

THE OVERALL VISION

While change is inevitable, if managed wisely, change may benefit both communities. However, Greenwich Township and Lenhartsville Borough are different places and problems can arise when changes are allowed to occur with little or no consideration of the impacts on the Township, Borough and their citizens, collectively. This Plan is intended to help manage the forces of change in order to achieve the desired vision for the future, as well as protect the rights and interests of the municipalities' residents.

As we look to the future, we envision the traditional development pattern of villages surrounded by farmland, open space and woodland. Lenhartsville, Klimesville and Krumsville will serve as community focal points and centers for services. Scattered intense suburban development throughout the Township would be avoided. Instead, development will mainly occur within and adjacent to existing villages. New development would reflect traditional building patterns and the design of new buildings would compliment existing buildings. Street trees, landscaping, carefully designed signs and facade improvements will enhance the appearance and character of Lenhartsville and the other villages.

Preservation of historic structures and sites within the Township and the Borough will be emphasized. Preservation has an economic development tool will be encouraged throughout the area.

Greenwich's agricultural areas will continue to be viable and productive, with minimal conflicts with housing. Farm based businesses will provide a supplemental source of income and create employment opportunities so that family farms remain viable.

Important natural resources, such as woodlands, ridge tops, stream valleys and other sensitive natural areas will be preserved. The quality of ground water and surface waters will be excellent.

An economy based on the area's natural features, history and rural character will emerge to provide new job opportunities. Tourism, bed and breakfasts, family agricultural based businesses, campgrounds, and other natural resource based businesses will grow and thrive.

GOALS OF THIS PLAN

The following goals and objectives provide overall guidance and direction for the growth and preservation of the Greenwich-Lenhartsville Area.

Land Use Goal - To Encourage A Rational Land Use Pattern that Provides for a Variety of Uses and Ensures Compatibility Between Uses, While Respecting the Area's Unique Resources and Existing Land Use Patterns.

Objectives

- a. Provide land for well regulated residential and non-residential development that will be compatible with the rural character, agricultural setting and overall low-density development pattern of the area.
- b. Accommodate residential and non-residential uses that will help revitalize Lenhartsville's Center.

- c. Encourage clustering and placement of development on the most suitable portion of a tract to preserve agricultural lands and open space.
- d. Ensure the Township and Borough meet their legal obligation to provide land for all types of uses.
- e. Direct development toward existing villages and to areas with adequate access and infrastructure and utilities.
- f. Locate growth areas where the new development could increase the cost-effectiveness of providing central sewage and water service to serve concentrations of existing homes with failing septic systems.
- g. Discourage the proximity of incompatible land uses, including across municipal borders.
- h. Protect the residents' right to enjoy clean air and pure water, as guaranteed by the Constitution of the Commonwealth of Pennsylvania.

Housing Goal - *To Provide Opportunities for a Variety of Safe, Well-Maintained and Affordable Housing.*

Objectives

- a. Allow a variety of housing types and densities, while encouraging innovative development layouts that preserve the important features of the site.
- b. Concentrate housing in areas containing suitable road access, natural features and utilities.
- c. Preserve and enhance concentrations of older housing through proper maintenance and rehabilitation.
- d. Encourage preservation and adaptive reuse of historic older buildings.

Natural Resource Conservation Goal - *To Conserve the Overall Rural and Natural Landscape of the Area, While Protecting Sensitive Environmental Resources.*

Objectives

- a. Preserve natural and scenic resources using a combination of regulations and voluntary initiatives.
- b. Continue to implement policies on zoning and public water and sewer extensions to direct growth towards areas most suited physically to accommodate development and away from environmentally sensitive areas.
- c. Ensure permanent open space is established in conjunction with future development.
- d. Look for short- and long-term opportunities to initiate a linked network of publicly accessible open spaces in the area.
- e. Raise public awareness about the need to conserve the area's unique natural environment.

Agricultural Preservation Goal - *To Protect and Preserve Agricultural Areas for Agricultural Use.*

Objectives

- a. Maximize the preservation of concentrations of productive farmland by promoting agricultural security areas, purchase of development rights, agricultural zoning and other agricultural preservation techniques.

- b. Minimize non-farm activities near agricultural areas that could cause conflicts with normal farming practices.
- c. Avoid new central water and sewage systems where there are concentrations of prime agricultural soils outside of Growth Areas..
- d. Provide for a wide range of farm-based business opportunities, including promoting ways that farmers can capture a higher percentage of the retail value of their products.

Historic and Cultural Resource Conservation Goal - *To Preserve and Enhance the Physical Integrity of the Area's Historic and Cultural Resources.*

Objectives

- a. Increase public awareness about opportunities to preserve properties that are vital connections to the area's unique heritage.
- b. Protect the character of Lenhartsville and other villages, encouraging new development in these areas to reflect existing styles and development patterns.
- c. Ensure Township and Borough ordinances facilitate, rather than discourage preservation of historic and cultural landmarks.
- d. Preserve historic resources using incentives, controls on land uses likely to spur demolition, and selected regulations.
- e. Continue to support the efforts of local and regional historic interest groups to identify and protect historic resources in the Township and Borough.

Community Services and Facilities Goal - *To Continue to Provide Necessary Community Services in a Cost-Effective Manner.*

Objectives

- a. Assist the School District in ensuring that adequate school facilities are available to meet growing enrollments and other changing needs.
- b. Support the most modern, cost-effective methods of providing police, fire emergency and rescue services to area residents.
- c. Expand and diversify the recreation lands, facilities and programs available to area residents, including library services.
- d. Ensure all areas of the Township and Borough receive adequate road maintenance and other public works services.

Transportation Goal - *To Provide for the Safe, Efficient and Convenient Movement of People and Goods Throughout the Area.*

Objectives

- a. Work with PennDOT and local developers to ensure local roads retain the capacity to safely accommodate increasing traffic volumes.
- b. Work with PennDOT and others to alleviate existing safety concerns such as improper road alignments, inappropriate speed limits and hazardous access points.
- c. Raise public awareness about the need to carpool and consider other alternative means of commuting.
- d. Improve coordination between the area's land use and transportation planning.

- e. Encourage the development of a network of trails and pathways within new developments to promote pedestrian and bicycle travel.

Encourage Development Goal - *To Create Jobs and Enhance Tax Revenues by Attracting Appropriate Types of Businesses to Various Types of Commercial and Industrial Areas.*

Objectives

- a. Encourage adaptive reuse of vacant or underutilized properties.
- b. Ensure current Township and Borough policies encourage existing employers to remain in the area rather than relocating elsewhere.
- c. Work with regional economic development entities to ensure they adequately promote the locational advantages of the area.
- d. Work with local business and area educational authorities to ensure local training courses are addressing local business needs.
- e. Make sure local codes and land regulatory ordinances do not discourage responsible local business enterprises in designated growth areas.
- f. Promote the areas' historic, agricultural and natural resources for tourism and encourage businesses which rely on and enhance these same resources.
- g. Promote and encourage small service oriented business within the village centers.

Intermunicipal Cooperation Goal - *To Explore Opportunities to Cooperate with Neighboring Municipalities in Order to More Efficiently Provide Governmental Services.*

Objectives

- a. Analyze ways to reduce municipal costs through shared services, shared equipment and joint purchasing, as feasible.
- b. Investigate State grant incentives available to municipalities that practice intermunicipal cooperation.
- c. Continue joint comprehensive planning as initiated during preparation of this Comprehensive Plan.

PLAN INTERRELATIONSHIPS

The Joint Comprehensive Plan addresses eight major topics:

- Land Use and Housing
- Agricultural and Natural Resources Conservation
- Historic Preservation
- Community Services and Facilities
- Transportation
- Economic Development
- Energy Conservation

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

TIMING OF DEVELOPMENT

The timing of development in the Greenwich-Lenhartsville Area will largely depend upon the market for development (which is closely related to interest rates and the strength of the region's economy) and the availability of centralized public sewer and water systems.

This Joint Comprehensive Plan is intended to address major development patterns for the next 10 to 15 years. After that time, the Plan should be revised. Major changes to the Zoning Map should be made after careful review of how they would relate to the Joint Comprehensive Plan.

LAND USE AND HOUSING PLAN FOR GREENWICH TOWNSHIP

The Land Use and Housing Plan recommends appropriate types and densities of residential and non-residential uses that should be encouraged in each municipality.

Agricultural Preservation Areas (Correspond to the AP District)

The Agricultural Preservation areas include many areas with prime agricultural soils, particularly in the south-central and north-central parts of the Township. After considering input from many property owners, this Plan recommends that the Agricultural Preservation areas be expanded into additional land areas. In most cases, these expansions build upon an existing area that is zoned Agricultural Preservation.

These areas correspond to the AP zoning district, which uses zoning to preserve agricultural land through limits on the number of homes allowed on a tract of land. A tract of up to 10 acres is currently allowed to be subdivided into a total of 2 lots (1 new plus one existing). A tract of 10 to 30 acres is allowed to be subdivided into a total of 3 lots. A tract of 30 to 60 acres can be subdivided into 4 lots, etc. Each residential lot has a minimum net lot area of 1 acre.

The Township prefers limiting most new lots to including less than 1.5 acres of prime agricultural soils. The current zoning has a maximum net lot area of 5 acres, and a statement saying that homes shall be placed on the least productive land. However, a new home could still take up 5 acres of prime agricultural soil, which would be a waste of land.

(Note - The zoning ordinance should still need to have exceptions if a larger lot area is needed for well or septic purposes. For example, State nitrate regulations often require a larger lot size).

On lots of over 10 acres, the Township should consider requiring that a minimum of 50% of prime agricultural soils has to be kept in one productive farmland lot.

It is desirable to allow farmers to operate various accessory uses to generate additional income to help them afford to maintain the open land. Many farmers need other sources of income. The Township already allows "farm related businesses" in the Agricultural Preservation District. A minimum lot area of 10 acres is currently required and no more than 4 persons may be employed. For example, an owner of a farmland tract could be allowed to do small engine repair (such as lawnmowers) or to store recreational vehicles for other persons. The section allows the leasing of a barn to another person to operate a use, if the property is owner occupied. That leasing can also help fund the preservation of barns.

- These uses are currently limited to 2,000 square feet of building floor area. This Plan recommends that this limit only apply to new construction, but that existing buildings of any size could also be used for these accessory uses.

The current zoning allows Mineral Extraction as a special exception use (needing Zoning Hearing Board approval) in the AP district. That use must be allowed somewhere, but can consume much farmland and cause nuisances, hazards and overloading of the road system. As a result, this Plan recommends that this use be removed from the AP district and added to the I district as a special exception use.

Intensive Livestock - Livestock and poultry are measured in animal equivalent units, with one AEU equal to approximately 1,000 pounds. In general, the current ordinance limits uses with more than five AEU's per acre (such as more than five dairy cows per acre) to a tract of more than 25 acres. A higher intensity is still allowed if conditional use approval is granted by the Supervisors.

Larger setbacks between an intensive livestock use and a residential district are recommended. Moreover, larger setbacks between a proposed new home and an existing adjacent agricultural use are also recommended.

Open Space Development

The goal of Open Space Development is to have substantial areas of open space permanently preserved within any new development. New homes would have to be located in a manner that protects important natural features. Special attention would be paid towards protecting sensitive lands such as wetlands, clusters of mature trees and stream corridors. In comparison, conventional subdivisions usually result in little or no preserved open space because the entire tract is subdivided into building lots. 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 is to encourage subdivision design that places homes on the most suitable portions of a tract, with the important natural areas being preserved, such as lands along creeks. The open space development 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 development also permit the developer to cluster building lots thereby reducing road lengths, grading and utility extensions - each of which saves on construction and maintenance costs.

Open space development can help to maintain the scenic character of the Township by preserving landscaped open areas between developments. Preserved open space can often increase values of adjacent homes. Open space development also can avoid stormwater and sinkhole problems by reducing alterations to the environment.

A "Yield Plan" could be required. This would be a layout plan showing the number of homes that would be possible under conventional development. The layout plan would not be required to be fully engineered, but would need to accurately show natural features. The Open Space Development could then allow a percentage increase above that density, such as a 25 percent increase. The goal is to make sure that the Open Space option does not result in a dramatic increase in density, particularly for sites with large unbuildable areas.

Several alternatives exist for long term maintenance of the preserved open space, including ownership by a legally-binding homeowners association, the Township, the County, or a land conservancy. In most cases, the preserved open space would be low-maintenance areas that are planted to eventually become reforested, and that would be owned by homeowner associations. However, in some cases, it may be suitable to seek Township parkland. If there are not other alternatives to manage the open space, then the Township could allow the open space to be part of one very large private lot, with conservation easements to make sure that the vast majority of that lot will remain preserved.

Wherever feasible, open space should be provided in locations that can connect to existing public or semi-public open spaces or preserve land along a creek valley or the river. Opportunities should be also sought for trails that will connect with neighborhoods and public lands. In some cases, the open space could remain in an agricultural use or a horse farm. One open space development in Chester County was built around a horse stable and horse riding areas and many of the homebuyers have a horse boarded in the stable.

There needs to be careful standards on the types of land that are allowed to be counted towards the open space requirement. For example, at least half of the required open space could be in one contiguous lot, and areas of less than 50 feet in width could not count as open space. Proper standards are needed to make sure that the preserved open space is well-located and improved so that it serves important public functions.

Open space development should also minimize the disturbance of natural features. This includes carefully reviewing all SALDO standards to make sure they do not require unnecessary amounts of grading, tree removal and paving.

The current Zoning Ordinance has provisions for cluster development in the Conservation, Rural and Low Density Residential districts. However, this Plan recommends they be replaced with Open Space Development provisions that will be more effective in preserving substantial areas of open space that will serve important public purposes. Those provisions are discussed under each zoning district/land use category below.

The following four steps are an effective approach towards more conservation-oriented design of new development:

- *Identify Primary and Secondary Conservation Areas* - Identify primary conservation areas such as sensitive natural areas: steep slopes over 25%, 100-year floodplains, streams and their buffers, and habitats of rare, threatened and endangered species. Secondary conservation areas may include scenic views, locally important vegetation, unique geologic features and wet soils among other areas.
- *Identify Locations for Development* - 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.

- *Lay Out Roads and Trails* - Show a road alignment that would most efficiently access all new homes. Also consider developing trails that would potentially link residents with each other and with the open space areas.
- *Delineate Lot Lines* - The final step simply involves delineating the boundaries of each lot.

Conservation Areas (Corresponds to the CONS District)

The CONS district includes portions of the Blue Mountain in the northwestern part of the Township, near the Pulpit, the Pinnacle and the Hamburg Reservoir. An average of one home is allowed for each 6 acres. A home can be placed on a 1 acre minimum lot, provided that the average density is met. This is known as Lot Averaging. The intent was to have all lands be privately owned and privately maintained as part of individual lots, while controlling overall density. This lot averaging provision is proposed to continue.

A cluster option exists in the current zoning ordinance, but it includes many features that make it difficult to use or impractical.

This Plan recommends that the current cluster option be replaced with an Open Space Development Option. The Open Space Development Option would allow a slightly higher overall density than is possible through Lot Averaging, in order to encourage the permanent preservation of at least 50 percent of the land in open space. Smaller lots are not recommended in the Conservation district. This incentive would help make sure the land was permanently preserved regardless of whether the zoning would be changed in the future.

That type of preservation would be valuable to add land to the State Game Lands or the Hawk Mountain Sanctuary. The Open Space option, in some but not all cases, would allow public access to the open space. For example, if the land would be maintained by a homeowner association, then the residents of that development at a minimum would have access to the open space.

However, there is an intent to avoid isolated fragmented open spaces that are unlikely to be able to connected to other open spaces in the future. In particular, there are concerns about trespassing by all terrain vehicles and the resulting noise.

For the Open Space Option, the majority of the required open space would need to be maintained as part of one interconnected land area. The Open Space could be maintained as one productive agricultural use, as homeowner association open space, or other approved uses.

Rural Areas (Corresponds to the R District)

This is the largest zoning district in the Township. It provides for single-family detached homes in a manner that is compatible with Greenwich's many natural features. The current minimum lot size is one acre, provided that a maximum average density of one home per 3 acres must also be met. Careful siting of new homes to protect the sensitive natural features is recommended.

A cluster option exists on tracts of over 50 acres. That option does not increase the overall density, but does allow lots as small as 12,000 square feet (1/4 acre) if there is central sewage service. Only 20 percent of the tract is required to be set aside in open space. An 18,000 square feet maximum lot size is required, which seems impractical in many cases. It is unlikely this district would be served by a central sewage system.

This Plan recommends replacing the cluster option with the Open Space Development option suggested above. The Open Space Development Option would allow a slightly higher overall density than is possible through Lot Averaging, in order to encourage the permanent preservation of at least 50 percent of the land in open space. A minimum of 50 percent of the tract would need to be preserved in Township-approved open space. This option would allow clustering without encouraging new central water and sewage systems. There are major concerns that smaller isolated private water and sewage systems may not be viable over the long-term. This is particularly true because there might not be enough customers to pay for the future major repair or upgrade of the system.

It would be appropriate to vary the minimum lot area based upon the slope of the proposed building site. That type of requirement helps to push the building sites to the less steep portions of a tract.

The current zoning allows Mineral Extraction as a special exception use (needing Zoning Hearing Board approval) in the Rural district. That use must be allowed somewhere, but can consume much farmland and cause nuisances, hazards and overloading of the road system. As a result, this Plan recommends that this use be removed from the R district and added to the I district as a special exception

Low Density Residential Areas (Corresponds to the LDR District)

This district currently allows single family detached houses on 20,000 square feet (one half acre) lots, if central water and central sewage services are provided. The minimum lot size is one net acre if central water and central sewage are not used.

Under the current zoning, a cluster option exists on tracts of over 50 acres. The 50 acre tract does not reflect the limited undeveloped land available in this district. That cluster option does not increase the overall density, but does allow lots as small as 12,000 square feet (1/4 acre) if there is central sewage service. Only 20 percent of the tract is required to be set aside in open space.

This Plan recommends that the current cluster option be replaced with an Open Space Development Option, if central water and sewage services would be provided and greater percentage of open space is preserved.

High Density Residential Areas (Corresponds to the HDR District)

This area is almost completely developed as part of Highland Estates, and no changes are recommended. That development is served by private central sewage and water systems. This district mainly allows manufactured/mobile home parks. In addition, a mix of housing types are allowed at up to 4 homes per acre.

There are no plans to expand this zoning district, because the Township has provided more than its fair share of this type of housing.

Village Areas (Corresponds to the V District)

These areas are proposed to include Klinesville, areas northeast of Lenhartsville, and areas north of Old Route 22 east of Krumsville, and areas west of Lenhartsville north of Old Route 22. The intent is to allow less intense types of businesses and various types of housing. The Village areas should continue to not allow drive-through restaurants, truck stops or gasoline sales. Currently, a retail store cannot exceed 10,000 square feet of building floor area.

If central sewage and water services would be provided, then housing should be possible at an average of 3 to 4 homes per acre, after the deletion of unbuildable areas. A minimum percentage of the tract should be required to be set aside as open space for the residents, particularly if a development will include townhouses or apartments.

If central water and sewage services are not provided, then housing should be limited to single family detached houses and the maximum density should be one dwelling unit per acre.

Limited Commercial Areas (Would be a new LC Zoning District)

The area along the south side of Old Route 22 east of Krumsville is proposed to be the location for a new Limited Commercial zoning district.

These Limited Commercial areas would provide for less intense types of commercial uses, such as self-storage warehouses, retail stores, local tradespersons, offices, small retail stores and personal service uses. These areas are proposed to not allow for uses that would be likely to generate significant tractor-trailer traffic, such as warehousing, distribution and truck stops.

The Limited Commercial Areas should include zoning provisions that are intended to protect nearby residential areas that are as extensive as the current Village district or more restrictive. Any commercial outdoor storage that may be allowed (such as within a self-storage development) should be required to be screened for views of roads and homes by dense landscaping.

Unlike the Village areas, these areas are proposed to provide for only limited housing, such as single family detached houses on 2 acre minimum lots.

These Limited Commercial areas are intended to be compatible with the relatively low densities of most adjacent areas, and the need to provide compatibility with nearby homes. These areas also recognize the traffic limitations along Old Route 22, particularly when a detour occurs along I-78, which has become increasingly frequent. A related objective is to avoid increased amounts of tractor-trailer traffic and other heavy truck traffic from passing through areas that are primarily residential.

Commercial Areas (Corresponds to the C District)

These areas are proposed to include areas north of Klinesville north of I-78, areas around the center of Krumsville, an area of Route 737 near the Elementary School, and an area surrounding the campground south of Old Route 22. These areas should allow a wide variety of commercial businesses, including gas stations, restaurants (which may include drive-through service) and shopping centers. A few uses should continue to need conditional use approval from the Supervisors, such as vehicle repair.

Attention is needed regarding truck stop uses and large truck repair uses. Those uses may create conflicts if there are homes nearby. Also, the ramps at both exits of I-78 are not suitable for large amounts of additional heavy truck traffic.

This Plan recommends changing areas west of Lenhartsville to the Village zoning district. This change would help protect the residential character of Lenhartsville by avoiding heavy truck-related uses that could draw additional truck traffic through the center of the Borough. Any new Village development should be designed to build upon the character of the center of Lenhartsville. This change would be particularly effective to prohibit truck stops and other large and intensive commercial uses, such as uses that might operate 24 hours a day.

The south side of Old Route 22 west of Lenhartsville is too steep to be suitable for commercial development or dense residential development. A curve in Old Route 22 in this area also makes the area unsuitable for commercial development on both sides of the road. There are concerns that uses involving heavy truck traffic west of Lenhartsville could overwhelm the roads through Lenhartsville and create conflicts with homes. Therefore, the current Commercial zoning district west of Lenhartsville south of Old Route 22 is proposed to be changed to the Rural zoning district.

Industrial Areas (Corresponds to the I District)

The Industrial land use areas are proposed to mainly include:

- a) an area that is mostly north of I-78, west of Krumsville and south of Route 737, and
- b) an area northwest of the Rt. 143 interchange of I-78 (which is currently zoned Commercial).

Some commercial uses are appropriate in an industrial area. The current Industrial zoning district allows all of the same uses as the Commercial district. In addition, the Industrial district currently allows airports, adult uses (such as strip clubs, with a 500 foot setback from residential districts and churches), waste landfills, trash transfer stations, and mineral extraction with Supervisors or Zoning Hearing Board approval.

The Industrially zoned area east of Yarnall and west of Rt. 737 currently includes 450 acres of land, including 35 acres south of I-78. There are concerns that there could be difficulties at the Rt. 737 interchange in handling the tractor trailer truck traffic that could result. Although some ramp improvements have been discussed by PennDOT (particularly on the south side of I-78), many other needed ramp improvements would be almost impossible to complete. The bridge at Hausman Road and I-78 is not suitable for truck traffic. There may be some truck traffic in that direction if the western end of this area would be developed industrially. Much of this industrially zoned land includes prime agricultural soils and some steep slopes, particularly on the western side.

To avoid conflicts with industry and to make sure that land remains available for new employers, it is recommended that new housing not be allowed in the Industrial district. An exception may be appropriate for a single family home on a large lot that includes natural features that are not well-suited for businesses.

The Township should strictly regulate junkyards to avoid nuisances and hazards. This could include adoption of a separate junkyard ordinance that could also control non-conforming junkyards. For example, a separate ordinance could address fencing and emergency vehicle access.

The Township should strictly regulate and limit nuisances within the Township, such as excessive noise at residential property-lines and controls on excessive lighting. Most lighting should be carefully directed downward using “full-cutoff light fixtures” and the lighting of businesses after closing hours should be limited to the amount necessary for security.

Billboards of 300 square feet each are currently allowed in all commercial and industrial districts. The I district in particular includes a very long stretch of I-78. There is a 2,000 feet separation distance between billboards, which is appropriate. This Plan recommends that this 300 square feet limit continue to apply, vs. the 674 square foot maximum size that is in place in most townships.

Community Facilities

These facilities include the four churches, three cemeteries, the Greenwich-Lenhartsville Elementary School, Greenwich Township Municipal Building and related lands, and the PennDOT salt and stone storage area.

Public Recreation and Open Space

These areas include lands of the Hamburg Reservoir, State Gamelands and Greenwich-Lenhartsville Elementary School Playground.

Floodprone Areas

These areas are susceptible to flooding. The area shown is the 100-year floodplain which includes floodprone lands along the Maiden Creek, Sacony Creek, Furnace Creek and Mill Creek.

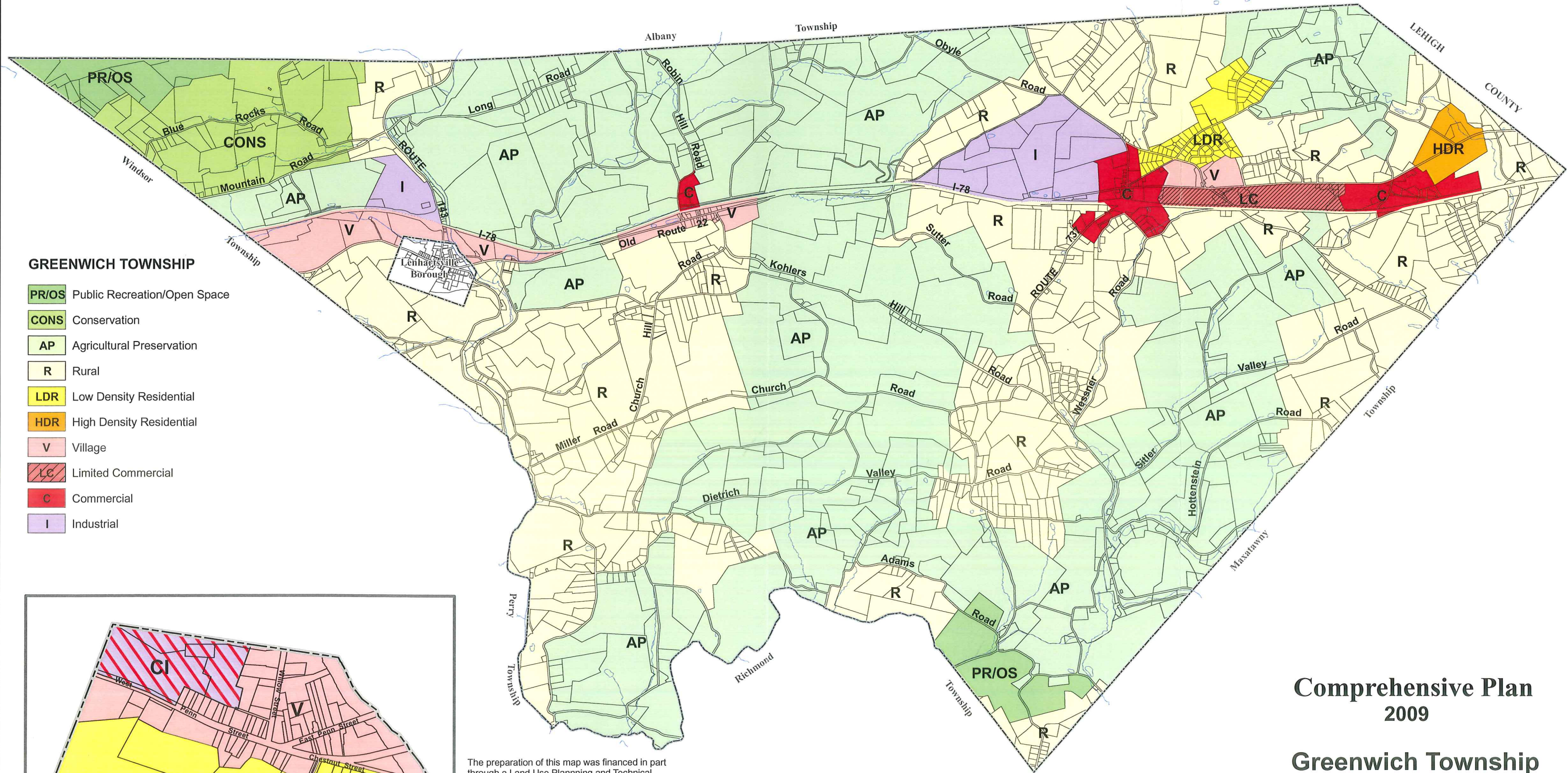
Land Use Plan Map

The Township should revise the Zoning Ordinance and Subdivision and Land Development Ordinance (SALDO) to carry out this Joint Comprehensive Plan.

Existing Buildings

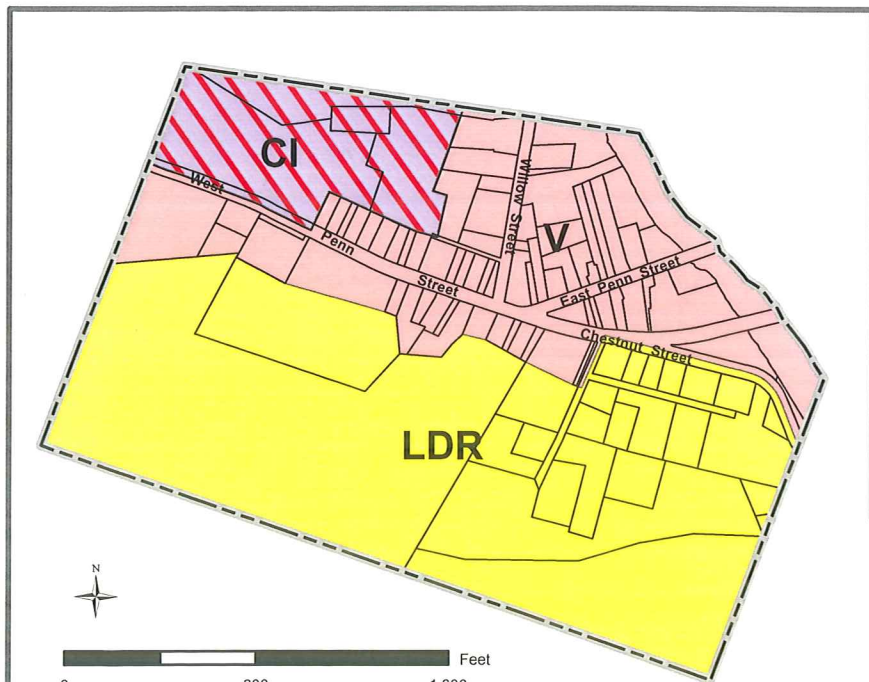
The Township and Borough should consider adopting part or all of an Existing Property Maintenance Code. A Property Maintenance Code requires minimal repair of existing buildings. In comparison, a Building Code mainly regulates new construction. The Township would not need to adopt the entire model code, but instead could enact sections that are important to require repair or demolition of deteriorated buildings. For example, Greenwich’s Code could exempt agricultural buildings and could be less restrictive regarding unlicensed vehicles.

The municipalities should work with County agencies to encourage them to offer affordable financing for rehabilitation of older properties.



GREENWICH TOWNSHIP

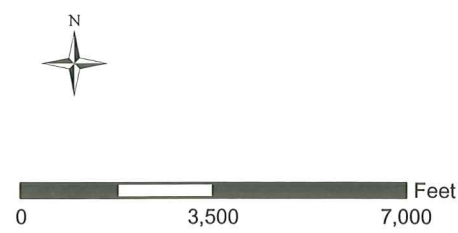
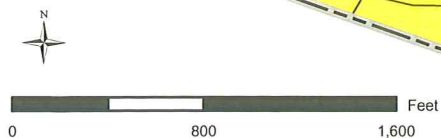
- PR/OS Public Recreation/Open Space
- CONS Conservation
- AP Agricultural Preservation
- R Rural
- LDR Low Density Residential
- HDR High Density Residential
- V Village
- LC Limited Commercial
- C Commercial
- I Industrial



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LENHARTSVILLE BOROUGH

- LDR Low Density Residential
- V Village
- CI Commercial-Industrial



**Comprehensive Plan
2009**

**Greenwich Township
& Lenhartsville Borough
Berks County, Pennsylvania**

LAND USE AND HOUSING PLAN FOR LENHARTSVILLE

This Plan recommends a continuation of the policies that were put into place by Lenhartsville in their current Zoning Ordinance.

These Land Use Plan categories for Lenhartsville are shown on the accompanying Future Land Use Map and described in the following text.

Low Density Residential Areas (corresponds to LDR Zoning District) - These areas should continue to mainly include homes along Cherry St. and in the eastern part of the Borough along Route 143, along Hill St. and along the hill south of Penn St. This District mainly provides for single family detached homes. The minimum lot size is proposed to continue to be 1/3 acre (15,000 square feet) if there is central water and central sewage service and if the building is not placed on slopes over 15 percent. Otherwise, a 1 acre minimum lot size should be required.

Village Areas (corresponds to the V Zoning District) - These areas include the older areas of Lenhartsville and the majority of existing homes and businesses - particularly along Penn and Willow Streets. This District provides for a mix of light commercial and residential uses. The commercial uses are intended to be types that would be compatible with adjacent homes and the historic character of the town - including restaurants, offices, personal services, and retail stores.

- The goal is to have new construction fit in well with existing buildings. Therefore, buildings should be encouraged close to the street, with parking to the rear or side. An emphasis should be placed upon having buildings setback a distance from the street that is similar to neighboring buildings.
- Single family detached houses should continue to be allowed. In addition, twin homes, townhouses and apartments would be allowed if they have approved central water and sewage systems.
- The density should continue to be one home or business per acre with a well and septic system, 3/4 acre with central water or sewage service, and up to 5 homes per acre with approved central water and sewage service.

Commercial-Industrial Areas (corresponds to the C-I District) - This category should continue to apply to the northwest corner of the Borough, including Peters Trucking and Peters Foods. This district permits a mix of all types of commercial uses and most types of industrial uses. The heaviest industrial uses (such as hazardous chemical plants and landfills) would not be appropriate because of the proximity of homes and the limited amount of land available.

Community Facilities include the Borough Hall and Post Office.

Public Recreation and Open Space is limited to the playground on Hill Road.

Floodprone Areas are areas susceptible to flooding. The area shown is the 100-year floodplain which includes floodprone lands along the Maiden Creek and Furnace Creek.

NATURAL FEATURES PLAN

The area's scenic rural character includes the many natural features in the area, such as wooded hillsides, ridges, creek valleys, and the variety of local flora and fauna. Protection of sensitive natural resources, such as the areas water supply was also expressed. Open spaces warrant protection because of their many essential functions:

- Maintaining the natural environmental processes and balances, including ensuring adequate groundwater and high water quality,
- Providing an important aesthetic relief from built-up areas,
- Preserving areas of scenic beauty,
- Preserving lands that are not naturally suited for development,
- Providing land for active and passive recreation, both presently and in the distant future,
- Preserving habitats for birds, fish and wildlife, and
- Retaining area for farms and woodlands.

The land itself varies greatly in the amount and density of development it can support. Some areas of land, such as flood-prone and very steeply-sloped land, should remain undeveloped as open space. Other lands are physically suitable for moderate or more intense development. This Plan allows development in a manner which carefully respects the natural features and resources of the area. Recommendations to protect sensitive natural features and resources in each community are listed below:

- Preserve the area's rural character and scenic beauty through carefully thought-out development layouts and techniques.
- Encourage businesses which utilize and help encourage the conservation of natural resources, such as low-intensity camps, campgrounds and clubs.
- Encourage the acquisition of land through ownership and easements by working closely with the Berks County Conservancy and others.
- Preserve the area's natural and scenic resources as outlined in the following table.

GUIDELINES FOR PROTECTING IMPORTANT NATURAL FEATURES

| Natural Features (Type & Description) | Potential Problems If Not Protected | Strategies for Protection |
|---|--|---|
| <p><u>Steep Slopes</u> - 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. Both Greenwich and Lenhartsville have significant steeply sloped areas. Steep slopes are found throughout the Township and south of Penn Street in the Borough.</p> | <ul style="list-style-type: none"> • Difficulty of maintaining and snowplowing steep roads. • Higher costs of buildings. • High rate of septic system failures. • Increased erosion and runoff. • Winter driving hazards from steep roads and driveways. • Disturbance of scenic areas. • Increased costs to extend public water and sewer lines. | <ul style="list-style-type: none"> • Use special precautions during building. • Site houses on the most suitable land, while keeping steep slopes in open space. • Keep natural vegetation intact. • Enforce municipal regulations that protect steep slopes. • Require larger lot sizes in steep areas. • Limit building on steep slopes of 15% to 25% and prohibit building on very steep slopes of 25% and above. • Required open space acreage shall not include steep slopes. |
| <p><u>Groundwater</u> - 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"> • Polluted groundwater. • Dry wells. | <ul style="list-style-type: none"> • Continue to control the percentage of lots covered by buildings and paving. • Make sure remaining septic systems are designed and operated properly. • Monitor underground storage tanks for leaks. • Avoid polluted stormwater runoff. • Avoid high volume withdrawals of groundwater. |
| <p><u>Floodplains</u> - Areas that are prone to flooding. These include not only the legally designated floodplain, but also areas along drainage channels. 100-year floodplains lie along the Maiden Creek, Sacony Creek, Furnace Creek, Mill Creek and many unnamed tributaries.</p> | <ul style="list-style-type: none"> • Increased flooding in other areas. • Loss of potential public recreation area. • Threats to important wildlife and bird habitats. | <ul style="list-style-type: none"> • 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 100 feet of the centerline of a stream or significant drainageway where 100-year floodplains are not delineated. • Seek to preserve natural vegetation immediately adjacent to creeks and drainageways. • Seek to preserve more land along local streams and drainageways. |

| Natural Features (Type & Description) | Potential Problems If Not Protected | Strategies for Protection |
|---|--|---|
| <p>Wooded Areas - Areas with numerous mature trees. Lenhartsville's woodlands lie primarily on steep slopes and along creek banks; Greenwich contains significant woodlands throughout the Township, particularly on its steep slopes.</p> | <ul style="list-style-type: none"> • Loss of important bird and wildlife habitats. • Loss of hunting areas. • Loss of air purification. • Increased erosion and runoff. • Loss of scenic resources. • Noise and incompatible development may become more noticeable. | <ul style="list-style-type: none"> • Restrict cutting of trees during building. • Seek to preserve tree stands in public or private open space. • Seek replanting of woods that must be disturbed. • Adopt strategies to qualify for financial allocations associated with the Berks County Natural Land, Farmland and Open Space Conservation Program and other grant programs |
| <p>Shallow Depth to Bedrock - Areas with shallow soils, with bedrock close to the surface.</p> | <ul style="list-style-type: none"> • Expensive building. | <ul style="list-style-type: none"> • Avoid building in these areas. |
| <p>Creeks/Drainageways - The Maiden Creek and the Sacony Creek are the Greenwich-Lenhartsville area's two main drainageways. Smaller tributaries also help drain the area.</p> | <ul style="list-style-type: none"> • Loss of potential public recreation areas. • Threats to important bird, fish and wildlife habitats. • Increased erosion and flooding. | <ul style="list-style-type: none"> • Prevent soil erosion to avoid sedimentation of creeks and drainageways. • Consider areas along creeks and drainageways for public greenways. • Prevent runoff from polluting creeks and drainageways with pesticides, grease, industrial wastes and other pollutants. • Prevent runoff that is heated by parking lots in the summer from harming aquatic life. • Require buildings and paving to be setback from creek banks and significant drainageways. • Control the peak rates of stormwater runoff from development to avoid increased flooding. |
| <p>Natural Drainage Channels - Channels that carry stormwater to creeks during heavy storms.</p> | <ul style="list-style-type: none"> • Increased flooding. • Erosion of soil. | <ul style="list-style-type: none"> • Preserve adequate width along channels in open space. • Prevent erosion. |
| <p>Hydric Soils - Hydric soils have a shallow depth to the seasonally high water table.</p> | <ul style="list-style-type: none"> • Flooded basements. • Disturbance of natural drainage and groundwater recharge. • Poor foundation stability. • Failed on-lot septic systems. | <ul style="list-style-type: none"> • Continue to enforce the state and federal wetland regulations. • Place on-lot septic systems and buildings outside these areas. • Where building cannot be avoided, waterproof basements. |

Currently, in the Township, new buildings are prohibited on very steep slopes (over 25 percent). It may be appropriate to require a 2 or 3 acre minimum lot size if a home would be built on moderately steep areas (such as 15 to 24 percent slopes). That type of requirement helps to push the building sites to the less steep portions of a tract. Otherwise, it may be possible to develop a home on a one acre or smaller lot that is mostly 24% slopes.

It may be appropriate to delete very steep slopes from counting towards the allowed density for a new subdivision. For example, if a one acre minimum lot size applied, and the lot included one half acre of more than 25 percent slope, then the lot would need to be 1.5 acres in size.

It is most defensible to base density upon the natural features of each tract of land. The Township's definition of net lot area deletes wetlands and stormwater and utility easements, but does not delete very steep slopes. This Plan recommends that easements not be deleted, except possibly for overhead high voltage electric transmission lines.

Consideration should be given to completely prohibiting all new buildings in the 100 year floodplain. Currently, buildings are allowed in the outer parts of the floodplain (called the "flood fringe") if they are floodproofed.

Reasonable controls should be added on forestry, as well upon tree cutting as part of development. In most cases, large areas of clear cut forestry should be avoided. Forestry can be carefully limited on very steep slopes and near creeks.

The current Township zoning ordinance requires a 50 feet building and paving setback from the bank of a stream, lake or pond. This distance is 75 feet from the Maiden Creek in the Borough Zoning Ordinance. The goal is to maintain conservation buffers of thick vegetation along creeks. Thick vegetation helps to screen eroded soil and other pollutants from stormwater runoff before they enter creeks. These green corridors also help to maintain quality habitats for fish and provide corridors for movement of wildlife.

The Township also could require that trees and other vegetation along a creek be replaced with plantings of the same ecological value if they are removed as part of a development.

AGRICULTURAL PRESERVATION PLAN

In addition to the Land Use Plan policies, the following policies are recommended to encourage continuation of a strong agricultural economy:

- Encourage businesses which utilize local farm produce and products. Making farming profitable will be key to encouraging the conservation of agriculture and the rural character of the surrounding area.
- Ensure the Township's ordinances do not overly regulate normal farming practices, and allow agricultural activities sufficient flexibility to respond to changing markets.
- Encourage the purchase of development rights and donation of conservation easements by working closely with the local land owners, the Berks County Planning Commission, the Berks County

Agricultural Land Preservation Board and the Berks County Conservancy. This will provide permanent protection of these resources.

- Continue to encourage property owners to voluntarily join Greenwich's Agricultural Security Area.
- Discourage centralized water and sewage services within the Agricultural Preservation and Conservation land use areas.
- Provide additional setback and buffer requirements within residential subdivisions constructed adjacent to active farms. This will help reduce conflicts between farms and adjacent residential areas.
- Encourage the clustering of development for single family detached residential homes, within the Agricultural, Conservation and Rural land use areas.
- Permit a reasonable variety of farm-based businesses on larger tracts of land, provided these farm-based businesses are not large volume, heavy traffic generating uses. These businesses can offer important supplemental sources of income to farmers.

HISTORIC PRESERVATION PLAN

The goal is to make productive use of historic buildings to ensure their proper maintenance, while being sensitive to the architectural characteristics of the exterior of the building and site.

Six properties located within the Township are on the National Register of Historic Places. These are sites that are formally certified as having national historic significance. Many other National Register eligible sites, locally important sites and concentrations of historic buildings are located within the Borough and Township.

The State Planning Code now states that zoning ordinances "shall" protect historic buildings. The background section of this Plan includes a list and map of historic buildings.

It may be appropriate to require zoning approval before significant historic buildings could be demolished. This could involve requiring conditional use approval by the Board of Supervisors or special exception approval from the Zoning Hearing Board. These types of regulations could apply to a list of buildings with significant architecture, or could apply to all buildings built before 1945 in certain land areas.

This type of regulation would not require approval of minor changes to historic buildings, such as replacement of doors and windows. As a result, this type of regulation would not be an intrusion upon the average building owner. Instead, this provision would be targeted to the actual demolition of the main building on the lot. A partial demolition should also be regulated, such as a removal of a front porch.

There also can be some incentives for rehabilitation of historic buildings. Some additional uses are allowed in historic buildings, including offices, a restaurant and a conversion into apartments. Additional uses could be allowed and the provisions could be expanded to other zoning districts.

Local historical groups should be encouraged to compile a more detailed inventory of historic resources and seek official recognition of historic properties.

The municipalities should consider seeking grant funding for a facade improvement program in Lenhartsville and the villages. This could include matching grants and/or low interest loans.

The municipalities should encourage conservation easements and historic facade easements to preserve key historic structures.

The municipalities should apply for placement of historic signs under Pennsylvania's Blue Marker Program.

The municipalities should consider sign requirements to compliment and enhance the historic character. Signs which are overly large, internally lit, constructed of plastic or cover unique architectural features are not appropriate. Modest sized wood signs that are scaled to pedestrians are most appropriated and reflect the quality of the businesses within.

The municipalities should install historic style welcome signs at key gateways to the Borough and Township.

For historic areas, it would be desirable to create a concise design guidelines pamphlet to educate the public so they may voluntarily make the right decisions. Such a pamphlet could be easily distributed to local residents.

Future public improvements such as lighting should reflect the historic qualities of the Borough.

The following guidelines should be promoted to encourage historic preservation and rehabilitation.

- New construction on highly visible sites should reflect the scale, proportions, spacing, setbacks and materials traditionally found in existing older buildings.
- Retain the exterior features visible from a street that give a building its historic character.
 - These features include windows, dormers, doors, porches, porch roofs and trim, moldings and other details at the juncture of front walls and roofs.
 - Special attention is needed to avoid covering brick or trim with siding. If features are deteriorated beyond repair or were removed in the past, they should be replaced with features that are similar in appearance.
- Maintain the scale, spacing, proportions, setbacks and materials of older buildings in any new construction visible from a public street.
 - Scale and proportions are especially important concerning rooflines and the spacing and sizes of windows, dormers and doors. For example, the spacing and sizes of window frames should be consistent with the historic style of the building and/or adjacent buildings.
 - Front doors should be constructed of wood. If modern storm doors are used, they should be primarily constructed of glass or plexiglass to allow views of the front door.
 - Modern-style bay windows should be avoided.

- Windows (other than first floors of storefronts) should appear to be separated into sashes and/or panes.
- Material type, color and texture of older buildings should be used in new construction.
- Retain changes that have occurred over time that are compatible with and add to a building's character.
 - Modern materials may be suitable if they appear the same as older materials.
- Seek that new additions are compatible with historic buildings and that a) the addition does not destroy historic features, b) similar proportions and scale are used, c) the site of the addition is carefully planned and d) compatible materials are used.
 - Wherever possible, additions should be placed on the rear of the building. If additions are placed on the side of the building, they should be setback from the street.
 - Modern alterations (such as wood decks, satellite antennae, skylights, sliding doors, garage doors and sunrooms) should be kept to the rear of buildings.
- Encourage colors that were common during the period of construction, including using color to highlight attractive trim and other details.
- Clean brick and other masonry with water, brushes, mild detergents and/or steam cleaning. Avoid use of sandblasting or use of harsh chemicals to avoid deterioration of the bricks over time.
- Repoint brick joints with mortar as needed and joints of other materials should be regularly caulked to ensure stability and waterproofing.
- Remove signs that are too high, too large, internally lit, constructed of plastic or that cover attractive features of the building.
 - Modest-sized signs that are scaled to the pedestrian and in proper proportion to the walls to which they are attached should be added.

COMMUNITY FACILITY AND SERVICES PLAN

Borough Hall – The Borough should continue to renovate the Borough Hall, as funds are available.

Schools – The municipalities should maintain close communications with the School District, particularly to make them aware of new housing proposals (including their timing) and to identify safety hazards for buses.

Police Protection – Police protection is currently provided by the State Police, based in Hamburg. If local police protection is determined in the future to be needed, it should be provided cooperatively with two or more municipalities. That would be the most cost-effective method of providing 24 hour coverage with adequate professional supervision.

Fire Protection – Work with local fire companies, fire police and emergency medical squads to make sure that they have the resources to serve the public. These services are particularly stressed by the

high number of accidents along Interstate 78. Detours of traffic from I-78 during accidents also create burdens upon the Fire Police.

Volunteer emergency services throughout the State are having difficulty attracting sufficient numbers of trained volunteers. Shortages of staff often arise during weekdays, when many local volunteers are working outside of the area.

Cooperation with all emergency service providers throughout the area is important to make sure that sufficient staff and specialized equipment are available.

Parks, Recreation and Open Space – Currently, most organized active recreation programs are conducted at the public schools, particularly in Kutztown..

There is a one acre privately owned playground in Lenhartsville, on Hill Road. The Borough should seek grants to purchase and improve this playground or to develop a playground on another site.

There currently is a private playground within the Highland Estates manufactured home park in the eastern part of the Township.

A corridor of trees and thick vegetation should be maintained along the Maiden Creek to protect the water quality of the creek. Where practical, in cooperation with landowners, a nature trail should be considered along portions of the creek. Under the State Trails Act, a landowner is protected from most legal liability if they allow free use of a trail.

Landowners along creeks should be encouraged to sell or donate conservation easements. A conservation easement makes sure that the land is preserved, but does not by itself allow any public access. With a conservation easement, the land remains privately-owned.

The current densities of development in Greenwich do not create very strong demand for public parks. However, this situation may change as additional development occurs. Greenwich Township currently owns approximately 47 acres of mostly open land adjacent to the Township Building north of Old Route 22. Some of this land is steep, while other areas are leased for farming. Over the long term, this land should be “land banked” and reserved for future recreation use. The Township may be able to lease some of the land to a local youth athletic organization to improve the land with recreation facilities. Another option over the long-run would be to seek to acquire land next to the Elementary School that could be combined into a joint township-school recreation area. That can allow efficient shared use of parking, security and utilities.

State matching grants are available for the purchase of recreation land, for making improvements to the land and for constructing recreation trails.

Greenwich Township should require developers to provide recreation land within their development or to pay a fee to the Township for the Township to provide recreation land and facilities. (Note - This may include the Township acquiring land and then non-profit recreation groups constructing and maintaining facilities). This matter should be addressed in the Township’s Subdivision and Land Development Ordinance (SALDO).

The resulting fees could be used for the following, as examples:

- to add land to the Elementary School,
- to provide trails using easements on privately-owned land,
- to buy land to add to State Game Lands, or
- purchase land that would be improved and maintained by a non-profit.

There is no limit that the money needs to be spent within Greenwich Township, and therefore could be spent on a joint park, pool or recreation center with another municipality. Section 503(11) of the State Municipalities Planning Code includes some limits on recreation land and fees. For example, a Township can only require public recreation land to start. Then, with MUTUAL consent of the developer and the Township, homeowner association recreation land could be required instead, or fees paid for recreation, or some other arrangement to meet the recreation needs. For example, in other municipalities, developers have constructed recreation facilities on their own land or on township land to meet this type of recreation.

The amount of recreation land can vary based upon how suitable it is for active recreation. If a developer offered land that is not prime for active recreation, then twice as much land could be required.

Central Sewage and Water Facilities – A new central sewage system was completed in Lenhartsville. The system was mainly designed to serve existing homes and businesses, and has a treatment capacity of only 42,300 gallons per day. That is equivalent to serving the sewage from 140 housing units. That leaves very little or no capacity to serve areas outside of the Borough's borders.

The Highland Estates manufactured home park includes 330 home sites. It includes a private wastewater treatment plant and a private water system with 5 wells.

A new development on the south side of Old Route 22 east of Krumsville is proposed to include new private central water and sewage systems.

The municipalities should participate in regional efforts to protect the ground water supply of the area and the water quality of the region.

The Borough should consider conducting a joint feasibility study with the Township to examine the long-range feasibility of providing central water service for the Lenhartsville area to:

- determine recommended service areas,
- estimate projected capital costs,
- identify potential funding sources

The Township should investigate whether there is a long-term need to provide central water and/or sewer services for the Klinesville and Krumsville areas. The State would pay 50 percent of the cost of water testing of wells and surveys to ask residents and businesses about septic system and well problems. That would be the first step in a new Sewage Facilities Plan for the Township.

Other Community Facilities – As of 2008, Lenhartsville is working on a program to improve sidewalks in the Borough. Many are in poor condition because of their age. That program is likely to utilize a CDBG grant through Berks County.

TRANSPORTATION PLAN

Over the long-term, traffic signals may be needed at the intersection of West Penn and Willow Streets in Lenhartsville. There currently is a three-way stop at the intersection. As traffic increases, the need for a signal should be periodically evaluated. However, under current PennDOT policies, the costs to install and maintain a traffic signal would likely be the responsibility of the Borough, which would be a financial burden.

Interstate 78 needs safety improvements to handle the current traffic volumes, particularly the high numbers of tractor-trailers. The segment of I-78 east of the Route 143 interchange is proposed to be improved by PennDOT, including the addition of a third lane for trucks on uphill segments and the reconstruction of the Route 737 interchange. The interchanges at Route 737 and Route 143 are not designed to handle large numbers of tractor-trailer trucks. The ramps and the length of Old Route 22 also needs improvements to be able to handle the traffic that results from detours when there is an accident.

Many rural roads have curves and limited sight distances. These roads are suitable for low volumes of traffic, but would need major improvements in order to handle higher volumes or larger trucks. Also, higher volumes of traffic on rural roads would cause conflicts with farm equipment - particularly since most roads do not have wide shoulders.

It is essential to carefully control new driveways onto Old Route 22, so that the road can efficiently serve through-traffic. The Township currently has a Subdivision Ordinance requirement that requires a development of more than 10 lots to use new interior roads, as opposed to driveways on existing roads. Additional "access management" ordinance provisions should be considered.

A number of bridges in the area need attention. PennDOT reports that 7 out of 12 bridges owned by Greenwich Township are structurally deficient. Six of these bridges are also rated as "functionally obsolete," which typically means they are too narrow to meet modern standards.

Among State-owned bridges, the Hausman Road bridge under I-78 is considered structurally deficient and functionally obsolete. It has a somewhat narrow underpass of limited height. The I-78 Bridge over Long Lane is considered to be structurally deficient. The Rt. 737 bridge over I-78 is considered to be functionally obsolete. A 1937 bridge on Rt. 143 that is one-half mile south of Lenhartsville is considered to be structurally deficient and functionally obsolete. Two bridges along Rt. 737 are considered to be functionally obsolete, at Wessner Rd. and Wilttrout Rd. A 1930 bridge on Rt. 143 south of I-78 is considered structurally deficient. The 1922 Penn Av. bridge on the east side of Lenhartsville is considered to be functionally obsolete and structurally deficient.

As of 2009, PennDOT is proposing to completely replace the Saddle Road and Little Round Top Road bridges over I-78.

As part of a subdivision or land development, the municipalities have the authority to require a developer to improve an immediately adjacent segment of road. This authority is particularly important to widen roads, improve intersections, increase sight distances, and reduce the sharpness of curves.

A Commonwealth Court decision upheld the authority of municipalities to offer a fee in lieu of road widening. For example, a developer might ordinarily be required to add 10 feet of pavement along the entire length of road adjacent to the development. The Township could offer an option of allowing a

more narrow widening or no widening at all in return for the developer paying a road fee to the Township. This fee could then be directed to where the improvements are most needed. For example, instead of widening 300 feet of road by 10 feet, it may be possible to widen 600 feet of road by 5 feet. That type of improvement also avoids greatly varying road widths.

Traffic safety along major roads could be improved by painting white lines along the sides of the cartway. These white lines are particularly valuable to make the edge of the road visible during heavy rains, ice or foggy conditions. Where there is a shoulder, the white lines can also help separate vehicles from bicyclists.

The Township should consider varying requirements for new roads based upon the road's ultimate total amount of traffic. For instance narrower roads without curbing that do not serve through traffic may be allowed in lower density areas. This would eliminate the overdesigning of roads and ensure new roads meet the needs and compliment the rural character of these land use areas.

The Borough should seek grant funding to upgrade the Penn Street Bridge over the Maiden Creek. Also, the Borough is currently working to obtain grant funding to improve sidewalks in the Borough.

Public Transportation

No fixed route bus or passenger rail service exists in Greenwich or Lenhartsville, and there is not any realistic prospect of gaining these services in the foreseeable future. The Berks Area Reading Transportation Authority (BARTA) provides door-to-door van service to anyone physically unable to use regular bus service, which is particularly valuable for persons with disabilities, older persons and persons on public medical assistance. The availability of this service should be publicized among residents.

ECONOMIC DEVELOPMENT PLAN

Local planning should support the growth of local business in appropriate areas. New jobs and enhanced tax revenues from business development and farming are important ingredients in a healthy local economy.

- Work with the Berks County Chamber of Commerce to concentrate more promotional resources on the Greenwich-Lenhartsville area.
- Consider ways in which to better utilize vacant or underused buildings and land.
- Encourage businesses which use and support the conservation of agriculture and natural features as well as the preservation of the rural and village character of the area.

ENERGY CONSERVATION PLAN

To reduce energy consumption, the two municipalities should encourage developers to utilize the following techniques:

- Site homes on an east-west axis to maximize solar access and minimize heating costs.
- Use landforms such as steep slopes to deflect winter winds.

- Site homes on south and southeast facing slopes, with large windows on southern exposures, to maximize solar heating.
- Use summer awnings to shade windows.
- Favor deciduous trees over evergreens on southern exposures, to provide more shade in summer and more sun in winter. Use evergreens adjacent to northern exposures and other areas where winter winds should be buffered.

These techniques respect the two basic principles of energy conservation: proper orientation to the sun and protection from the extremes of summer and winter weather. The municipalities should investigate updating heating, ventilating, indoor lighting and any outdoor street lighting systems and building insulation to determine whether it would be cost-effective over the long-run by increasing energy efficiency.