HARTLEY TOWNSHIP
COMPREHENSIVE
PLAN

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Comprehensive Plan
for
Hartley Township
Union County, Pennsylvania

INTRODUCTION

A Comprehensive Plan is typically a printed document comprised of words, maps, and charts that portrays a described future state for a given community. The time frame for the plan is typically a ten year projection. The need to update a Comprehensive Plan is directly related to the amount of change that occurs in and around the community and to the extent of implementation of the plan.

It is the intent of the Comprehensive Plan to guide the future development and land use of the Township in order to preserve the existing rural character and natural resources. Implementation of the plan should be in a prompt, orderly, and acceptable manner.

This comprehensive plan consists of a series of plans designated to aid in the development of sound residential communities, commercial areas, institutional facilities, adequate township roads and state highways, as well as available recreational and other public facilities. At the same time, protecting and preserving agricultural, woodland, and other sensitive areas must be a high priority.

The Township is extremely rural with approximately 60% being state forest land. New development has been scattered across the Township but has been increasing in the existing villages of Laurelton, Glen Iron, and Weikert. Urban development is almost non-existent due to the highly rural, aesthetic value existing in the area. The Township is seeing pressure from seasonal and recreational development.

Hartley Township is situated between the Urban Centers of Mifflinburg in the East and State College in the West. State Route 45 provides this link to the urban centers as it bisects the township. The only other major routes in Hartley Township are state routes 235 and 192.

Generally, it is the Hartley Township residents' concern to preserve the aesthetic value, the natural resources, and the rural character by acting now to guide the future development within the township. With the on-going pressure of seasonal/recreational development and also the conversion of existing seasonal/recreational dwellings, it is important that this Comprehensive Plan be set into motion to offer its guidance for development in a safe, orderly, and effective manner.
The following individual plans together with other related data (population, housing, etc.) form the essence of the Comprehensive Plan:

1. **Land Use Plan**  
The Land Use Plan outlines the most desirable pattern of future land uses within the Township.

2. **Agricultural Plan**  
The Agricultural Plan will identify important and prime agricultural/open space lands in the Township. It will illustrate potential Agricultural Security Areas (Act 43) and any other preservation or conservation easements. This plan will be coordinated with the Union County Agricultural Land Preservation Board.

3. **Transportation Plan**  
This is a plan which presents proposals for new road construction, road widening, alignment improvements, and other actions.

4. **Community Facilities Plan**  
This plan contains specific recommendations for the improvement and implementation of services and public facilities within the Township.

5. **Energy Conservation Plan**  
The purpose of this plan is to promote energy conservation and the effective utilization of renewable energy sources.

6. **Environmental Protection Plan**  
This plan proposes many actions and directions aimed at the preservation of one of the Township's most precious commodities, the natural environment.

7. **Recreation and Open Space Plan**  
The plan identifies existing recreational facilities and proposes new requirements. It also underscores the need to assure that present and proposed open space are protected.

8. **Economic and Fiscal Policy Plan**  
This plan identifies utility and infrastructure improvements such as water and sewer services or expansions. Also, the plan identifies other Township capital expenditures and programs for buildings, equipment, and vehicles.
CHANGES TO THE COMPREHENSIVE PLAN

- Page 3 - C. Agricultural 1.: the term "Agricultural Preservation Ordinance," was changed to "Agricultural Preservation Zoning District".

- Page 4 - G. Environment 2.: the term "low perkability" was changed to "slow percolation rates".

- Page 8 - Public Uses 2. Recreation - the second and third sentences were changed to read, "Significant land holdings for outdoor recreational use are found in the Bald Eagle State Forest. DER's #7 District Forest Office is located here in the Township adjacent to the Laurelton Center. There is some substantial amount of recreational development which is already in existence with the abundance of mountains and streams in the Township. They provide excellent opportunities for hunting, fishing, camping, hiking, and other outdoor activities."

- Page 10 - Under number 4 - The following sentence was added, "These areas can be identified on FEMA'S Flood Insurance Rate Maps of Hartley Township".

- Page 11 - Paragraph 1 - The word date should read data.

- Page 13 - Under number 2 - This sentenced was changed to, "Properties of historic significance as identified in the 1978 Union County Historic Preservation Plan should be preserved by either private or public means".

- Page 13 - Under number 3 - The words low and moderate were replaced by affordable.

- Page 17 - Rural Residential - The following sentence was added to the end of this paragraph, "Commercial uses would be considered as conditional uses provided they have adequate public utilities".

- Page 19 - Paragraph 3 - The word plan was replaced by program.

- Page 25 - Sewage Disposal - After the word system, the following phrase was added, "managed by the Hartley Township Municipal Authority,"....

- Page 29 - Under number 15 - After the word soils, the following phrase was added, ", which are shown in the Union County Soil Survey,"....
PLANNING GOALS AND OBJECTIVES

As an initial step in planning for development, a set of planning goals have been developed to provide overall planning ideas prior to the development of a future land use plan. They indicate, in general terms, the type and patterns of development which should be considered. The goals are described as follows:

A. General

1. Promote safe, orderly, and efficient growth, and/or development in accordance with preserving sensitive areas through land use controls within Hartley Township.

2. Adopt a suitable and effective zoning ordinance which will be understandable and acceptable to the residents of Hartley Township.

3. Plan for change in the township in a manner that will protect, preserve and enhance the economic, social, cultural, and aesthetic values that establish the desirable rural, pristine qualities of this region.

B. Housing

1. Provide suitable areas for a variety of housing choices in terms of types and densities of housing.

2. Establish a plan for affordable Housing in Hartley Township.

3. Provide and encourage areas for higher density development where public utilities can be utilized or extended to service development.

4. Provide for low-density rural housing opportunities that minimize the impact of strip development along highways.

5. Prevent the conversion of seasonal homes to permanent residences without proper water and sewer facilities.

C. Agricultural

1. Protect existing agricultural areas and practices by establishing Agricultural Security Areas and an Agricultural Preservation Ordinance.

2. Preserve those areas most uniquely suited for agriculture and minimize the intrusion of noncompatible development.

3. Minimize the intrusion of development into prime agriculture areas.
D. Industrial/Commercial

1. Permit light industrial/commercial uses in those areas where the land is most suitable for this type of development, and where public facilities (sewer, electric, etc.) can be utilized.

2. Provide for neighborhood commercial uses in the existing villages and in appropriate residential areas.

E. Transportation

1. Protect highways from development encroachment through the establishment of appropriate setbacks, etc..

2. Identify and propose solutions to traffic hazards by better identifying highway intersections, clear sight triangles at intersections, abrupt curves, and speed limit controls in residential areas.

3. Improve the bridges and roads in the township that appear to be inadequate to safely handle all traffic, including farm machinery, traveling in the area. Such improvements should include widening, upgrading, and/or reconstruction.

F. Community Facilities

1. Provide and encourage a recycling program of selected materials in the Township.

2. Eliminate illegal on-site and roadside garbage disposal.

G. Environment

1. Preserve, as much as possible, the rural aesthetic character of Hartley Township by concentrating commercial, industrial, and residential development near the already existing villages and those areas where land is most suitable for this development. Agricultural and forest uses shall be preserved in those areas where it already exists.

2. Discourage development on ecologically and environmentally sensitive lands including but not limited to: irreplaceable woodlands, floodplains, wetlands, and soils with low perkability.

3. Provide for compatible uses in floodplain areas (agriculture, open space, parks, recreation, etc.).
4. Continue to provide and to expand adequate sewer facilities to serve the Glen Iron and Laurelton areas of the Township.

5. Insure that new development is not a detriment to the environment.

6. Establish stormwater management planning and control in the Laurelton and Glen Iron areas.

H. Recreation and Open Space

1. Continue to allow the large quantities of outdoor recreational activities that occur in Hartley Township unless they become a detriment to the environment or a nuisance to township residents.
SUMMARY OF DEVELOPMENT FACTORS

EXISTING CONDITIONS

Pattern of Existing Development – The location and extent of existing residential, commercial, industrial, seasonal, and other land uses contributed to the establishment of a basic framework around which the Land Use Plan is developed. These uses and their impact on the township will be fully described throughout this document.

Orientation of the Township to the Region and Other Developed Areas – Developed areas outside of the township which will directly or indirectly affect future development include:

- The adjacent Borough of Hartleton and the greater Mifflinburg and Lewisburg Areas.
- The intermediate urban centers of Williamsport, State College, Milton, Sunbury, and Selinsgrove.
- The distant major market areas of New York, Philadelphia, Harrisburg, and Baltimore.

Road Network – Three state highways traverse the township:

- State Route 0045 is the major east-west route in Hartley Township. It provides a link to the Danville-Mifflinburg-State College Areas.
- State Route 0192 is another primary east-west route that crosses the township. It begins in Lewisburg and proceeds through the Fourteen Mile Narrows to come to an end in Centre Hall. This highway is not easily accessible from within the township but is becoming a popular travel route from the Mifflinburg and Lewisburg areas to the State College region.
- State Route 0235 is the only north-south highway in the township. It originates in the township on State Route 0045 near the Laurelton center. This highway provides a link to the Snyder and Juniata County Communities of Beaver Springs and McAlisterville.

Natural Features – Natural features within the township which have a bearing on plans include many watercourses, the vast mountainous terrain, and soils with development limitations.
(1) **Watercourses** - Penns Creek is the dominant watershed in the township causing a lot of limitations on development. The only other stream which has a major impact on development patterns is Laurel Run. These two streams flow across the small portion of developable land in Hartley Township thus limiting development greatly. Several other streams flow through the township with little to no impact on development. Primarily all the streams in the township flow in a general west - east direction to the Susquehanna River.

(2) **Mountainous Terrain** - Mountainous Terrain accounts for approximately 75% of the township. This mountainous terrain is comprised of several mountains in the area. They include: Penns Creek, Paddy, White, Buffalo, and Shriner mountains. These mountains extend into the area from the West and cover almost the entire township, greatly limiting intensive residential, commercial, or industrial development.

(3) **Soils With Development Limitations** - A large portion of the soils in Hartley Township have vast development limitations. These soil limitations confine the construction of proper foundations, basements, and on-lot sewage disposal to certain areas of the township. The soil limitations in the township are due to the low depth of the bedrock, a high permeability rate caused by the low depth bedrock, and a high water table. The significant findings are that the lands most suitable for development only encompass an extremely small amount of area in Hartley Township. The areas most suitable for development happen to be the same areas which are also prime or important agricultural soils.

**DEVELOPMENT TRENDS**

A number of development trends have been identified and are summarized below.

**Residential Development** - Residential land use trends are as follows:

- Concentrated development in the villages of Laurelton, Glen Iron, and Weikert.
- Rural development is occurring along township roads throughout the township and along State Route 45.
- The trend has been and continues to be towards single-family homes and mobile homes.

**Commercial Development** - The concentration of commercial development has been occurring in the already existing villages of Weikert, Glen Iron and Laurelton. The trend of development has been towards neighborhood commercial development.
Industrial Development - There is very little industrial development occurring in the township. Some light quarrying has take place in several places throughout the township.

Agricultural Development - Agricultural development is in existence north of Penns Creek and around the village Laurelton. The majority of the larger farms are east of Laurelton. The agricultural trend seems to be concentrated around the production of field crops and livestock farming. Although these agricultural trends continue to flourish, the total number of farm acreage in the township has decreased steadily in the past decade.

Seasonal Development - A large portion of the township consists of seasonal uses, homes, and cabins. The majority of this development has occurred along the banks of Penns Creek. There is also a large quantity of seasonal development that has been established in the Weikert area and to the west.

PUBLIC USES

1. Schools - Hartley Township is served by the Mifflinburg Area School District with a modern elementary school in Laurelton and modern middle and high school facilities in Mifflinburg.

2. Recreation - Some new recreational development is occurring in Hartley Township. Significant land holdings for outdoor recreational use are found in the Bald Eagle State Forest and there is some substantial amount of recreational development which is already in existence. With the abundance of mountains and streams in the Township, they provide excellent opportunities for hunting, fishing, camping, hiking, and other outdoor activities. Some of the other existing recreational developments are two campgrounds in the Trails End area, the Wesley Forest Church Camp, the Weikert Sportman's Club in Weikert, the Boy Scout Camp, and the neighborhood recreational facilities in the communities of Glen Iron and Laurelton.

INSTITUTIONAL USES

1. Laurelton Center - This 997 acre facility located on Route 45 is a state owned and operated facility. The center with its 580 acre campus services 216 mentally retarded citizens of the Commonwealth. The facility provides lodging, educational programs, and health care services for the residents of the center.
2. **Rolling Hills Manor** - This 4.5 acre facility is located on Route 45 also. The privately owned and operated facility provides health care and rehabilitative service to elderly citizens.

**POTENTIAL**

The township has potential for development and a considerable amount of land to preserve. A number of major factors are cited below which indicate this potential and which will become the basis for major decision making.

1. **Land Area** - The township has the potential and the land suitable for some future development.

2. **Location** - Hartley Township lies in the extreme Western portion of Union County where most of the Bald Eagle State Forest exists in the county. Being primarily forested woodland, the township is indeed highly aesthetic with its scenic beauty and quality of life that exists here. The township is located on State Route 45 between State College and Mifflinburg. Even though the township is located between these two boroughs, it has a limited opportunity for a major commercial or industrial market area.

3. **Industrial and Commercial Development** - The township's location puts a limiting factor on new commercial and industrial development because no major market areas exist near the township.

4. **Agricultural Production** - Some agricultural soils in Hartley Township have the potential to be very productive for field cropping.

5. **Recreation** - Penns Creek flows through the southern portion of the township. The creek provides several types of recreational activities such as fishing, hunting, and canoeing. There is also a large quantity of recreational development such as seasonal homes or cabins, campgrounds, sportsmen's clubs, picnic areas, and parks.

6. **Laurelton Center** - The center has the potential to expand with several possibilities. The campus, which presently houses some 200 mentally retarded citizens, has some several hundred acres to which to expand. Even though there is room for enlargement, the facility has no reason for expansion since the number of clients at the center continues to decline.
LIMITATIONS TO DEVELOPMENT

The major areas of concern within the township are identified below:

1. The steep topography in the northern and southern portions of Hartley Township will limit intensive development of these areas. A minimum of 50% of the entire township is restricted to development due to the steep topography of these areas.

2. Public water facilities are not available in Hartley Township, but could be utilized in some areas in the township.

3. Public sewer facilities are available only in the communities of Glen Iron and Laurelton. These facilities are very adequate and do not operate near full capacity.

4. Several areas in Hartley Township that lie within the floodplain are subject to frequent flooding. These areas include the low-lying areas along Penns Creek and Laurel Run.

5. There are approximately 28,994 acres of Bald Eagle State Forest land situated within Hartley Township. Public ownership precludes the development of these lands. The acreage comprises approximately 60% of the total township land area.

6. Environmentally sensitive lands are a prohibiting factor for development.
The Union County Planning Department has completed population analysis for all municipalities in the County, this analysis provides population projections for a 30 year period, to the year 2020. This analysis was based upon a computer program using the exponential regression model, utilizing U.S. Census Data for the period 1950 to 1990.

Township population figures and a comparison to county population figures areas follows:

**HARTLEY TOWNSHIP POPULATION STATISTICS**

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<tr>
<td>HARTLEY TWP</td>
<td>2086</td>
<td>1938</td>
<td>1638</td>
<td>1779</td>
<td>1896</td>
<td>6.58%</td>
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<tr>
<td>UNION COUNTY</td>
<td>23150</td>
<td>25646</td>
<td>28603</td>
<td>32870</td>
<td>36176</td>
<td>10.06%</td>
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As shown above, Hartley Township has seen a decrease in population from 1950 to 1970 but has been increasing steadily in population for the past 20 years. The rapid decline in population from 1950 to 1970 was due to a loss of large number of clients at the Laurelton Center. In the past 20 years growth has been occurring steadily in the Township. A significant amount of this growth has been occurring in the Laurelton and Glen Iron area. Another large portion of this growth, has been the conversion of seasonal dwellings to permanent residences.

In the table above, note that the projected population figures predict that population in Hartley Township will continue to accelerate in the future. These projections are based on the exponential regression model which takes past trends and accelerates them in the future. This trend is what seems to be taking place in the township as growth continues to flourish here and in all of Union County. Union County is also continuing to grow rapidly, as it was the 9th fastest growing county in the state from 1980 to 1990.
As growth continues to rise in Hartley Township, the Township should give some serious consideration to providing for future needs of the community. The intent of the Land Use Plan is to provide reasonable opportunities for development based upon existing trends, land suitability, infrastructure availability, community character, and population statistics. It is hoped that future generations will consider these projections and statistics when discussing land use regulations and growth management.
HOUSING

The need for a housing plan in a rural municipality such as Hartley Township is an outgrowth of the proposed Land Use Plan. By attempting to maintain the rural character of the township, the opportunity for providing an adequate amount of housing for residents of the township is limited in terms of land area required for each dwelling unit and installation of the required infrastructure for higher density development. In other words, the major portion of new dwelling units constructed in the township will be sited where existing public or private infrastructure systems exist. In order to meet the needs of the citizens of the township and in order to encourage private developers to provide adequate housing the following policies are recommended as part of this plan:

1. Higher densities of housing should be encouraged in areas targeted for central sewage facilities, as defined in the Township's Act 537 official Sewage Facilities Plan.

2. Properties of historic significance should be preserved by either private or public means.

3. Manufactured housing and mobile homes should be permitted in several land use districts in order to provide additional opportunities for low and moderate income housing.

4. Low density housing should be located in areas dedicated for agricultural preservation, woodland preservation, and in areas consisting of environmentally sensitive lands.

5. The township may want to consider adopting its own Building Codes prior to the Commonwealth enacting a statewide code. These codes would be put into place in order to ensure that public health, safety, and building design standards are reasonable and applicable to needs of the township. In addition consumer and/or public interests would be protected by adopting Building Codes that would ensure the design, construction, and maintenance of a structure are safe.

6. The township should create and adopt, as part of its land use regulations, a Planned Unit Development Ordinance (PUD) or make Planned Residential Development (PRD) Regulations part of the text of a zoning ordinance. Three general concepts should be adhered to within the body of the PRD Regulations:
a. PRD's must be consistent with Land Use or Zoning District requirements. In no case should a PRD density be permitted to be more than 50% higher than the single family home density for a given district.

b. Densities for PRD's should be calculated for developable acres only. Environmentally sensitive lands such as floodplain, wetlands, steep slopes (25% or greater), prime agricultural lands, etc. should be factored out prior to density calculation.

c. PRD's should only be permitted where central sewer can be provided.

7. Multi-family and cluster housing should be permitted uses under the townships land use regulations for higher density housing for the purposes of preserving agricultural, forest, and public lands. These housing types should only be permitted where central sewage and water facilities exist.

8. The township should cooperate with other municipalities and agencies in Union county to address housing issues which are regional in scope. The township should also consider cooperating with state, county, and private sector groups to address major housing related issues.

Housing is one of the basic human needs. Given the limited resources available from the Federal and State Governments to deal with affordable housing, it then becomes a matter of local commitment to promote safe, sanitary housing for citizens. The adoption of policies, regulations, and incentives for public/private partnerships should meet the needs of all segments of the Township's population.
LAND USE PLAN

The Land Use Plan is really the essence of the Comprehensive Plan. It should direct reasonable opportunities for development based on existing trends, land suitability, infrastructure availability, community character and population statistics. It also forms the base for the resulting Zoning Ordinance which will follow. Criteria used in defining the various Land Use categories are as follows:

LAND USE OBJECTIVES

1. To encourage the preservation of the rural character of Hartley Township.

2. To preserve the agricultural areas of the Township, in a reasonable and economically sound manner.

3. To discourage incompatible land uses.

4. To promote land uses that will reinforce and promote the local and regional economy.

5. To assure adequate sites for building purposes and promote safe, sanitary housing.

6. To secure adequate sites for public recreation, conservation, historic, scenic, and other open space purposes.

7. To encourage the monitoring of well-planned subdivisions and land developments by establishing workable standards for design and improvement.

8. To improve land records by establishing standards for surveys, plans, and land developments.

9. To provide suitable and useful land use districts compatible with the natural features of the land.

10. To comply with federal, state, county, and local regulations applicable to land use development; and to provide additional public health and safety protection when necessary.

11. To utilize a variety of land use districts to meet the needs of the citizens of the Township.

12. To encourage mixed compatible land uses in certain districts in order to continue the sense of community that exists in the Township.
13. To encourage Cluster Development and Planned Residential Development in conjunction with public sewer in prescribed districts in order to preserve natural features and open space.

14. To encourage design based upon the character of the community, existing natural features, and environmental and community impacts.

15. To preserve historic sites and structures with the Township as identified by the Union County Historic Society.

16. To ensure that the proper provisions are taken before converting seasonal dwellings to permanent residences.

17. To discourage the development of lands that are environmentally sensitive (i.e. floodplain, wetlands, steep slopes).

PROPOSED LAND USE

The proposed Land Use Plan has been prepared in a manner which is designed to maintain the agricultural and rural character of the Township; to maintain the quality of residential life; and to provide for the economic well being of the Township. The proposed Land Use Plan recognizes the following:

1. The need to preserve and protect the agricultural areas of the Township.

2. The need to review and consider commercial and light industrial development in limited areas of the Township.

3. The need to provide for areas for expansion of moderate density housing development.

4. The need to protect woodland areas.

5. The need to protect public lands.

6. The need to limit the development of environmentally sensitive lands.

7. The need to manage highway corridor development.

8. The need to manage sewage disposal.

9. The need to protect the water supply.

10. The need to establish land use ordinances which comply with Act 247 as Amended by Act 170 (The Pennsylvania Municipalities Planning Code).
RECOMMENDED LAND USE DISTRICTS

The proposed land use districts recommended for the township attempt to coincide with existing land uses and patterns in conjunction with the possibility for growth in these districts. The districts provide limitations in areas which have environmental limitations; provide areas for conservation and very low density rural development; provide for medium density development in the Weikert area comprised of mostly residential development in conjunction with some neighborhood commercial uses; provide for an area of more dense development in the Laurelton and Glen Iron areas; and provide for the preservation of significant agricultural, forested, and public lands.

The land use plan proposes that mixed uses will be permitted and encouraged in the village and town districts and provides for limited development of areas designated for exclusive agricultural usage.

The future land use districts with the suggested uses are as follows:

**Town** - The purpose of this district is to provide an area for medium density development in conjunction with public sewer. Cluster Development and Planned Residential Development (PRD) would be encouraged in this district. Medium density residential uses and light commercial uses would be permitted. Medium commercial usage would be permitted as a conditional use.

**Village** - The purpose of the Village District is to preserve the rural community character of the existing villages in the Township by providing for a medium density area with basic services and neighborhood commercial uses integrated within the community. This district recognizes the value of mixed uses in the Weikert area and it also attempts to contribute to the "small town" tradition of rural Union County. Residential specified commercial, service, and appropriate public uses for which public sewer is not needed, would be permitted in this district.

**Rural Residential** - The Rural Residential district consists of lands intended solely for the purposes of residential and seasonal development. The proposed district permits the development of these lands on a low density basis to insure and uphold the rural character of the township. In addition the Rural Residential District will have similar environmental constraints to development and will require a reasonably large lot size to safeguard the life support systems of water supply and sewage disposal. Residential and seasonal uses would be permitted uses in this district.
Agricultural Preservation - The purpose of this district is to preserve and protect agricultural usage and related activities in areas where it is already in existence. Forestry, outdoor recreation, low density single family residential, agricultural businesses, agriculture, and other related uses would be permitted in this district. Development of this district would be determined by a sliding scale based upon the total number of acres owned by the developer.

Woodland Preservation - The purpose of this district is to permit limited single family residential development on a very low density basis. The woodland preservation district has been designated where one or more environmental constraints exist and the land is still primarily wooded. It has been established to protect the existing forest and the rural atmosphere for the township in the present and future, however, limited development would be permitted in this district primarily residential, recreational, seasonal, and limited agricultural. This district is critical in conserving the natural environment since steep slopes, wetlands, and poor soils are dominant in this district.

Public Land Preservation - The purpose of this district is to restrict the development of publicly owned lands in order to encourage the preservation of these areas. This district has been designated in areas where the Bald Eagle State Forest is in existence and will probably be designated in those areas where the Pennsylvania Game Commission plans to purchase the state farms for State Game Lands. Use in this district would be restricted to recreational usage, seasonal uses, State Game Lands, and appropriate public uses.

Institutional - This category provides for institutional uses including government offices and buildings, hospitals, nursing homes, and schools. This District is limited to the entire campus of the Laurelton Center. Due to the large quantity of land in this District agriculture and forestry uses are also appropriate.
AGRICULTURAL PRESERVATION PLAN

In 1982 Union County had approximately 524 farms that encompassed 72,935 acres which has since dropped to 505 farms encompassing 64,622 acres in 1988. Because agriculture is of vital importance in the economy of Union County as well as Hartley Township, we must strive to preserve and protect agricultural lands. In addition, farmland plays a vital environmental role by providing habitat for wildlife, aquifer recharge areas, and needed open space in an urbanized setting. The contoured fields of crops, supporting farmsteads, and their associated forest lands provide a beauty that cannot be valued in dollars alone.

Farmland gives Hartley Township scenic character and a large portion of its income. As farmland disappears, the township loses a major asset contributing to the quality of life that exists here. The loss of farmland over the past 30 years has led the Union County Commissioners to enact an Agricultural Preservation Program.

In 1990 the state Agricultural Land Preservation Board approved a farmland preservation plan for Union County. The Pennsylvania Agricultural Security Area Law (Act 43) enabled Union County to be the 12th county in the state to establish a farmland preservation plan. Under this plan the Union County Commissioners established a seven member board to develop this plan. The Union County Agricultural Land Preservation Board developed this plan for the purpose of purchasing Agricultural Conservation Easements. These easements are purchased by the County to prevent development or improvement of the land for purposes other than agricultural production. For the farmer to have the easements purchased for his property, he must first volunteer the land for such.

The Township Agricultural Preservation Plan revolves around three primary components:

1. Establishment of Agricultural Security Areas in the Township.

2. Participation in the Union County Agricultural Preservation Program for the purchase of agricultural conservation easements. The County's purchase of development rights on farms will assist in preserving viable agricultural areas for the foreseeable future.

These three components, when complemented by the regulations to be enacted for a Township zoning Ordinance should have the effect of encouraging stable agricultural production areas within the township.

It is the intent of this plan to provide the following incentives to the agriculture community in the township.

1. Encourage farmers to make a long-term commitment to Agriculture by participating in the county's purchase of agricultural conservation easements to restrict development of agricultural areas.

2. Protect normal farming operations from incompatible non-farm uses that may render farming impractical.

3. Protect farming operations from complaints of public nuisance against normal farming operations.

4. Assure conservation of viable agricultural lands in order to protect the agricultural economy of the township and the county.

Agricultural Preservation requires effective and realistic land use regulations, funding to purchase development rights, growth management techniques which target development to non-agricultural areas and the personal commitment of farmers to protect a way of life. It is the desire of the township to contribute to this effort in an effective manner, utilizing existing county and state programs; encouraging proper agricultural conservation practices; and by enacting land use and growth management regulations which will protect agricultural areas with a minimum of regulatory interference.
TRANSPORTATION PLAN

Introduction

The Transportation Plan sets forth a series of proposals aimed at solving existing and anticipated traffic problems within the Township. Recommendations are with regard to the improvement of existing facilities and the provision of new facilities. The plan is based on an analysis of existing traffic, estimates of future traffic growth, and proposed patterns of land use.

Road Classification System

The street and highway system in the Township has been classified into five major categories based on traffic generation trips and on accepted principles of highway design and function. The various classifications of roads in this system are comprised of interstates, arterials, collector roads, rural service roads, and local streets. These classifications are defined as follows:

- **Interstates** - Serve as limited access highways.
- **Arterials** - Provide links between urban areas within a regional, statewide, or interstate setting. These highways are specifically designed for the movement of traffic from place to place rather than access to the land.
- **Collector Roads** - Serves as inter-county travel corridors to gather traffic from rural areas, towns, and other portions of the county and lead this traffic to roads of higher classification (this category includes all state roads).
- **Rural Service Roads** - Provide access to adjacent land and to the collector roads. These roads usually travel short distances (this category includes all township roads).
- **Local Streets** - Serve the more developed portions of the township in the immediate area and do not fall into any of the above categories.

The location of all new roads should be carefully plotted and planned as Hartley Township continues to grow and becomes more developed. All new subdivisions should be controlled by subdivision regulations which require a review and approval by the Planning Commission and Township Supervisors as to where the development is to occur. Design standards for all new roads and highways should be included in the subdivision regulations, and the minimum standards for design should be equivalent to the Pennsylvania Department of Transportation's standards.
Transportation Improvements

Recommendations for the improvement of major roads within the Township are presented below. The plans consist of the following types of action.

1. Roadway improvements
2. Intersection improvements
3. Bridge Improvements

1) Roadway Improvements

A number of major roads in the township suffer from poor horizontal alignment and inadequate road width. Actions which can be taken include speed limit controls, horizontal alignment, and/or widening where possible. The recommended roadway improvements are as follows:

- S.R. 3002 from Weikert to Cherry Run
- S.R. 3004 from Glen Iron to Trails End
- S.R. 3005 from Trails End to Pardee

2) Intersection Improvements

The improvements of a number of intersections within the Township would reduce traffic hazards and permit traffic to move more freely. Actions which can be taken include four way stops, removing obstructions from visibility, widening where possible, and road alignment. The specific intersections requiring improvements within the township are as follows:

- T 306 (Paddy Mtn. Rd.) with S.R. 3002
- T 306 (Paddy Mtn. Rd.) with T 307 (Lincoln Chapel Rd.)
- T 314 (Hackenburg Rd.) with S.R. 0045
- S.R. 3002 with S.R. 0235
- S.R. 0235 with S.R. 0045
- S.R. 3001 with S.R. 0235

3) Bridge Improvements

Some of the bridges in Hartley Township have become to be in poor condition due to increased traffic use and the age of the bridges. Actions which can be taken include widening, alignment, and larger bridges to handle increases in the weight limit. The specific bridges requiring improvements in the township include:

- Trails End Bridge over Penns Creek
- Laurel Park Bridge over Penns Creek
- Laurel Park Bridge over Laurel Run
COMMUNITY FACILITIES PLAN

INTRODUCTION

Community facilities such as schools, recreational areas, and other public uses are of vital importance to a community. Their adequacy and conditions reflect the quality, convenience, and general character of the community as a place in which to live. The development of these services and facilities must be tailored to the growth characteristics of the township. The Governing body of the township should be concerned with its responsibility to provide certain services to township residents as the township continues to grow. Hartley Township is limited in terms of cost of the types of services and facilities it can provide. The township should seek in working in conjunction with other Municipalities to establish such adequate facilities. The burden of expenses to provide such facilities would then be more cost effective.

Public School Facilities

Hartley Township in addition to West Buffalo, Lewis, Limestone, and Buffalo Townships and Mifflinburg, New Berlin, and Hartleton Borough comprise the Mifflinburg School District. The district had a total enrollment of 2,307 students for the 1989-90 school year. The school district operates a comprehensive high school and a middle school located in the Mifflinburg Borough. Elementary schools are operated from four locations within the district which include the following: Laurelton, Mifflinburg, New Berlin and Buffalo Crossroads. A vocational educational program is operated in New Berlin for High School Seniors and adult educational programs are also offered.

Hartley Township is within close proximity of several higher education institutions. These include: Pennsylvania College of Technology and Lycoming College in Williamsport, Bloomsburg University in Bloomsburg, Susquehanna University in Selinsgrove, Penn State University in State College, Lock Haven University in Lock Haven and Bucknell in Lewisburg.

PUBLIC RECREATION FACILITIES

Bald Eagle State Forest - Public Recreation Facilities within Hartley Township are few. Due to the rural nature of the township, it is limited in terms of the types of services and facilities it can provide primarily because of revenue and cost considerations. The only primary public recreation facility that exists is the Bald Eagle State Forest. There are approximately 28,994 acres of state forest existing here.
Hartley Township Municipal Grounds - On the grounds of the township building there are some outdoor recreation facilities. They include a basketball court, tennis court, playground equipment, picnic pavilion, 1/4 mile walkway, and an ice skating pond. These facilities are available to citizens of the township at their convenience.

Lincoln Park - The Lincoln Park is located on State Route 235 just north of Laurelton and is the home of the Union County West End Fair. The Union County West End Fair Association holds the annual fair here the first full week in August. Established in 1925, the fair operates on land donated by Carrie Lincoln.

OTHER PUBLIC BUILDINGS AND SERVICES

Fire and Ambulance - The Township receives fire protection from the Union County West End Fire Company, a volunteer fire company which is housed in Glen Iron and run by volunteers of the community. The company is largely supported by the community through individual donations and fund raisers. Ambulance service is provided by the Union County West End Ambulance Service.

Police Protection - Hartley Township is serviced by the Milton State Police Barracks. A quick response time is not always available due to the distance from the Milton Barracks to the township. The township should explore the feasibility of providing police protection through a regional force in conjunction with neighboring Municipalities. The close proximity of this force would quicken response time and would give the township twenty-four (24) hour police coverage. National standards for adequate police coverage are between 1 and 2 full-time officers for each 1,000 persons. Police coverage is expensive and a regional or inter-municipal police force may be the most cost effective method of providing police protection.

Hospital Care Facilities - Hartley Township has good access to four excellent hospital facilities in Lewisburg, Danville, and two in Williamsport. Geisinger is a tertiary (trauma) care medical facility located in Danville.

Township Municipal Building - The township maintains a modern facility in Laurelton. A meeting room, road maintenance equipment, and storage facilities are located at this site.

Hartley Township Community Center - This facility is available to the community upon request for meetings, social gatherings, and the like. There is also a township library present in the building for public use.
Public Facilities

Solid Waste - Hartley Township is served by private haulers who dispose of waste at the Lycoming County Landfill north of Allenwood just off Rt. 15. It is recommendation of the township planning commission to continue and improve the recycling program for the township.

Sewage Disposal - Currently there is a public waste water system in the Township located in the Laurelton and Glen Iron areas. There is a plan to expand portions of the sewer into the township. The expansions will include a sewer line going North on State Route S.R. 3020 to Route 45. The line will then continue East on Route 45 coming to end at Rolling Hills Manor.

Water Supply - Currently there are no public water facilities in Hartley Township, but the Laurelton Center has a private system with an open reservoir on Stoney Run Road. Hickernell Spring is a popular source for spring water in the township. It is located on Route 45 West of the Laurelton Center.

Telephone - One telephone company provides service to the entire township. The Buffalo Valley Telephone Company provides this service to the area.

Electric - Pennsylvania Power and Light provides electrical service to Hartley Township.
ENERGY CONSERVATION PLAN

Energy conservation is a vital necessity to the residents of Hartley Township and plays an important role in the social as well as the economic aspects of life. Since energy costs will be one of the deciding factors in the future growth and prosperity of the Township, it is in the best interest of the citizens to utilize energy resources in as efficient a manner as possible.

In many local governments throughout the Commonwealth the cost of energy is second to the cost of employing personnel in the municipal budget. It is for this reason that the township supervisors should strive to initiate energy use practices which promote beneficial results regarding conservation. In addition to the budgetary costs which have a direct impact on citizens pocketbooks, efficient energy practices by the township will also set an example for these same practices to be employed in the home; on the farm; in business and industry.

It must be the practice of Hartley Township to:

1. Use energy resources efficiently and conservatively in order to achieve a "least cost" energy plan.
2. To implement, whenever practicable, any device(s) which will improve energy efficiency.
3. Plan for future energy needs and opportunities.
4. Plan for potential energy emergencies.
5. Educate the citizens of the Township about the positive aspects of cost-effective energy use.
6. Explore renewable sources of energy as they apply to township activities.

It is important that the Township implement a diversified energy use strategy in order that it is not dependent solely on one type of energy, but can utilize as many types of energy as possible. Energy use diversification will contribute to cost savings for the taxpayer, protection of the environment, and may provide future economic gains for agriculture.
ENVIRONMENTAL PROTECTION PLAN

It is of the utmost concern for the citizens of Hartley Township to protect the delicate environment that encompasses their surroundings. It is superior that management of human activities to preserve the natural, scenic and aesthetic components of the environment be harmonious with the existing economic realities. It is the responsibility of the Township to ensure that specific land uses minimize detrimental environmental effects in order to ensure the health, safety and well-being of the citizens of Hartley Township.

The following are the recommended Environmental Plans and Policies for Hartley Township:

1. Central Sewage Disposal utilizing stream outfalls should only be installed in areas where on-lot systems are failing where the soils are not conducive to on-lot systems; or where the special needs of housing are shown to be consistent with municipal plans and requirements. Privately owned systems utilizing stream outfalls should be minimized, and if permitted should be required to be designed for tertiary treatment and minimum stream degradation.

2. Environmental Impact Studies should be required for all major subdivisions and land development. Environmental Impact Studies should include where necessary and applicable the following information:

   a. Water Quality Analysis where stream discharges are proposed. Model analysis/ determining future effects on receiving surface waters once and outfall is operating.

   b. Soils analysis regarding on-lot septic drainage field, contaminated soils search and construction suitability.

   c. The extent to which wildlife and vegetation will be affected by proposed development.

   d. Air quality and noise quality analysis.

   e. Geology, hydrology, and topographic analysis.

   f. Impacts on nearby properties.

   g. Aesthetics and the historic significance of the site
h. Groundwater analysis determining whether land areas will meet drinking water standards and generate an adequate water supply.

Evaluation of Environmental Impact Studies should be based upon municipal regulations, county and regional policies and regulations as well as compiling with all federal and state regulations and policies. Staff or consultant evaluation of Environmental Impact Studies may result in additional conditions for development approval being imposed by the Township Planning Commission and Supervisors.

3. The township should consider adopting a Natural Features Conservation Ordinance. This Ordinance would require accurate mapping and specific natural features on a proposed development site and regulate disturbance of significant natural features such as wetlands, floodplain, steep slopes, scenic vistas, geologic formations, vegetation and wildlife habitat.

4. The township should update its Official Sewage Facilities Plan on a regular basis, all updates should be compatible with the Township Comprehensive Plan and Ordinances.

5. The township should adopt a Wastewater Management Ordinance which would be applicable to the entire Township and regulate central sewage facilities and hookups; community sewage systems; and on-lot sewage systems. Regular inspections of systems would be a part of this ordinance and malfunctioning systems would be documented and remedial action would be required. Regular reports would be submitted to the Planning Commission by the Sewage Enforcement Officer as required.

6. All waste and sludge haulers should be licensed by the township to ensure that applicable state, county, and local regulations are complied with.

7. Environmentally sensitive lands should be protected to the highest degree possible.

8. The township should participate in watershed wide stormwater management planning and should enact the recommended ordinances in order to minimize the problems associated with stormwater runoff.

9. The township should consider participating in a countywide or regional Water Quality Testing Program in order to ensure continued high quality water supplies for residents.
10. The township should explore non-impervious construction materials for roads and parking areas in order to allow runoff to percolate into the ground and not runoff into streams and onto roads causing flooding and depleting aquifer recharge areas.

11. The township should adopt local Earth Disturbance and Erosion Control regulations.

12. The township should adopt regulations protecting wellheads and aquifer recharge areas from development.

13. The township should work with the County in the implementation of a Solid Waste Management Plan.

14. The township should continue to operate and expand recycling drop-off sites for residents of the township.

15. The township must adopt policies and regulations to protect prime agricultural lands as much as possible. The loss of these Class I and II agricultural soils to development pressures can have a devastating effect on the character and economy of the township.

16. The township Supervisors must insure that all township employees understand these policies and that all work done by township crews is in accordance with these policies. The township must set an example to its citizens that protection of the environment may add cost to projects today, but will result in savings in the future.
RECREATION AND OPEN SPACE PLAN

The purpose of this Recreation and Open Space policy is to provide recreational diversity when development creates the need. This diversity would benefit the residents of the new development directly and all citizens of the township indirectly. This policy is also aimed at reducing future public costs due to private development; incrementally protecting the open space and rural character of the township; and assuring that future recreational and open space needs are adequately addressed.

In order to meet the recreation and open space needs of the township, the following policies are recommended for consideration by the Township Supervisors.

1. The need for recreational land is greater in higher density developments which might have lot sizes of one acre or less. The clustering of housing units would allow for larger areas to be designated for usable open space and recreation. It is recommended that standards for cluster development be included within the text of a Subdivision and Land Development Ordinance and that planned residential developments be permitted within the text of a Zoning Ordinance.

2. The township should require that major subdivisions and residential developments dedicate either land or money to the township to address recreational needs arising from the increased demand for recreation created by said development. The dedication of land or money by the developer lessens the burden from the Township to provide adequate recreation and open space to the citizens of the township.

3. It is recommended that the amount of land to be dedicated for recreational purposes should be based upon the total number of units in the development and these standards should be placed in the township's Subdivision and Land Development Ordinance.

4. It is recommended that if monies are donated in lieu of land for recreational purposes, the minimum amount should be determined by the total number of units in the development.
5. Land reserved for recreational purposes should be usable and of character and location suitable for use as a playground, playfield, or for other recreational purposes. Land for stormwater retention, drainage, wetlands, and other environmentally sensitive lands are not considered to be usable recreational land.

6. The township planning commission should consider both existing and proposed units in determining the amount of land to be reserved for recreational use.

7. All land to be reserved for dedication to the township for recreational purposes must have the prior approval of the township planning commission and supervisors and should be shown on the Official Plat as "Lands Reserved for Park/Recreational Purposes".

8. Where land areas offered for dedication are to preserve areas of open space or of scenic or historic importance, a "limit of work" which will confine excavation, earthmoving, and other changes to the area should be shown on the Official Plat.

9. All recreational improvements should be included in any performance bond or legal agreements executed prior to final recording of the Official Plat.

10. All natural waterways within new developments should be considered open space and made available for public access. Where such waters are surrounded or encased by private property owners, public access should be of single use and conform to the applicable laws of the Commonwealth. Even if a fee must be charged for maintenance of grounds, the public should have access to streams or other waterways which public funds are used for any purpose.

Land to be dedicated to the township for recreation may be located outside of the development site, if agreed to by the Township Planning Commission. Lands designated as usable open space or scenic and historic preservation must be on the development site.

Monies provided to the township in Lieu of Land must be designated specifically for recreational improvements. The township and the developer shall enter into an agreement for the use of these monies in accordance with Statutory Authority established in Act 247 (The Pennsylvania Municipalities Planning Code) as amended by Act 170.
ECONOMIC AND FISCAL POLICIES

Hartley Township, like much of Union County, is economically dependent upon agriculture and residential uses for tax revenues. Even though Hartley Township is economically dependent upon agriculture and residential uses, it has seen some scattered commercial development throughout the township. It is in the best interests of the township to try to concentrate commercial and light industrial development in the already existing villages. This control would prevent the loss of good agricultural land and would be an incentive for new commercial and industrial uses to locate only where public utilities are available. The following policies are recommended in order to promote steady economic growth and reduce the dependence upon residential real estate for the townships tax base:

1. Provide an area for concentrated light industrial and commercial development with access to road systems, and central sewage facilities.

2. Provide incentives for agricultural related industries and commercial activities to locate in the township to serve the existing agricultural economy of the area. Among these incentives could be tax reductions; infrastructure partnerships; and improved transportation facilities. The Township should work with the Union County Economic Development Council and other development groups to identify and encourage their locating in the township.

3. Work with other Municipalities in the County to form a Council of Governments to address multi-municipal needs and identify agencies to meet those needs.

4. Maintain a Capital Improvements Fund and an Equipment Fund to cover major expenditures of public funds.

5. The township should give serious consideration to joint purchasing of materials and supplies with other municipalities and agencies to reduce unit prices.

6. The township should continue adopting fee structures for services (i.e. recreation, building permits, sewage permits, etc.) that cover the cost of providing those services, in order that they not be financed by tax revenues.

7. The township should avoid borrowing for projects that are not revenue producing.
IMPLEMENTATION STRATEGY

The Comprehensive Plan has been prepared by the Township Planning Commission and is generally compatible with the existing Union County Comprehensive Plan. The Pennsylvania Municipalities Planning Code (Act 247 as amended, by Act 170) requires under Section 301.4 that "Municipal Comprehensive Plans which are adopted shall be generally consistent with the adopted county comprehensive plan". The Union County Comprehensive plan is currently being revised and a representative of the township has been appointed to the Union County Comprehensive Planning Committee.

In order for this plan to be adopted the following review process will be followed:

1. The completed plan, in draft form, will be available for public review at various locations.
2. The Hartley Township Planning Commission will hold at least one public meeting to discuss the plan, obtain citizen comments, and assure that a public consensus exists for the plan.
3. The final draft of the Hartley Township Comprehensive Plan will be drawn up by the Planning Commission.
4. The final draft will be submitted to adjoining municipalities, appropriate county and state agencies, and the Township Supervisors for review and comment.
5. The Township Supervisors will allow a minimum of thirty days for the review period, prior to holding a public hearing on whether or not the plan shall be adopted.

In order for the adopted plan to be effective, the supervisors should consider creation and adoption of the following:

1. The supervisors shall adopt an Official Map of Hartley Township.
2. Upon adoption of the Official Map, the Supervisors shall authorize the Hartley Township Planning Commission to draft:
   - a zoning ordinance
   - a subdivision and land development ordinance
   - a wastewater management ordinance
- a stormwater management ordinance
- a natural features conservation ordinance

The Hartley Township Supervisors shall determine the timing and priority of adoption of these ordinances.

It is further recommended by the Hartley Township Planning Commission that this comprehensive plan be reviewed annually, at a joint public meeting of the Township supervisors and the Township Planning Commission, and that major updates be accomplished no less than one each 10 years. All changes, additions or deletions to this plan shall be approved by the Township Planning Commission and referred to the Township Supervisors for implementation.

The Comprehensive Plan is a developmental guide for planning the physical, economic, and social growth of Hartley Township. It is a planning tool which future municipal officials can refer to in assessing the impact and necessity of various kinds of development in the Township. The basic intent of this plan is to assist the Township Supervisors in the creation of public policy regarding planning and developmental decision-making. This plan is goal oriented and is based upon the capacity of land to support a reasonable residential population; appropriate commercial development; and adequate public facilities. This plan attempts to preserve the rural community character of Hartley Township and address the needs of the agricultural community in as beneficial a manner as possible.

The plan attempts to meet the needs of a growing community while maintaining a high quality of life. The plan is a flexible document and should be amended or expanded as new technologies and/or planning approaches become prevalent and professionally accepted. The key element of this plan is to build a consensus among citizens, economic interests, and public officials regarding the developmental future of Hartley Township. It is the intent of this document to provide a guide by which growth can be managed and planned in a manner to provide a varied mixture of life styles, accommodating all economic levels in the Township.
GLOSSARY

Building Setback Lines - Lines established by ordinance beyond which buildings may not be constructed.

Capital Improvements Program - A list of all proposed municipal projects together with a statement of their cost and the priority of their construction.

Cluster Development - A concept of design and site planning in which several units are grouped together on a tract of land.

Comprehensive Plan - A plan for development of an area which recognizes the physical, economic, social, political, aesthetic and other related factors of the community involved.

Common Open Space - A parcel or parcels of land or an area of water or a combination of land and water within a development site, designed and intended for the joint use or enjoyment of residents of a development.

Conditional Use - A use permitted in a particular zoning district upon the approval of the governing body.

Dedication of Land - The gift of land for a public purpose in a subdivision plan, such as for streets, recreation areas, etc.

Density Controls - The various devices used in zoning and subdivision regulations to limit population densities in various areas.

Development Right - An easement which permits the purchaser the right-of-construction on the land. It is sometimes employed by government to prevent rural land from becoming developed for urban uses, i.e., the development right is acquired but not exercised.

Easement - A legally described right to a section (usually a strip) of land, generally established in real estate deed, to permit the use of said land by the public, a corporation or particular persons for specified uses.

Eminent Domain - The power of the state, and its municipal corporations, to take private property for a public use at a fair price.

Floodplain - Those areas subject to flooding and indicated on Flood Insurance Rate Maps.
Land Use Planning - "Land use planning is basically concerned with the location, intensity, and amount of land development required for the various space using functions of city life - industry, wholesaling, business, housing, recreation, education, and the religious and cultural activities of the people."

Nonconforming Use - A use of a building or land, lawful at the time of the enactment of a Zoning Ordinance, that does not conform with the "permitted use" provisions of the Zoning Ordinance for the district in which it is located.

Official Map - A map for the whole or portion of the community, adopted by ordinance pursuant to Municipality Planning Code, Article III, showing existing and proposed streets, watercourses, parks, and other public places.

Permitted Use - A use permitted in a particular zoning district as a matter of right, which does not require special action by the Township prior to issuance of a permit.

Planned Residential Development (PRD) or Planned Unit Development (PUD) - An area of land, controlled by a landowner, to be developed as a single entity for a number of dwelling units, or combination of residential and nonresidential uses. The development plan may not correspond in lot size, bulk, type of dwelling, or use, density, or intensity, lot coverage and required open space to the regulations established in any one district created, from time to time, under the provisions of a municipal zoning ordinance.

Plat - The map or plan of a subdivision or land development, whether preliminary or final.

Right-of-Way - The right of passage over ground; the ground over which a right of way has been granted, obtained by lawful condemnation to public use or by purchase.

Special Exception - A special use of property, specifically authorized by a zoning ordinance through a zoning hearing board, but not permitted unless certain stated conditions have been met.

Spot Zoning - The practice of establishing a given use, usually small commercial or industrial zoning districts, usually of one or several lots, which use is not in accordance with an overall plan for the community.

Subdivision and Land Development Regulation - Control of the division of open land by compelling its development to meet design standards and procedures adopted by local ordinance.
**Variance** - A relief which may be granted by a Zoning Hearing Board to permit the applicant to vary from the terms of the zoning ordinance because unique conditions of a particular piece of property would make compliance an unreasonable hardship.

**Zoning District** - An area identified by a zoning ordinance with fixed rules for use of land to be uniformly applied throughout the district unless special overlay provisions are applied for historic building or hazardous conditions. The districts are shown on the map which is part of the zoning ordinance.

**Zoning Hearing Board** - A quasi-judicial agency, appointed by a municipality to aid in the administration of the Zoning Ordinance. It may not amend the Zoning Ordinance, but it has the power to hear appeals from a decision of the Zoning Officer, grant a variance or special exception, decide challenges to the validity of the ordinance or to interpret the meaning of the ordinance.

**Zoning Officer** - A municipal employee charged with the enforcement of the Zoning Ordinance.