders a zoning district where farming is well established.

- Consider the feasibility of Pike Township and Colebrookdale Township buying agricultural preservation easements in addition to those that Berks County buys.

Many eastern Pennsylvania municipalities, especially in Bucks, Chester and Montgomery counties, have created special funds to acquire conservation easements on farmland and other open spaces. In the future, Colebrookdale and Pike may wish to set aside municipal tax revenues and/or revenues from a bond issue to buy farmland development rights in the same way Berks County does. Buying development rights rather than acquiring fee-simple title to the property will allow the two townships to preserve more land per dollar spent, without interfering with: a) current agricultural operations on-site; and b) the ability of the landowners to resell the land.

The two townships would be able to respond quicker than Berks County now does to the threat of imminent sale for development. In addition, Pike and Colebrookdale would not have to be bound by the County's minimum site size and soil productivity criteria in selecting farmland to preserve. Berks County has a waiting list of farm owners wanting to participate in the County's easement purchase program because the funds available do not meet demand. Companion easement purchase programs in Pike and/or Colebrookdale would allow more farmland to be permanently protected.

## Historic Preservation

Historic preservation is important in the Boyertown-Colebrookdale-Pike area. Within the three municipalities, there are eleven properties on or deemed eligible for the National Register of Historic Places. Many other historic resources are not officially recognized statewide but have local significance. The following are ways to conserve the area's historic resources short of creating formal historic zoning districts, which usually require historic architectural review boards to approve most types of exterior building changes.

- Identify a local organization in the region that may be interested in working with the Berks County Conservancy to seek formal recognition of more historic properties in the three municipalities.

- Promote the donation of historic facade easements (and associated tax advantages) to preserve key historic structures in the same way as agricultural easements are sold.
- Expand local participation in the Pennsylvania Blue Markers Program. (The Pennsylvania Historic Museum Commission will fund Blue Markers for sites of statewide significance. Blue Markers for locally significant sites must be funded locally.)
- Install historically appropriate welcome signs at key gateways to Pike, Colebrookdale and Boyertown, plus villages like Pikeville and Lobachville.
- Work with the Berks Conservancy and/or others to prepare a design guidelines pamphlet identifying the essential do's and don'ts of proper historic rehabilitation.
- Reflect the historic qualities of the area in any future improvements to sidewalks, lighting and other public improvements in Boyertown Borough.
- Strengthen sign regulations in village areas and countryside areas to distinguish between signs permitted there and those permitted in highway commercial areas.
- Prohibit internally illuminated freestanding signs, review billboard regulations to ensure maximum size and setback standards are appropriate, and establish specific regulations for portable signs.
- Adopt delay of demolition regulations and require zoning hearing board approval for demolition of historic structures (as designated as historic on the Berks Conservancy's inventory or some refinement of that list).
- Allow certain uses within historic properties that would otherwise be prohibited in residential areas (e.g. bed and breakfast, small crafts sales, small office use).

## **Borough Revitalization**

While municipal officials welcome environmentally responsible business, Pike Township is more focused on retaining its rural environment than on creating the road and utility infrastructure needed to lure substantial business investment. As a more developed municipality, Colebrookdale has significant highway frontage along Route 100, Route 73, and Route 562. Properties along these roads provide many desirable locations for commerce and industry. Colebrookdale's major challenge in this regard is to manage the growth of its business sector to prevent unplanned strip development.

As a small urbanized center with an active revitalization movement, Boyertown is the focus of economic development efforts in the region today. Like many older Pennsylvania boroughs, Boyertown's role as a regional business center has declined in the face of the malls, small shopping

centers and office parks that have come with post-World War II suburbanization. Within the past year, the newly-formed Building a Better Boyertown (BBB) group (in cooperation with the Pennsylvania Downtown Center) has led local residents and business persons in formulating a vision plan leading to specific revitalization projects that form the organization’s agenda for action.

A healthy business district in the Borough should be viewed as critical to the general Boyertown region. The Pennsylvania Downtown Center has listed the following benefits from a thriving downtown:

- Spurs business development
- Creates jobs
- Increases occupancy rates
- Draws investors
- Reflects history
- Utilizes existing infrastructure
- Reaffirms commitment by local leaders
- Increases the local tax base
- Stimulates housing
- Fights sprawl
- Rehabilitates empty buildings
- Promotes civic pride
- Increases community involvement
- Benefits adjacent neighborhoods

The following recommendations are designed to support BBB and identify ways the Borough government and others can assist in implementing vital revitalization actions.

- Work with Building a Better Boyertown and the Borough’s new part-time Main Street Manager to establish a State-designated Main Street district based on an action agenda that incorporates the following elements:
  - Enhance fundraising for BBB by establishing strong partnerships with Borough Council and key local stakeholders.
  - Create a logo and a marketable image for BBB and Boyertown’s revitalization.
  - Sponsor promotional/community events to raise money for BBB.
  - Develop an inventory and mapping data base of properties in the downtown.
  - Conduct a parking survey and analysis to understand this component in-depth.
  - Establish recruitment targets that will fit the Borough’s commercial niche and not try to compete directly with Wal-Mart.
  - Establish a business incentive package that will aid in targeted recruitment.
- Try to qualify Boyertown Borough for the new State Elm Street program, which is designed to fund revitalization improvements in neighborhoods adjacent to a community’s commercial core.
- Seek Main Street program and Elm Street program grant monies to help fund commercial facade rehabilitation and housing rehabilitation.
- Use the Route 73 and Route 562 intersection as the core area for improving crosswalks, sidewalks, curbs, street lights, street trees, and related streetscape/traffic calming improvements. (See illustrative examples on the following pages.)

- Target the recruitment of office uses to existing and future vacancies because of their ripple effect on the local economy and high proportion of employees to floor space.
- Prohibit first floor residential uses on properties that front on Route 73 and Route 562 in downtown Boyertown so that potential business investment is not squeezed out of prime commercial space.
- Enhance the appearance of the pedestrian walkways in and out of the Inner Core public parking lot to strengthen the connection between that parking area and downtown.
- To promote a walkable downtown, incorporate a dedicated four-way, “pedestrian only” cycle into the traffic signal at Route 73 and Route 562.

**Graphic: Streetscape Improvement Concept - Route 73 Looking West**

**Graphic: Streetscape Improvement Concept - Route 562 Looking North**

## Transportation

Transportation in the Boyertown-Colebrookdale-Pike region refers mainly to vehicular circulation since the area does not have regular bus services or a passenger rail line. Municipal and regional officials need to coordinate road improvements with planning for future land uses. This is the best way to ensure the area's road system continues to move people and goods efficiently between centers of activity. Road and intersection improvements made without considering future land uses can attract unwanted traffic and lead to unplanned sprawl. The following recommendations focus on maintaining traffic safety and improving vehicular circulation. Ideas are also included to enhance pedestrian and bicycle circulation.

- Control the design of new access points onto Route 73, Route 562 and Route 100.

As Boyertown revitalizes and Colebrookdale continues to grow, more planning will be needed to minimize traffic congestion and maintain traffic safety on Route 73, Route 562 and Route 100. Because these thoroughfares are State Roads, PennDOT controls all applications for new curb cuts. Through zoning and subdivision regulations, the municipalities' roles are to regulate the uses permitted along these roads and regulate the way properties are subdivided and developed. The following are guidelines for managing traffic access onto major roads:

- Require rear or side driveways where practical to reduce the number of mid-block turning movements on to major roads. This is particularly effective where traffic from roadside development can be funneled onto side roads that intersect the main road at a signalized intersection.
  - Encourage adjacent non-residential uses to share interconnected parking area and utilize common driveways. This will reduce curb cuts and allow people to visit more than one location without re-entering the main road.
- Implement more road and intersection improvements in Colebrookdale with the help of revenues from traffic impact fees.

Colebrookdale Township developed a traffic impact fee ordinance that requires developers to fund the cost of roadway improvements based upon the number of trips that the proposed development is expected to generate to offset the costs of increasing traffic on Township roadways. The Township has initiated an update to its Roadway Sufficiency Analysis (as part of the Act 209 of 1990 Legislation regarding Traffic Impact Fees) to determine what improvements are required based upon future traffic conditions. The Capital Improvement Plan for which Colebrookdale Township can utilize traffic impact fees includes traffic signals at the following intersections:

- North Reading Avenue and Montgomery Avenue
- Route 562 and Water Street
- Route 73 and Funk Road
- Route 73 and Ironstone Road

The update to the Roadway Sufficiency Analysis will identify roadway and intersection improvement needs comprehensively throughout Colebrookdale Township, including both state roads and municipally-owned roads. The Township will then have a full Capital Improvements Plan from which a new impact fee will be calculated.

- Pursue only those road and bridge improvements in Pike needed for safety reasons.

Pike’s policy is to continue maintaining its paved roads, including widening and otherwise improving those that need it. Current plans call for repaving portions of Hay Road and Keim Road, and repaving all of Bechtel Road. The Township also plans to continue paving selected trouble spots on currently unpaved roads, particularly narrow and steep areas. Examples in 2004 include sections of Hartline Road and Old State Road. Pike Township owns bridges on the following five roads:

- Mill Road
- Heiligs School Road
- Carl Road
- Marburger Road
- Hartline Road

The Mill Road Bridge has been closed for over ten years and will remain closed because a nearby convenient alternate route handles traffic conveniently. The Township is now repairing the Heiligs School Road Bridge, which has been closed since Fall 2003. Pike’s other three bridges are in good shape. As noted in the Background Reports, approximately one-third of the roadway miles in Pike are unpaved and remain that way by design in an attempt to preserve rural character. The challenge for the Township will be to maintain Pike’s countryside setting without compromising safe road conditions. While unpaved roads contribute to the Township’s rural environment, they can also create erosion and wash-out problems, particularly on steeper grades.

- Emphasize the north side of the Borough in Boyertown’s on-going repaving program.

Boyertown has no immediate plans to widen or realign any streets within the Borough. While the turning radii and sight distances at certain intersections could be better, it would be impractical to undertake these improvements given existing land use patterns. The only bridge in the Borough is in very good condition and will not require any repairs in the foreseeable future. Consequently, Boyertown focuses its street maintenance resources on repaving streets and alleys to maintain acceptable conditions. The focus of these efforts over the next several years will be on the north side of the Borough, where the Borough Engineer is now reviewing several street improvement and stormwater management projects.



- Continue monitoring the need for additional public parking in downtown Boyertown.

Motorists make extensive use of the Inner Core Lot, the public parking area in downtown Boyertown with approximately 120 spaces. In combination with on-street parking, this lot appears to be accommodating most of the demand for short-term parking downtown. However, the Inner Core Lot will suffice indefinitely as the Borough continues to revitalize and the downtown begins attracting more traffic. There are at least two options for Boyertown to consider to address this eventuality:

- Boyertown may wish to explore potential locations for a longer term parking lot to serve the downtown. Employees and others who envision being in town all or most of the day would park somewhat further away, thereby freeing up the prime downtown parking capacity for shoppers and other patrons who require only a short term stay. For instance, pending its future availability, the old railroad yard on the west side of South Washington Avenue could be ideally located for this purpose.
- Alternatively, the Borough may wish to identify an underutilized parcel closer to the heart of the downtown. In the future, Boyertown could buy this site, demolish any existing structures and pave it over for downtown parking to augment the parking capacity available at the Inner Core Lot.

- Incorporate the following highway design guidelines, as contained in the Berks County Comprehensive Plan, into each of the three municipalities’ subdivision and land development ordinance.

Table 20  
HIGHWAY FUNCTIONAL CLASSIFICATIONS AND RECOMMENDED DESIGN FEATURES

Classification	General Provisions	Right-of-Way Width (Feet)	Cartway Width
Arterial	S 35-55 MPH	80	S 48-52 feet
	S Some access controls to and from adjacent development		S 12' wide travel lanes with shoulders in rural area and curbing in urban areas
	S Encourage use of reverse and side street frontage and parallel access roads		
	S No parking		
Collector	S 25-35 MPH	60	S 34-40 feet
	S Some access controls to and from adjacent development		S 12' wide travel lanes with stabilized shoulders or curbing
	S Parking permitted on one or both sides		S 8' wide lanes provided for parking
Local	S 15-35 MPH	50	S 28-34 feet with stabilized shoulders or curbing
	S No access control to and from adjacent development		S Cartway widths can be reduced based on interior traffic patterns
	S Parking permitted on one or both sides		

## Community Facilities and Services

In addition to municipal administration, Boyertown, Colebrookdale, and Pike each provide, or assist in providing, a variety of community services to their residents. Changing needs and rising costs affect the provision of all these services. The following policies will help coordinate the continued efficient delivery of service related to emergency management (police, fire and ambulance), public water and sewer, education, and parks and recreation.

### Police, Fire and Rescue

- Continue the following practices that support police, fire and rescue operations in the three municipalities:
  - S Sustain municipal support for the police departments in Boyertown Borough and Colebrookdale Township, and continue working with the Pennsylvania State Police to maintain adequate coverage in Pike Township.
  - S Periodically re-assess the desirability of forming a regional police force in the greater Boyertown area.
  - S Maintain municipal contributions to the area’s volunteer fire companies and continue the mutual assistance agreements in effect among neighboring fire companies.
  - S Continue to support the Boyertown Lion’s Club Ambulance Service (which serves Boyertown Borough, Colebrookdale Township and elsewhere), the Bally Community Ambulance Service (which serves Colebrookdale Township), and the ambulance services connected with the fire companies in Oley Township and Earl Township (which serve Pike Township).

### Public Water and Sewer Service

- Coordinate public sewer and water facilities planning with the Future Land Use Plan that is the heart of this Joint Comprehensive Plan.

To help prevent sprawl and assist in conserving rural areas, do not extend public water and sewer services beyond the growth area implicit in the Future Land Use Plan. This growth area includes the locations encompassed within the following Future Land Use categories:

- S LDR - Low Density Residential
- S MDR - Medium Density Residential

- S GR - General Residential
- S VC - Village Commercial
- S TC - Town Center
- S GC - General Commercial
- S PBD - Planned Business Development
- S I - Industrial

The following Future Land Use categories are outside of the growth area:

- S LDR - Low Density Residential
- S RP - Rural Preservation

All of Boyertown Borough is within the recommended growth area and all of Pike Township is outside of it. As shown on the Future Land Use Plan (page 85), the boundary between the growth area and locations outside of the growth area runs through Colebrookdale Township. The Berks-Montgomery Municipal Authority should not extend sewage lines out beyond this boundary. Colebrookdale should revise its Act 537 Sewage Facilities Plan to reflect this boundary. Then the Pennsylvania Department of Environmental Protection (DEP) will have an updated plan to consult in evaluating future requests for new sewage capacity. In similar fashion, the Boyertown Water Authority should not extend its public water service out beyond the recommended growth area.

- Try to make sure on-lot septic systems are adequate in rural areas.

All of Pike and much of Colebrookdale rely upon on-lot septic systems. Public education is important to ensure residents understand how to properly care for these systems. Most property owners should pump these systems at least once every three years or their drain field may need to be replaced. Some municipalities with severe problems have adopted ordinances requiring septic tank owners to show proof that they have pumped out their systems in the last three years. Pike and/or Colebrookdale may wish to consider this approach.

## Education

- Factor school district impacts into land use decisions.

People often mistakenly believe that residential development provides a net revenue gain to their local school district. Study after study has shown the opposite is true for all but the most expensive, high-end homes. The average annual cost of educating the public school children that result from a new home almost always exceeds by far the school tax revenue generated by that new home. That is why conserving land in open space saves school district expenses (“cows don’t go to school”) and why commercial and industrial development help the school district balance its budget (non-residential growth produces school taxes but no school students).

## Parks and Recreation

- Help determine the viability of the proposed Old Dutchman Trail.

As described in the Background Reports, the Old Dutchman Trail is a 3.8-mile rail-to-trail project proposed on the former Colebrookdale Branch between the Boyertown-Colebrookdale municipal boundary and Washington Township via Bechtelsville Borough. A feasibility study completed in 1996 for this project recommended the following action steps to begin implementing this proposed trail:

- Form an organization to administer development and maintenance of the trail.
- Negotiate right-of-way agreements with the railroad and adjacent property owners.
- Seek funding through grants, donations, corporate sponsors and municipal contributions.
- Develop a design scheme and a phasing plan for construction.
- Proceed to phased construction.

Because development has encroached on portions of the this trail's right-of-way, trail enthusiasts in the greater Boyertown-Colebrookdale area should closely assess on the status of this project. Alternative layouts could be examined to bypass areas where right-of-way issues cannot be resolved. The 1996 feasibility study concluded that "...the Old Dutchman Trail has the potential to become a well used and highly appreciated recreation facility." The project could be an exciting opportunity to create a multi-purpose walking-biking trail in municipalities where no such facility now exists.

- Continue community use of recreation facilities owned by the Boyertown Area School District and the Oley Valley School District.

Youth sports leagues that serve the residents of Boyertown Borough and Colebrookdale Township rely heavily on the indoor and outdoor recreation facilities available at various Boyertown Area School District buildings. To a lesser extent, Oley Valley School District buildings offer these same uses to residents of Pike Township and the other municipalities in that school district. These practices are consistent with the "school-park concept", the idea that schools are a tax-funded community resource that should be open for use beyond the normal school day.

- Establish a community park in Colebrookdale Township.

The Background Reports note that the Boyertown-Colebrookdale-Pike region as a whole has less than half of the public active recreation area recommended by the National Recreation and Parks Association (NRPA). For a region of nearly 11,000 people, the parkland deficit relative to NRPA guidelines is 67 acres. Boyertown Borough owns and operates the only municipally-owned controlled active recreation site in the three-community region. Pike residents are fortunate to be located near Oley Township's well-developed parkland. Given its growing population and absence of Township parkland, it is time for Colebrookdale to begin focusing

on acquiring and developing land for a multi-use community park. The school-park concept does not relieve municipalities of their obligation to help meet their own recreation needs. This is especially true in areas where community use of school facilities is creating scheduling conflicts for scholastic teams and leading to overuse of field turf.

## Energy Conservation

Americans need to conserve energy to reduce our dependence on foreign oil and help maintain clean air. At the municipal level, heating buildings, lighting streets, and operating vehicles are major energy costs. The following are recommendations on how local governments can help address these concerns.

- Try to reduce energy consumption as part of municipal operations.
  - Examine ways to conserve energy in each municipally-owned building.
  - Use energy-efficient street lighting.
  - Where possible, use reflective devices instead of street lights to identify hazards to motorists.
- Encourage land developers to use energy saving site design techniques.
  - Orient building to take maximum advantage of a southern exposure.
  - Use evergreen landscaping where practical on the northern side of a building to protect against Winter winds.
  - Emphasize deciduous landscaping on the southern side of a building to allow the sun to provide warmth in Winter, while providing shade in Summer.
- Heighten public awareness and education about energy conservation.
  - Provide tips on low-cost energy conservation and water conservation methods in any municipal newsletter.
  - Encourage lower income residents to take advantage of federal and State grant programs to weatherize their homes and to reduce the use of heating fuel.
  - Promote bicycling and walking, especially in urbanized areas like Boyertown.

# **THE ACTION PROGRAM**

# THE ACTION PROGRAM

## Summary of Recommendations

The Action Program includes a prioritized summary of this Comprehensive Plan’s recommendations. Where applicable, a responsible party is identified in addition to the municipalities’ board of supervisors to oversee the implementation of each recommendation. The Action Program also describes how recommendations can be implemented through regulatory ordinances, capital improvements programming and other actions by each municipality’s planning commission and governing body.

Table 21  
 SUMMARY OF RECOMMENDATIONS  
 Boyertown / Colebrookdale / Pike Joint Comprehensive Plan

Recommendation	Immediate (1 <sup>st</sup> Year)	Short-Range (2 <sup>nd</sup> through 4 <sup>th</sup> Year)	Longer-Range (5 <sup>th</sup> Year and Beyond)	Primary Responsible Party
<b>Future Land Use and Housing</b>				
1. Revise the three municipalities’ zoning ordinances to reflect the Future Land Use and Housing Plan. (p. 78)	X			Governing Bodies, Planning Commissions
<b>Environmental Conservation</b>				
1. Approve only development that respects the property’s natural features. (p. 95)	On-going			Governing Bodies, Planning Commissions
2. Follow the 4-step Growing Greener approach to subdivision design. (p. 96)	X			Governing Bodies, Planning Commissions
3. Establish stream corridor and wetland buffer regulations. (p. 97)	X			Governing Bodies, Planning Commissions
4. Strengthen steep slope protection. (p. 98)	X			Governing Bodies, Planning Commissions
5. Encourage farmers to use best management practices. (p. 98)	On-going			Governing Bodies, Ag. Preservation Boards
6. Restrict tree cutting during construction. (p. 98)	X			Governing Bodies, Planning Commissions
7. Adopt zoning regulations to protect scenic road corridors. (p. 99)		X		Governing Bodies, Planning Commissions

Recommendation	Immediate (1 <sup>st</sup> Year)	Short-Range (2 <sup>nd</sup> through 4 <sup>th</sup> Year)	Longer-Range (5 <sup>th</sup> Year and Beyond)	Primary Responsible Party
<b>Agricultural Preservation</b>				
1. Encourage more landowners to preserve their farms. (p. 100)		On-going		Governing Bodies (Pike & Colebrookdale)
2. Establish an Agricultural Security Area in Pike Township. (p. 100)		X		Pike Township Board of Supervisors
3. Keep public water and sewer out of agricultural areas. (p. 100)		On-going		Governing Bodies, Planning Commissions (Pike & Colebrookdale)
4. Ensure zoning permits adequate farm-based businesses. (p. 100)		On-going		Governing Bodies, Planning Commissions (Pike & Colebrookdale)
5. Consider Transfer of Development Rights in Colebrookdale Township. (p. 101)		X		Colebrookdale Twp. Board of Supervisors, Planning Commission
6. Strengthen zoning setbacks between agricultural and residential zoning districts. (p. 101)		X		Governing Bodies, Planning Commissions (Pike & Colebrookdale)
7. Consider buying agricultural preservation easements in addition to those Berks County buys. (p. 102)		X		Governing Bodies (Pike & Colebrookdale)
<b>Historic Preservation</b>				
1. Seek formal recognition of more historic sites. (p. 102)		X		Planning Commissions, Berks Conservancy
2. Promote donation of historic facade easements. (p. 102)		On-going		Planning Commissions, Berks Conservancy
3. Expand participation in the PA Blue Markers Program. (p. 102)		On-going		Planning Commissions, Berks Conservancy
4. Install historic welcome signs at key gateways to the region. (p. 103)		X		Governing Bodies
5. Prepare an historic design guidelines pamphlet. (p. 103)			X	Berks Conservancy
6. Reflect historic qualities of area in any future improvements. (p. 103)		On-going		Governing Bodies
7. Strengthen sign regulations in village and countryside areas. (p. 103)	X			Governing Bodies, Planning Commissions (Pike & Colebrookdale)



Recommendation	Immediate (1 <sup>st</sup> Year)	Short-Range (2 <sup>nd</sup> through 4 <sup>th</sup> Year)	Longer-Range (5 <sup>th</sup> Year and Beyond)	Primary Responsible Party
8. Prohibit internally illuminated freestanding signs and review billboard regulations. (p. 103)	X			Governing Bodies, Planning Commissions
9. Adopt delay of demolition regulations. (p. 103)	X			Governing Bodies, Planning Commissions
10. Allow selected additional uses in historic properties zoned residential. (p. 103)	X			Governing Bodies, Planning Commissions
<b>Borough Revitalization</b>				
1. Work with Building a Better Boyertown and the Borough's Main Street Manager to establish a State-designated Main Street district in Boyertown. (p. 104)	On-going			Boyertown Borough Council
2. Try to qualify Boyertown Borough for the State Elm Street Program. (p. 104)	X			Boyertown Borough Council, Main St. Manager, Building A Better Boyertown
3. Seek State funds for commercial facade rehabilitation. (p. 104)		X		Boyertown Borough Council, Main St. Manager, Building A Better Boyertown
4. Use the Rt. 73 and Rt. 562 intersection as a streetscape improvement core area. (p. 104)			X	Boyertown Borough Council, Main St. Manager, Building A Better Boyertown
5. Target the recruitment of offices to existing and future vacancies. (p. 104)	On-going			Boyertown Borough Council, Main St. Manager, Building A Better Boyertown
6. Prohibit first-floor residential uses in properties that front on Rt. 73 and Rt. 562 within the core downtown area. (p. 105)	X			Boyertown Borough Council and Planning Commission
7. Enhance the pedestrian walkways in and out of the Inner Core parking lot. (p. 105)			X	Boyertown Borough Council, Main St. Manager, Building A Better Boyertown
8. Incorporate a 4-way pedestrian-only cycle into the traffic signal at Rt. 73 and Rt. 562. (p. 105)		X		Boyertown Borough Council, PennDOT

Recommendation	Immediate (1 <sup>st</sup> Year)	Short-Range (2 <sup>nd</sup> through 4 <sup>th</sup> Year)	Longer-Range (5 <sup>th</sup> Year and Beyond)	Primary Responsible Party
<b>Transportation</b>				
1. Control the design of new access points onto Rt. 73, Rt. 562 and Rt. 100. (p. 108)		On-going		Governing Bodies, Planning Commissions (Colebrookdale & Pike)
2. Implement more road and intersection improvements in Colebrookdale with help of traffic impact fees. (p. 108)			X	Colebrookdale Twp. Board of Supervisors and Traffic Impact Fee Committee
3. Pursue only those road and bridge improvements in Pike needed for safety reasons. (p. 109)		On-going		Pike Township Board of Supervisors
4. Emphasize the north side of the Borough in Boyertown's ongoing repaving program. (p. 109)	X	X		Boyertown Borough Council
5. Continue monitoring the need for additional public parking in downtown Boyertown. (p. 110)		On-going		Boyertown Borough Council, Main St. Manager, Building A Better Boyertown
6. Incorporate Berks County's highway design guidelines into subdivision regulations. (p. 110)		X		Governing Bodies, Planning Commissions
<b>Community Facilities and Services</b>				
1. Continue supporting police, fire and rescue operations. (p. 111)		On-going		Governing Bodies
2. Coordinate public water and sewer planning with future land use policies. (p. 111)		On-going		Governing Bodies, Planning Commissions, Water/Sewer providers
3. Try to make sure on-lot septic systems are adequate in rural areas. (p. 112)		On-going		Governing Bodies, Planning Commissions (Pike & Colebrookdale)
4. Factor school district impacts into the land use decisions. (p. 112)		On-going		Governing Bodies, Planning Commissions (Pike & Colebrookdale)
5. Help determine the viability of the proposed Old Dutchman Trail. (p. 113)		X		Planning Commissions
6. Continue community use of recreation facilities owned by the Boyertown Area School District. (p. 113)		On-going		Non-profit recreation providers, School District

Recommendation	Immediate (1 <sup>st</sup> Year)	Short-Range (2 <sup>nd</sup> through 4 <sup>th</sup> Year)	Longer-Range (5 <sup>th</sup> Year and Beyond)	Primary Responsible Party
7. Establish a community park in Colebrookdale Township. (p. 113)		X	X	Colebrookdale Twp. Board of Supervisors
<b>Energy Conservation</b>				
1. Try to reduce energy consumption as part of municipal operations. (p. 114)	On-going			Governing Bodies
2. Encourage land developers to use energy-saving site design techniques. (p. 114)	On-going			Governing Bodies
3. Heighten public awareness and education about energy conservation. (p. 114)	On-going			Governing Bodies

## Implementing This Comprehensive Plan

The goals and recommendations in this plan should be reviewed and updated as necessary. This comprehensive plan contains recommendations for guiding future development and for preserving historic, natural and cultural resources. There are three basic tools needed to help implement this plan: 1) the zoning ordinance; 2) the subdivision and land development ordinance; and 3) the capital improvement program.

### Zoning Regulations, Including Joint Zoning

The zoning ordinance is a legal tool to regulate the use of land. Its regulations apply to: 1) the permitted use of land; 2) the height and bulk of structures; 3) the percentage of a lot that may be occupied by buildings and other impervious surfaces; 4) yard setbacks; 5) the density of development; and 6) the height and size of signs. The zoning ordinance has two parts: 1) the zoning map which delineates zoning districts; and 2) the text which sets forth the regulations that apply in each district along with general information regarding administration of the ordinance.

All three municipalities should revise their current zoning ordinances to more closely reflect this comprehensive plan. The municipalities should then ensure these ordinances remain current in light of changing municipal planning goals, prevailing development trends and state legal requirements.

The three municipalities may also wish to consider adopting a joint zoning ordinance.

The enabling legislation for planning and zoning in Pennsylvania is the Pennsylvania Municipalities Planning Code (MPC). The MPC states the following about formulating and administering a joint municipal zoning ordinance:

*Joint Comprehensive Plan* - A joint zoning ordinance must be based on a joint municipal comprehensive plan.

*Joint Planning Commission* - A joint municipal zoning ordinance must be prepared and administered by a joint municipal planning commission. The governing bodies (boards of supervisors of borough councils) of participating municipalities must authorize formation of a joint planning commission by ordinance. The duties, number of members, length of terms, etc. must be agreed upon by the governing bodies of the participating municipalities.

Municipalities may keep their individual planning commissions in addition to participating in a joint planning commission. In this case, the respective duties of each planning commission must be specified. For instance, the municipalities may decide their municipal planning commissions should continue to review subdivision plans and the joint planning commission's primary task is to create and help administer the joint zoning ordinance.

*Existing Zoning* - Adopting a joint zoning ordinance means the participating municipalities' existing zoning ordinance is repealed.

*Enactment* - One public hearing is required by the governing body of each participating municipality before adopting a joint municipal zoning ordinance.

*Withdrawing* - Each participating municipality must stay in for at least three years. A municipality must provide one year written notice of intent to withdraw.

*Amendment Procedures* - Once joint zoning is adopted, all proposed zoning amendments must be submitted to the joint planning commission. A proposed amendment to the joint zoning ordinance is not effective until it is approved by the governing body of each participating municipality after review by the joint planning commission. All planning commission recommendations would remain advisory just as they are with individual municipal planning commissions.

*Zoning Hearing Board* - The participating municipalities may establish a joint zoning hearing board or retain their individual zoning hearing boards to act on questions within their own municipal borders. Joint zoning hearing boards must include two members from each participating municipality.

*Zoning Officer* - Municipalities participating in a joint zoning ordinance may appoint one joint zoning officer or retain individual municipal zoning officers to address matters within their own borders.

*Subdivision and Land Developments* - A joint planning commission would make recommendations on subdivision and land development applications to the governing body within which the subject property is located. That governing body would still make the final decision on all such applications. Adopting a joint zoning ordinance does *not* mean a municipality is adopting a joint subdivision and land development ordinance. There are no provisions in the MPC for joint subdivision and land development ordinances.

*Legal Challenges to Governing Bodies* - In Pennsylvania, zoning-related legal challenges to a governing body are initiated by filing a “curative amendment”. This would not change under joint municipal zoning. In these matters, the claimant would bring suit against the governing body where the subject property is located.

*Legal Challenges to the Zoning Hearing Board* - In Pennsylvania, zoning hearing boards are concerned with variances, special exceptions, challenges to a decision made by a zoning officer and “substantive challenges” to the validity of the ordinance (e.g. someone might claim that a certain use is not allowed anywhere in the municipality). If a joint zoning hearing board is created, the joint hearing board will hear the same types of legal challenges that are now heard by individual municipal zoning hearing boards.

*Costs* - The text of the joint zoning ordinance must specify arrangements for sharing the costs of administering and enforcing the ordinance, including legal costs. Typically, routine administrative costs are funded from fees paid by applicants. Larger expenses, such as the legal costs of defending the joint ordinance against challenges, would have to be shared by the participating municipalities.

The following are the major advantages and disadvantages of joint municipal zoning.

*Advantages:*

1. Participating municipalities have legal “immunization” from the need to provide area for every land use in every municipality.
2. It is a more regional approach to growth and development because it allows coordination across borders.
3. Standardization of zoning regulations across two or more municipalities makes enforcement simpler for the participating municipalities and more understandable for area developers and other applicants.
4. Presumably, the pool of residents qualified to serve on a joint planning commission or a joint zoning hearing board will be larger on a regional basis than it is in a single municipality.
5. Certain cost savings can result. For instance, hiring one zoning officer to cover the region may be cheaper than having one in each municipality.

*Disadvantages:*

1. Municipal officials lose some control over matters they formerly decided alone.
2. Matters may take longer to complete, require more compromises and become more controversial because more than one governing body is involved. For example, all amendments to the joint zoning ordinance must be adopted in identical form by the governing body of each participating municipality.

Subdivision and Land Development Regulations

Subdivision and land development ordinances (SALDO) include regulations to control the layout of streets, the planning of lots, and the provision of utilities. The objectives of a subdivision and land development ordinance are to:

- coordinate street patterns;
- assure adequate utilities and other improvements are provided in a manner that preserves the quality of streams, wells and soils;
- reduce traffic congestion; and
- mandate the use of sound design standards.

Each of the three municipalities should update its SALDO to reflect this comprehensive plan and any new or updated zoning ordinance.

Capital Improvements Programming

Capital improvements relate to streets, stormwater systems, water distribution, sewage treatment and other major public facilities. These projects, which involve the expenditure of funds beyond those needed for normal operations and maintenance, should be prioritized in the form of a six-year capital improvements program. The capital improvements program should be prepared by each municipality's planning commission and adopted by each municipality's governing body.

The capital improvements program should include a capital budget which identifies the highest priority projects recommended for funding in the next annual budget. Each planning commission should revise its capital improvements program and capital budget every year as projects are completed, new needs arise and priorities change. A capital improvements program has many benefits, including the following:

- It helps assure that projects are based on the ability to pay and on a schedule of priorities determined in advance.
- It helps assure capital improvements are viewed comprehensively.
- It promotes financial stability by scheduling projects at proper intervals.
- It facilitates proper allocation of community financial resources.

### Planning Commission Role

The planning commissions must assume a lead role in assuring that this comprehensive plan is implemented and updated as needed. Each planning commission should periodically review the plan and recommend any changes needed to reflect current conditions and priorities. The Pennsylvania Municipalities Planning Code also gives the planning commission other responsibilities. At the request of the governing body, the planning commission may:

- make recommendations to the governing body concerning the adoption or amendment of an official map;
- prepare and present a zoning ordinance to the governing body and make recommendations on proposed amendments to it;
- prepare, recommend and administer a municipality's subdivision and land development ordinance;
- prepare and present a building code and housing code to the governing body;
- submit a recommended capital improvements program to the governing body;
- promote public interest in, and understanding of, the comprehensive plan and planning;
- make recommendations to governmental, civic and private agencies and individuals as to the effectiveness of the proposals of such agencies and individuals;
- hold public hearings and meetings; and
- in the performance of its functions, enter upon lands to make examinations and land surveys with the consent of the owners.

### Governing Body Role

The governing bodies of the three municipalities must each play vital roles in implementing this comprehensive plan. The governing bodies have the final decision on any action that requires an ordinance or expenditure of funds within their respective municipalities. Each governing body should strive to maintain a relationship of trust and confidence with its planning commission. The governing body and the planning commission in each of the three municipalities should keep one another informed of important planning-related matters.

## Funding Sources

There are hundreds of funding sources available from federal government, state government, private organizations and foundations, for a variety of activities. The following list summarizes the most commonly used funding sources, including grants and loans, that can help municipalities in community development, economic development, recreation, housing, water and sewer, and storm-water management, and other activities.

Table 22  
FUNDING SOURCES

Name of Program	General Description of Program	Administering Agency
Community Development Block Grant (CDBG)	Offers grants for a wide variety of activities, provided the applicant proves by survey or census that the project will benefit 51% low and moderate income persons or handicapped persons or eliminate “blighted” conditions in officially designated areas. For example, funds can be used for water and sewage improvements, storm drainage, handicapped accessibility, housing rehabilitation, parks and recreation, street and sidewalk improvements, code enforcement, community planning, and historic rehabilitation.	Berks County Community Development Office
Berks County Property Rehabilitation Program	Provides low interest loans to low and moderate income owner-occupants of homes to rehabilitation and repair their homes. Typical work involves heating systems, roofs, gutters, and electrical upgrades. Homeowners apply directly to the County.	Berks County Community Development Office
Conservation Corps, PA	Provides funding for work crews for community projects, such as trail improvements.	PA DCNR
Communities of Opportunity	Provides grants to municipalities, redevelopment authorities and housing authorities for community revitalization, economic development, and low-income housing development and rehabilitation.	PA DCED
Community Development Bank, PA	Provides capital and capacity building grants to “Community Development Financial Institutions” (CDFIs). The CDFIs are then allowed to assist with small scale business expansions, new business starts, non-profit facilities and very small businesses.	PA DCED
Community Facilities Loan Program, Federal	Offers low-interest loans to construct, enlarge or improve essential community facilities for public use in rural areas and towns with population less than 50,000. Also offers guarantees of loans by private lenders.	U.S. Dept of Ag. Rural Housing Service
Community Revitalization Program	Very broad grant program. Officially intended to promote community stability, increase tax bases and improve quality of life. Applications may be made by municipalities, authorities, economic development organizations and non-profit corporations. Public/non-profit/profit partnerships are encouraged. Generally can be used for infrastructure, community revitalization, building rehabilitation, demolition of blighted structures, public safety, and crime prevention.	PA DCED & Governor’s Office



**The Action Program**

Name of Program	General Description of Program	Administering Agency
Customized Job Training	Provides grants to businesses (other than retail) to train new employees, and retrain and upgrade existing employees. Up to 100% of eligible costs may be paid for new job creations, and up to 70% for other eligible training.	PA DCED Businesses apply through a State-licensed Educ. Agency
Downtown Pennsylvania Program	Offers full-time management to organize and implement a Business District Authority, that provides financing for additional services in a commercial area. The Commercial Revitalization program funds physical improvement projects that are consistent with an action plan. Projects may include site improvements, facade renovations and adaptive reuse of downtown buildings. See also "Main Street Program" in this table.	PA DCED
Economic Development Administration Loan Guarantees	Guarantees business loans made through private lenders. Available for up to 80% of project cost. Primarily intended for manufacturers, but commercial businesses may qualify. An equity contribution is required by business. Must show job creation.	U.S. EDA Philadelphia Office
Economic Development Administration Public Works Grants	Offers grants to distressed municipalities to assist in attracting new industries and encourage business expansion. Projects typically involve water and sewage improvements primarily serving industries, industrial access roads, and business incubators. A 50% local match is typically required.	U.S. EDA Philadelphia Office
Economic Development Administration Economic Adjustment Grants	Provides grants to design and implement strategies to adjust to serious job losses to a local economy, such as natural disasters and defense spending reductions.	U.S. EDA Philadelphia Office
Elm Street Program	Establishes grants for residential areas adjacent to commercial districts. The intent of the program is to fund new streetscapes, infrastructure improvements, facade renovations, and revitalization planning. The Elm Street Program extends the success of the Main Street Program out beyond the central business district.	PA DCED
Environmental Protection Agency Brownfields Program	Grants for a very limited number of pilot demonstration projects for cleanup of contaminated underused industrial sites.	U.S. EPA Philadelphia Office
Emergency Services Loan Program	Provides low-interest loans to fire and ambulance companies to acquire vehicles, or to renovate or acquire buildings to house vehicles.	PA Emergency Management Agency
Keystone Opportunity Zone	State program provides a range of benefits to locally-nominated, State-designated areas that are financially distressed. One major benefit involves greatly reduced local real estate taxes for an initial set of years.	PA DCED

Name of Program	General Description of Program	Administering Agency
Enterprise Zone Program, PA	Encourages investment in “enterprise zones” that are distressed areas designated by the State. The main benefits include: low-interest loan pools (mainly for building acquisition, construction, renovation and machinery), local technical assistance in connecting with financing and technical resources, and preferences in certain State grant and loan programs. A priority is placed upon assistance to industrial businesses. Grants are also available for the initial planning of proposed enterprise zones, and for program administration. See also “E.Z. Tax Credits” below. (This program is completely separate from the Federal Empowerment Zone/Enterprise Community program.)	PA DCED
Enterprise Zone Tax Credits	Provides State tax credits to businesses located within State-designated Enterprise Zones for new building construction and rehabilitation of existing buildings.	PA DCED
Flood Control - Army Corps and NRCS Watershed Programs	Various types of projects to manage flooding. Typically, the Army Corps is involved in larger watersheds, while NRCS has primary responsibility for smaller watersheds.	U.S. Army Corps of Engineers, U.S. Natural Resources Conservation Service
Flood Hazard Mitigation Grant Program	Provides 75% funding to relieve imminent hazards from flooding, such as voluntary buy-outs and demolitions of highly flood-prone properties.	Federal Emergency Management Agency
Flood Protection Program, PA	Offers design and construction of flood protection projects. The project must be deemed economically justifiable under the state capital budget process.	PA DEP, Bureau of Waterways Engineering
Growing Greener Land Trust Grants	Grants to well-established non-profit land trusts and conservancies to plan for and acquire critical natural areas. Land that is acquired must be open to the public.	PA DCNR
Growing Greener Recreation, Park & Cons. Program - Community Grants	Provides 50% matching grants to municipalities to fund: overall planning for park and recreation, master plans for individual parks, acquisition of parkland and nature preserves, countywide natural area inventories, and rehabilitation and improvements to public recreation areas. Grants up to \$20,000, without a local match, are available for material and design costs in small municipalities.	PA DCED
Heritage Parks Program	Provides grants up to 75% of costs for projects within State-designated “Heritage Parks” to preserve and interpret the significant contribution that certain areas made upon the industrial heritage of the state and nation. Funds may be used for four types of projects: Feasibility studies, a Management Action Plan, Special purpose studies, and Implementation projects. Projects are intended to conserve natural, historic and recreational resources relating to industrial heritage to stimulate regional tourism.	PA DCNR
Historic Preservation Tax Credits	Offers Federal income tax credits for a percentage of the qualified capital costs to rehabilitate certified historic buildings, provided the exterior is restored. The program is generally limited to income-producing properties.	National Park Service

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Name of Program	General Description of Program	Administering Agency
Historic Preservation Certified Local Government Grants	Provides modest-sized matching grants to provide technical assistance to municipalities that have official historic districts and meet other criteria to be “certified”.	Federal, administered by PA Historical & Museum Comm.
Historic Preservation Survey and Planning Grants	Matching grants for historic surveys, historic preservation planning and National Register nominations. Available to municipalities and non-profit organizations. Cannot be used for construction.	Federal, administered by PA Historical & Museum Comm.
Housing Programs - mainly including Federal HOME Program (Home Investment Partnerships Program)	Provides grants, low-interest loans and loan guarantees to for-profits and non-profits for the construction or rehabilitation of housing for low and/or moderate income persons. Most cities receive HOME funds that they then allocate among eligible applicants. Funds are also provided to local community-based housing development organizations to develop housing. Funds are also provided through private lenders to assist with downpayment and closing costs for low income and disabled persons to purchase a home for their own occupancy. The HOPE Homeownership Program subsidizes home ownership of public housing, multi-family units and single family units. Funding can be used for rehab of owner-occupied and rental housing. Other Federally-funded housing programs include: Emergency Shelter Grants, Supportive Housing for the Elderly (Section 202), Single Room Occupancy Housing Program, Supportive Housing for Persons with Disabilities, and Housing Opportunities for Persons With AIDS. See also HOME Partnerships below.	PA Housing Finance Agency and PA DCED
Housing Closing Cost Assistance Program	Provides loans to income-eligible, first-time homebuyers for assistance with closing costs.	County Community Development Office
HOME Investment Partnership	Provides grants for expanding the supply of housing for low-income persons, including new construction, acquisition and rehabilitation. Local governments may apply, which may be on behalf of public agencies or for-profit or non-profit developers. PHFA administers Federal HOME funds for financing 5 or more units. These projects are usually coordinated with Federal Low Income Housing Tax Credits.	Federal HOME funds, administered by PA DCED and PA Housing Finance Agency
PA Industrial Development Authority Financing (PIDA)	Provides low interest loans for construction, renovation and site preparation of buildings for new employers. Primarily funds industrial projects.	PIDA and PA DCED
Industrial Sites Re-use Program, PA (“Brownfields”)	Provides grants of up to 75% and low interest loans for assessment of environmental contamination and remediation work at former industrial sites. Available to private companies, non-profit economic development agencies or authorities that own the land. Mainly targeted towards cities. Financing is not available to the company that caused the contamination.	PA DCED in cooperation with PA DEP

Name of Program	General Description of Program	Administering Agency
Infrastructure Development Program, PA (replaced BID Program)	Provides grants and low interest loans for public and private infrastructure improvements needed for a business to locate or expand at a specific site. Financing is also available for infrastructure to redevelop industrial sites that have been idle more than 6 months, such as acquisition and demolition. Primarily available for industries, research facilities, company headquarters and business park developments. A 2:1 private to public match is typically required. A commitment is required to create jobs as a condition of funding. Generally applicants must be municipalities or economic development organizations.	PA DCED
TEA 21 Transportation Enhancements Program (Part of Federal Transportation Efficiency Act)	Provides grants of up to 80% for: facilities for pedestrians and bicycles, acquisition of scenic easements and scenic or historic sites, development of scenic or historic route programs, landscaping and other scenic beautification along highways, historic preservation, restoration of historic transportation facilities (such as canals), preservation of rail corridors (particularly for bicycle/walking routes), control and removal of outdoor advertising, archeological research, and mitigation of water pollution due to highway runoff. All projects must have a direct relationship to transportation.	U.S. DOT funds administered by PennDOT
Intermunicipal Projects Grants	Promotes cooperation between neighboring municipalities so as to foster increased efficiency and effectiveness in the delivery of municipal services at the local level.	PA DCED
Job Creation Tax Credits, PA	Provides State tax credits to businesses that commit to create new jobs in PA within the next 3 years. Must create 25 new jobs or 20% of the existing work force. The jobs must pay over a certain minimum income. The business must explain how it exhibits leadership in technological applications.	PA DCED
Keystone Historic Preservation Funds	Provides 50% matching grants to fund analysis, acquisition or rehabilitation of historic sites. The site must be on the National Register of Historic Places, or officially determined to be eligible for listing. The site must be accessible to the public after funding. The grants can be made to public agencies or non-profit organizations.	PA Historical & Museum Commission
Land Use and Planning Technical Assistance Program	Assists local governments and counties to prepare comprehensive plans, downtown plans, special community development studies and development regulations. Typically provides 50% of the eligible costs. Typically requires participation by two or more municipalities.	PA DCED
Local Government Capital Projects Loan Program	Provides low interest loans to municipalities with populations of 12,000 or less for the purchase of equipment and the purchase, construction, renovation or rehabilitation of municipal facilities. Priorities are given to projects that are necessary for public health and safety or involve intergovernmental cooperation.	PA DCED
Low Income Housing Tax Credit, Federal	Offers Federal income tax credits to non-profit and for-profit developers of housing for low-income persons. Non-profits can then sell their credits to investors.	PA Housing Finance Agency
Machinery and Equipment Loan Fund	Provides low-interest loans to acquire or upgrade machinery and equipment and related engineering and installation for industrial, agricultural, processing and mining businesses. The business must agree to create or preserve jobs as a condition of the financing.	PA DCED

**The Action Program**

Name of Program	General Description of Program	Administering Agency
Main Street Program (now “New Communities Program”)	In the downtowns of designated “Main Street Communities”, provides initial planning grants and administrative grants over a 3-year period to pay a large share of the costs of a professional manager to coordinate downtown revitalization efforts. May receive matching grants for facade restoration and other design improvements. Usually limited to municipalities of 5,000 to 50,000 persons.	PA DCED
Minority Business Development Authority, PA	Provides low-interest loans for businesses owned and operated by minorities. Can generally be used for industrial, international trade, franchise, retail and commercial uses. Can be used for site acquisition, building construction and renovation, machinery and working capital.	PA Minority Business Development Authority & PA DCED
Municipalities Financial Recovery Act, PA	Provides technical advice and grants for special purposes (such as studies to improve service efficiency) within municipalities that have been officially designated as financially distressed. After application and designation, the municipality must follow a Financial Recovery Plan.	PA DCED
National Recreational Trails Funding (Symms NRTA)	Provides grants for the acquisition and development of recreation trails (which may include trails for motorized vehicles). A 50% local match is required. Applications may be made by Federal, State or local government agencies or organizations.	Federal, administered by PA DCNR
Neighborhood Assistance Tax Credit Program	Authorizes State corporate income tax credits to private companies to donate funds for services to low-income persons or impoverished neighborhoods. The services typically include neighborhood revitalization, job training, education, social programs to reduce welfare dependency or crime prevention. The tax credit usually equals 50 to 70% of the eligible donation. Partnerships are required between the business and a neighborhood organization.	PA DCED
On-Lot Septic System Program	Offers low-interest loans to limited income households to repair failing on-lot septic systems.	PennVest and PA Housing Finance Agency
Opportunity Grant Program (replaced Sunny Day Fund)	Offers grants to create or preserve very substantial numbers of jobs. May be used for job training, infrastructure, land and building improvements, machinery and equipment, working capital, or environmental assessment and cleanup.	Can only be applied for through the Governors Action Team
PEDFA Financing	Provides low-interest rate financing of business growth. Projects that can be funded with bonds that are exempt from Federal income tax have a lower interest rate than other types of projects. The lower rate financing is limited to activities such as site acquisition, building construction and rehabilitation and new equipment—for manufacturing and certain transportation and utility uses. The higher rate is available to a broader range of businesses and a much wider variety of expenditures.	PA Economic Financing Authority—Applications are made through a local Industrial Development Corp or Authority
PennCAP	Provides a guarantee of loans to businesses made by participating banks.	PA DCED – Apply through a participating bank

Name of Program	General Description of Program	Administering Agency
PENNVEST	Offers low-interest loans for construction and improvement of drinking water and wastewater systems. Outright grants may be available for highly distressed communities. Mainly intended for public systems, but some private systems may be approved. Water projects are funded through the Drinking Water Revolving Loan Fund. Sewage projects are funded through the Clean Water Revolving Fund. In addition, PennVest is authorized to provide loans for projects to control existing stormwater problems, such as separating stormwater from sanitary sewage. The "Advance Funding Program" provides low-interest loans for feasibility studies and engineering of systems if the utility cannot fund such work itself.	PA Infrastructure Investment Authority and PA DEP, Bureau of Water Supply Management – Involves both U.S. EPA and State funds
PIDA - PA Industrial Development Authority (PIDA) Programs	Makes available low-interest financing to businesses and industrial development agencies to create or retain business jobs. Can be used for industrial, research, agricultural processing and major office uses. Can be used for site acquisition, building construction or renovation, multi-tenant spec buildings and industrial park development. A lower interest rate is available for advanced technology projects and in enterprise zones and areas of high unemployment.	PIDA and PA DCED Applications are typically made through a local Industrial Development Corp. or Authority
Nutrient Management Plan Development Incentive Program	Grants of \$4 per acre are available to farmers to cover up to 75% of the cost of preparing nutrient management plans. Low-interest loans are also available through the State to assist in implementing nutrient management-related best management practices.	County Conservation District
Rails-to-Trails, PA	Provides grants for feasibility studies, master site plans, acquisition and improvement of former railroad lines for recreation trails. A 50% local match is required. Open to municipalities, authorities and non-profits.	PA DCNR Field Offices
Rural Economic and Community Development Programs, U.S.	Federal programs available in rural areas: <u>Business &amp; Industrial Guaranteed Loan Program</u> - Provides partial guarantees of loans by lenders for working capital, machinery, buildings, land and certain types of debt refinancing. Loans can be made to businesses, municipalities or non-profit organizations. <u>Intermediary Re-lending Loans</u> - provides very low-interest loans to non-profit organizations to re-loan for businesses and community development projects. <u>Rural Business Enterprise Grants (former Ind. Dev. Grants)</u> - provides grants for acquisition of land and construction of buildings and utilities to facilitate development of small businesses. <u>Home Ownership Loans</u> - aid low- and moderate-income rural residents or buy, build or repair their dwelling. <u>Rural Rental Housing Loans</u> - assist individuals or organizations to build or rehab rental units for low-income and moderate-income residents in rural areas. <u>Home Improvement and Repair Loans and Grants</u> - assist very low-income rural homeowners to remove health and safety hazards in their homes or to improve handicap accessibility. <u>Rural Housing Site Loans</u> - assist in purchasing sites for housing development by private, public or non-profit organizations. <u>Housing Preservation Grants</u> - assist non-profits and public agencies with grant funds to assist low-income owner-occupants and owners of low-income apartments with repairing homes in rural areas.	U.S. Dept. of Agriculture Rural Development Administration (former Farmers Home Administration)
Recycling Market Development Loan Fund	Provides low-interest loans to businesses to purchase recycling source-separating equipment.	PA DEP Bureau of Land Recycling and Waste Management

Name of Program	General Description of Program	Administering Agency
Recycling Grants (under Act 101 of 1988)	Grants for up to 90% of municipal costs to develop and implement recycling programs, such as the purchase of recycling bins and composting equipment. Grants are also available to counties for a recycling coordinator, waste management plans and pollution prevention education.	PA DEP Bureau of Land Recycling and Waste Management
Rivers Conservation Program, PA	Offers 50% grants to conserve and enhance river resources. Typically, funding is first provided for a conservation plan for a waterway. Then after the plan is approved, grants are possible to carry out the plan. Available to municipalities, authorities and non-profits.	PA DCNR
Rural Utilities Service Financing	Offers low-interest loans for drinking water and sewage projects for rural areas and small towns. The "Water and Water Disposal Loan Program" provides loans for water supply, wastewater disposal, solid waste disposal and storm-water management systems for rural areas and towns with a population less than 10,000 persons. Available to municipalities, authorities and non-profit corps. Grants up to 75% of project costs may be available for highly distressed areas. Also guarantee loans by private lenders. Also provides grants to non-profit organizations to provide technical assistance to rural communities or for a circuit rider to serve several rural water systems. Also offers emergency grants to communities that have experienced a significant decline in quantity or quality of drinking water.	U.S. Dept. of Agriculture Rural Utilities Service
Sewage Facility Planning Grants	Grants to pay up to 50% of the costs to prepare a new sewage facilities plan or update an existing plan, under State Act 537 of 1966.	PA DEP
Shared Municipal Services	Provides modest-sized 50/50 matching grants to promote cooperation among municipalities, in order to increase the efficiency of public services. Two or more municipalities may apply, or a council of governments.	PA DCED
Small Business First	Provides low-interest loans for projects by businesses that generally have less than 100 employees. Generally, the funding can be used for site acquisition, building construction, machinery, working capital, environmental compliance, defense-cutback impacts, recycling, technology, export and computer activities. This is also one of the few sources of funding that can be used for restaurants, hotels and motels. The recipient must agree to create or preserve jobs.	PA DCED – An application can be made through an "Area Loan Organization"
Small Business Incubator Program	Provides loans and grants for facilities in which a number of new businesses operate under one roof with affordable rents, sharing services and equipment and having equal access to a wide range of professional, technical and financial programs.	PA DCED
SBA Financing	Offers low-interest financing for smaller businesses, including: <ul style="list-style-type: none"> <li>– micro-loans and micro-enterprise grants</li> <li>– Section 7(a) Guaranteed Business Loans</li> <li>– Section 504 Loans to allow certified development organizations to make long-term loans for real estate and other fixed assets</li> </ul>	U.S. Small Business Administration
Small Communities Planning Assistance Program (SCPAP)	Provides grants up to 100% of the costs to eligible municipalities to prepare comprehensive plans, development regulations and special strategies for development. Generally, 51% of the municipality's residents must be low- or moderate-income, according to the census or a survey. Limited to municipalities under 10,000 population.	Federal CDBG administered by PA DCED

**The Action Program**

Name of Program	General Description of Program	Administering Agency
Small Water System Regionalization Grants	Provides grants for feasibility studies concerning the merger of small drinking water systems.	PA DEP Bureau of Water Supply
Solid Waste Facility Programs	Programs provide grants for municipalities to review proposed solid waste facilities within their borders. Programs also provide funding for municipal inspectors of facilities and for host fees from operators.	PA DEP Bureau Land Recycling and Waste Management
Stormwater Management Grants (Under State Act 167 of 1978)	Grants for cooperative efforts at the watershed level among municipalities for stormwater planning and ordinances. Grants are typically made to counties, but may be made to municipalities.	PA DEP Bureau of Watershed Conservation
Stream Improvement Program	Provides design and construction assistance to eliminate imminent threats to flooding and streambank erosion.	PA DEP Bureau of Waterways Engineering
Tire Pile Cleanup Grant	Grants to municipalities to provide reimbursement for costs of cleaning up large piles of used tires.	PA DEP Bureau of Land Recycling & Waste Management
Urban Forestry Grants	Provides grants for tree planting projects. Is also a Federal "America the Beautiful" grant program for tree planting.	PA DCNR
Water Supply Plan & Wellhead Protection Grant	Provides grants to counties to plan for water supplies at the county level and to implement programs to protect the wellheads of public wells.	PA DEP Bureau of Water Supply

Sources: Publications and internet sites of various agencies, in addition to Pennsylvanian magazine.

Abbreviations: DCED = PA Dept. of Community and Economic Development  
 DCNR = PA Dept. of Conservation and Natural Resources  
 DEP = PA Dept. of Environmental Protection  
 HUD = U.S. Dept. of Housing and Urban Development  
 NRCS = U.S. Natural Resource Conservation Service



# **APPENDIX**

## **PUBLIC PARTICIPATION**

Input from municipal officials and other local residents and businesspersons was factored into the Boyertown Borough-Colebrookdale Township-Pike Township Joint Comprehensive Plan in the following ways.

- A Joint Planning Committee of representatives from the three municipalities, the Boyertown Area School District and the Berks County Planning Commission met regularly to oversee preparation of the plan.
- The consultant retained to assist the Joint Planning Committee conducted interviews with several key persons in the three municipalities, including police chiefs, volunteer fire personal, planning commission representatives, businesspersons, and farmers, among others.
- Well-advertised public meetings were held to present and discuss the draft plan prior to adopting it.
- A public survey questionnaire was sent to a sample of 1,000 households in the region's three municipalities. The results of the survey are summarized beginning on the following page.

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## **Boyertown-Colebrookdale-Pike Joint Comprehensive Plan Summary of Public Survey Results**

### **Survey distribution and return rate**

Public survey questionnaires were mailed to 1,000 households in the three municipalities. The surveys were distributed proportionately among the three municipalities based on the number of households in each municipality. The survey return rate was 30%, which is very high. Typical rates for direct mail surveys of this type are usually closer to 20%. Return rates were very similar in the three municipalities: 32% in Boyertown Borough; 30% in Colebrookdale Township; and 28% in Pike Township.

### **Who responded?**

People who have lived in the area 20 years or more responded in the greatest number in each of the three municipalities. They made up 51% of the replies in Boyertown; 55% in Colebrookdale; and 45% in Pike.

### **The current growth rate**

Almost six out ten people in Colebrookdale (59%) feel their town is growing too fast, compared to just over half who feel this way in Pike (52%). In Boyertown, the replies were more varied: 37% agreed that the Borough is growing too fast; 34% disagreed; and 28% were not sure.

### **Environmental preservation**

There is a strong consensus throughout the region on preserving the natural environment. Approximately 90% of the respondents in each of the three municipalities agree it is important to preserve natural and scenic resources.

### **Need for new business**

The three municipalities vary greatly in their attitudes towards business development. Over 85% of Boyertown respondents agree the Borough needs new businesses to generate jobs and tax revenues. Just over 61% agree that Colebrookdale needs business growth. Only 22% of the respondents in Pike share this view.

### **Historic preservation**

The residents of the three municipalities favor historic preservation but to varying degrees. More initiatives for preserving and restoring historic properties are supported by 79% of the respondents from Boyertown and 64% in Colebrookdale, as compared to only 56% in Pike.

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### **Traffic safety and congestion**

According to the survey, traffic safety and congestion is viewed as a problem in Boyertown and Colebrookdale but not in Pike. Over 81% of the respondents from Boyertown and 64% from Colebrookdale expressed concern with traffic. Only 18% of the respondents from Pike agreed that traffic safety and congestion is a problem in their community.

### **The pace of future growth**

People favoring either slow or moderate growth together accounted for 90% of all replies in Boyertown and 88% in Colebrookdale. In Pike, slow growth supporters comprised 46% of all respondents and people favoring no growth accounted for 43%.

### **New parkland**

About one-half of the people who answered the survey in each municipality favor more public parks: 50% in Boyertown, 52% in Colebrookdale, and 51% in Pike. Of those people who want more parks, most support either a passive park or a park that combines both passive and active elements.

### **Types of specific recreation facilities needed most**

In each of the three municipalities, trails were cited most often as the recreation facility most in need. Picnic areas also ranked highly in each of the three municipalities.

### **Tax dollars for open space**

Attitudes about spending tax money to preserve open space appear similar in each of the three municipalities. The following percentages of survey respondents support this idea: 53% in Boyertown; 54% in Colebrookdale; and 58% in Pike.

### **Streetscape improvements in downtown Boyertown**

Among those people who answered the survey, Boyertown residents are the strongest supporters of upgrading sidewalks, street lights and other streetscape elements in downtown Boyertown. Over 78% of Borough respondents favor this concept, compared to 54% in Colebrookdale and 56% in Pike.

### **Parking in downtown Boyertown**

Boyertown residents are also most likely to perceive downtown parking in the Borough as a problem. Over 53% believe parking in downtown Boyertown is inadequate. Among Colebrookdale respondents, 49% think Boyertown needs more parking downtown. Pike residents are not as certain: 35% identified Boyertown's downtown parking as inadequate; 35% as adequate; and 30% are not sure.