

ACTION PROGRAM

The goals and recommendations in this plan should be frequently reviewed and updated as necessary. As part of its continuing planning process, Greenwich and Lenhartsville should cooperate with Berks County and their neighboring municipalities to ensure future planning has a regional outlook, not just a local perspective. This comprehensive plan is valuable because it makes recommendations on land use and natural resource preservation, among other topics. This comprehensive plan contains recommendations for guiding future development and for preserving the historic, natural and cultural resources. But, it is not a legislative document. There are three basic tools needed to help implement this plan: 1) the zoning ordinances, 2) the subdivision and land development ordinances, and 3) any capital improvement program.

Zoning Regulations

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.

Lenhartsville adopted a new Zoning Ordinance in 2000, which continues to be appropriate. Greenwich Township should revise its current zoning ordinance to reflect the recommendations in this Plan.

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 will not pollute streams, wells and/or soils;
- reduce traffic congestion; and
- provide sound design standards as a guide to developers, the planning commission and other municipal officials.

Lenhartsville should continue to utilize the Berks County SALDO. Borough Council should have a role in providing suggestions to Berks County in the administration of the SALDO, such as recommending whether the County should grant a requested modification or not. Greenwich Township should update its SALDO to meet current planning goals and to be consistent with the updated zoning ordinance. Greenwich should also continue to periodically review its subdivision and land development ordinance to bring it up to date as necessary.

Capital Improvement Programming

Capital improvements relate to roads, stormwater systems, water distribution, public works garages 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 multi-year capital improvements program.

The capital improvements program should include a capital budget which identifies the highest priority projects recommended for funding in the next annual budget. The program should then be revised periodically as projects are completed, new needs arise and priorities change. A capital improvements program has many benefits, including the following, among others:

- 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.

Role of the Township Planning Commission

The Greenwich Township Planning Commission has a lead role to assure that this comprehensive plan is implemented and updated as needed. The planning commission should periodically review the plan and recommend any changes to reflect current conditions and priorities. The Pennsylvania Municipalities Planning Code also gives the planning commission the responsibility to review proposed changes to development regulations and to review proposed developments.

Role of the Supervisors and Council

The Greenwich Township Board of Supervisors and the Lenhartsville Borough Council must also play vital roles in implementing this comprehensive plan. These two governing bodies have the final decision on any action that requires an ordinance or expenditure of funds within their respective municipalities. The Supervisors should maintain a continued relationship of trust and confidence with its planning commission, built upon a good flow of information back and forth.

Prioritizing Plan Recommendations

In the following table, phasing and responsibilities are discussed for recommendations of this Plan. Suggested timing of the phases are as follows: begin the *Immediate Phase* recommendations in the first year after Plan adoption, the *Short-Range Phase* recommendations in two to four years, and the *Longer-Range Phase* recommendations in the fifth year and beyond.

**GREENWICH TOWNSHIP / LENHARTSVILLE BOROUGH
JOINT COMPREHENSIVE PLAN
ACTION PROGRAM**

RECOMMENDATION	IMMEDIATE (1st Year)	SHORT-RANGE (2nd through 4th Year)	LONGER- RANGE (5th Year & Beyond)	RESPONSIBILITY (in addition to Township Board of Supervisors/ Borough Council and/or Municipal Manager/Secretary)
LAND USE AND HOUSING PLAN				
1. Revise the Township's Zoning Ordinance to reflect the Comprehensive Plan.	X	-	-	Twp. Planning Commission and Supervisors
2. Revise the Township's Subdivision and Land Development Ordinance to reflect the Comprehensive Plan to be consistent with Zoning Ordinance.	-	X	-	Twp. Planning Commission and Supervisors
3. Review and update this Plan periodically, at least once every 10 years.	Ongoing			Borough Council and Twp. Planning Commission
4. Review Zoning Ordinance and Subdivision & Land Development Ordinance periodically and update ordinances as needed to meet planning goals.	Ongoing			Borough Council, Twp. Planning Commission, Zoning Officer
5. Consider adopting a basic Property Maintenance Code.	-	X	-	Borough Council, Township Supervisors
6. Work with the County to promote use of existing building rehabilitation funding programs.	X	-	-	Borough Council, Twp. Staff

RECOMMENDATION	IMMEDIATE (1st Year)	SHORT-RANGE (2nd through 4th Year)	LONGER- RANGE (5th Year & Beyond)	RESPONSIBILITY (in addition to Township Board of Supervisors/ Borough Council and/or Municipal Manager/Secretary)
NATURAL RESOURCES PLAN				
1. Adopt Zoning Ordinance amendments to strengthen natural resource protection regulations protecting steep slopes, groundwater, floodplains, woodlands, creeks and drainageways, hydric soils and others.	X	-	-	Twp. Planning Commission
2. Encourage businesses that are environmentally clean and are good neighbors for nearby residents.	Ongoing			All municipal officials, business leaders and Berks Co. Economic Development
3. Encourage acquisition of development rights and conservation easements to protect sensitive natural areas and maintain the areas' rural character.	Ongoing			Township Planning Commission, Berks County Conservancy, Berks Agricultural Preservation Staff
4. Utilize creative and innovative development layouts to preserve Greenwich's rural character.	Ongoing			Developers and Township Planning Commission
5. Update mandatory dedication and fees-in-lieu of land dedication provisions in the Subdivision & Land Development Ordinance.	X	-	-	Township Planning Commission
6. Encourage the use of the open space design principles noted in the Plan.	Ongoing			Township Planning Commission

RECOMMENDATION	IMMEDIATE (1st Year)	SHORT-RANGE (2nd through 4th Year)	LONGER- RANGE (5th Year & Beyond)	RESPONSIBILITY (in addition to Township Board of Supervisors/ Borough Council and/or Municipal Manager/Secretary)
AGRICULTURAL PRESERVATION PLAN				
1. Encourage retail sale of local farm products.	Ongoing			All municipal officials, business leaders, farmers
2. Continue to provide effective agricultural zoning within the Township.	X	-	-	Twp. Planning Commission and Supervisors
3. Ensure ordinances protect and do not hinder agricultural uses.	Ongoing			Township Planning Commission
4. Encourage the purchase of development rights and donation of conservation easements.	Ongoing			Township Planning Commission, Berks Co. Planning Commission, Berks Co. Agricultural Land Preservation Board and Berks Co. Conservancy
5. Encourage the preservation of agricultural land through voluntary methods and promoting use of tax incentives.	Ongoing			All municipal officials
6. Discourage centralized water and sewage in the agricultural, conservation and rural land use areas.	Ongoing			Township Planning Commission
7. Provide additional setback and buffer requirements between active farms and new residential development.	X	-	-	Township Planning Commission
8. Encourage clustering and other creative development layouts when new development occurs.	Ongoing			Township Planning Commission

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9. Permit some farm-based business on larger tracts.	Ongoing			Township Planning Commission
HISTORIC RESOURCES PLAN				
1. Update the list of locally important historic resources.	X	-	-	Local historians and Berks County Conservancy
2. Work with County agencies to create a facade improvement and housing rehabilitation program.	X	-	-	Ad-hoc Committee
3. Actively participate in Pennsylvania's Blue Marker Program and install local historic markers.	Ongoing			Ad-hoc Committee
4. Install historic style welcome signs at key entrances.	-	X	-	Ad-Hoc Committee
5. Encourage productive use of historic buildings, possibly using zoning incentives.	Ongoing			Planning Commission
6. Connect owners of historic buildings with information and resources on the proper rehabilitation of historic buildings.	X	-	-	Ad-Hoc Committee, Berks Co. Conservancy
7. Work with property-owners to find alternatives to proposed demolition of historic buildings.	Ongoing			Berks Co. Conservancy
8. Retain the historic architectural character of existing buildings and encourage the design of compatible additions and new construction.	Ongoing			Ad-Hoc Committee

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9. Ensure future public improvements (such as street lights) reflect the historic qualities of the Borough.	-	-	X	Ad-Hoc Committee
COMMUNITY FACILITIES AND SERVICES PLAN				
1. Continue to upgrade, maintain and evaluate new improvements to Borough Hall.	Ongoing			All municipal officials
2. Investigate future uses of Township-owned land around the Township Building.	-	X	-	All municipal officials
3. Evaluate the need for a regional police in the future.	-	-	X	Other regional municipalities
4. Continue to support and help fund local fire companies and emergency medical services.	Ongoing			
5. Work with and maintain close communications with the School District.	Ongoing			All municipal officials
6. Promote use and support local library facilities and programs.	Ongoing			
7. Protect area groundwater supplies.	Ongoing			All municipal officials
8. Consider conducting a joint feasibility study to examine central water service in the Lenhartsville area.	-	X	-	All municipal officials
9. Participate in regional efforts to protect and improve water quality.	Ongoing			Township Commission and Berks Co. Planning Commission

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PARK AND RECREATION PLAN				
1. Update Township mandatory dedication and fee-in-lieu of land dedication provisions.	X	-	-	Twp. Planning Commission
2. Promote land preservation along the Maiden Creek.	Ongoing			Township Planning Commission, Berks Co. Conservancy
3. Evaluate purchasing the Hill Road playground to ensure the Borough meets its long-term recreation needs.	X	-	-	Ad-Hoc Committee
4. Periodically evaluate the need for a Township Community Park.	Ongoing			Township Planning Commission
5. Maximize and use available funding for recreation improvements.	Ongoing			Township Planning Commission
6. Support and promote existing area recreation programs.	Ongoing			
TRANSPORTATION PLAN				
1. Continue to work with PennDOT to address area road needs, particularly during detour conditions along I-78.	Ongoing			Borough Solicitor and Borough Engineer
2. As traffic increases in the future, investigate the possible need for a traffic signal at West Penn and Willow Streets.	X	-	-	Borough Engineer
3. Improve sidewalks within the Borough.	Ongoing			

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4. Annually update a road maintenance and improvement schedule.	Ongoing			Supervisors
5. Minimize driveway cuts along major roads.	Ongoing			
ECONOMIC DEVELOPMENT				
1. Work with Berks County Economic Development to promote the Greenwich-Lenhartsville area for environmentally clean types of businesses.	Ongoing			County Economic Development Office
2. Promote appropriate types of home-based and farm-based businesses.	Ongoing			Planning Commission
3. Encourage businesses which use and support the conservation of local agriculture and natural features.	Ongoing			All municipal officials, Berks Co. Economic Development