

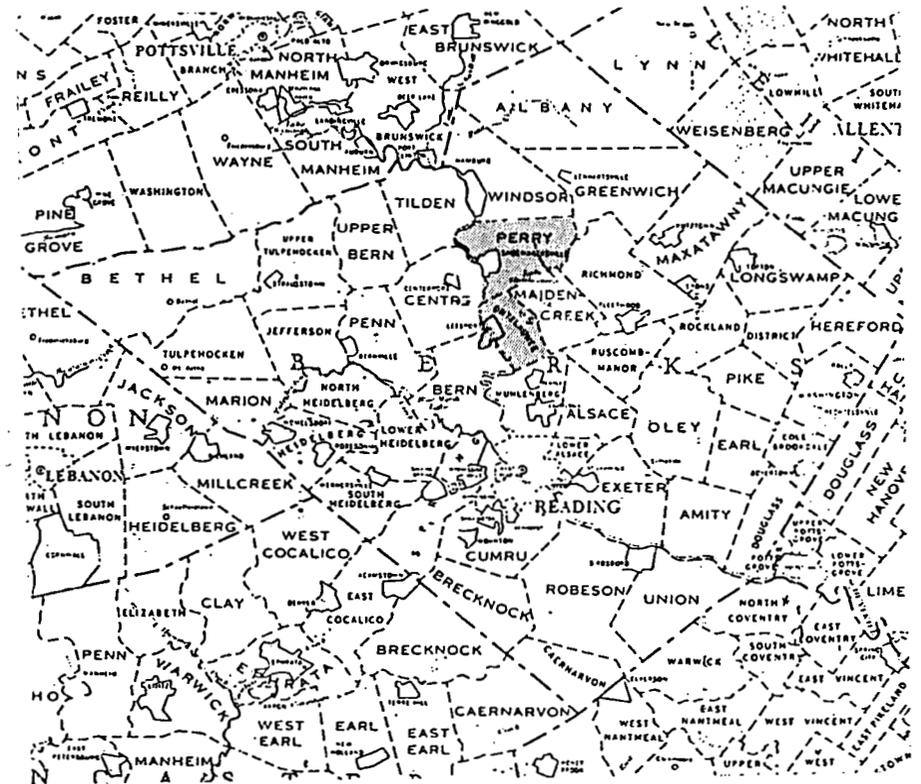
REGIONAL LOCATION

The Joint Comprehensive Planning Area is located in the northcentral portion of Berks County and is comprised of Leesport Borough, Ontelaunee Township and Perry Township. Municipalities which abut the Planning Area include the following:

- Muhlenberg Township
- Maidencreek Township
- Richmond Township
- Greenwich Township
- Windsor Township
- Tilden Township
- Shoemakersville Borough
- Centre Township
- Bern Township

The Planning Area is strategically located with respect to major highway transportation facilities, including PA. Route 61, Interstate 78, U.S. Route 222, and SR. 3055, as well as being serviced by rail and located in close proximity to the Reading Municipal Airport. (See Map 1).

Significant natural features include the Schuylkill River, Maiden Creek and Lake Ontelaunee. The Route 61 corridor has been the focus of most of the historic development activity in the Planning Area, with areas to the east of the corridor remaining in rural/agricultural uses.



DEMOGRAPHIC ANALYSIS

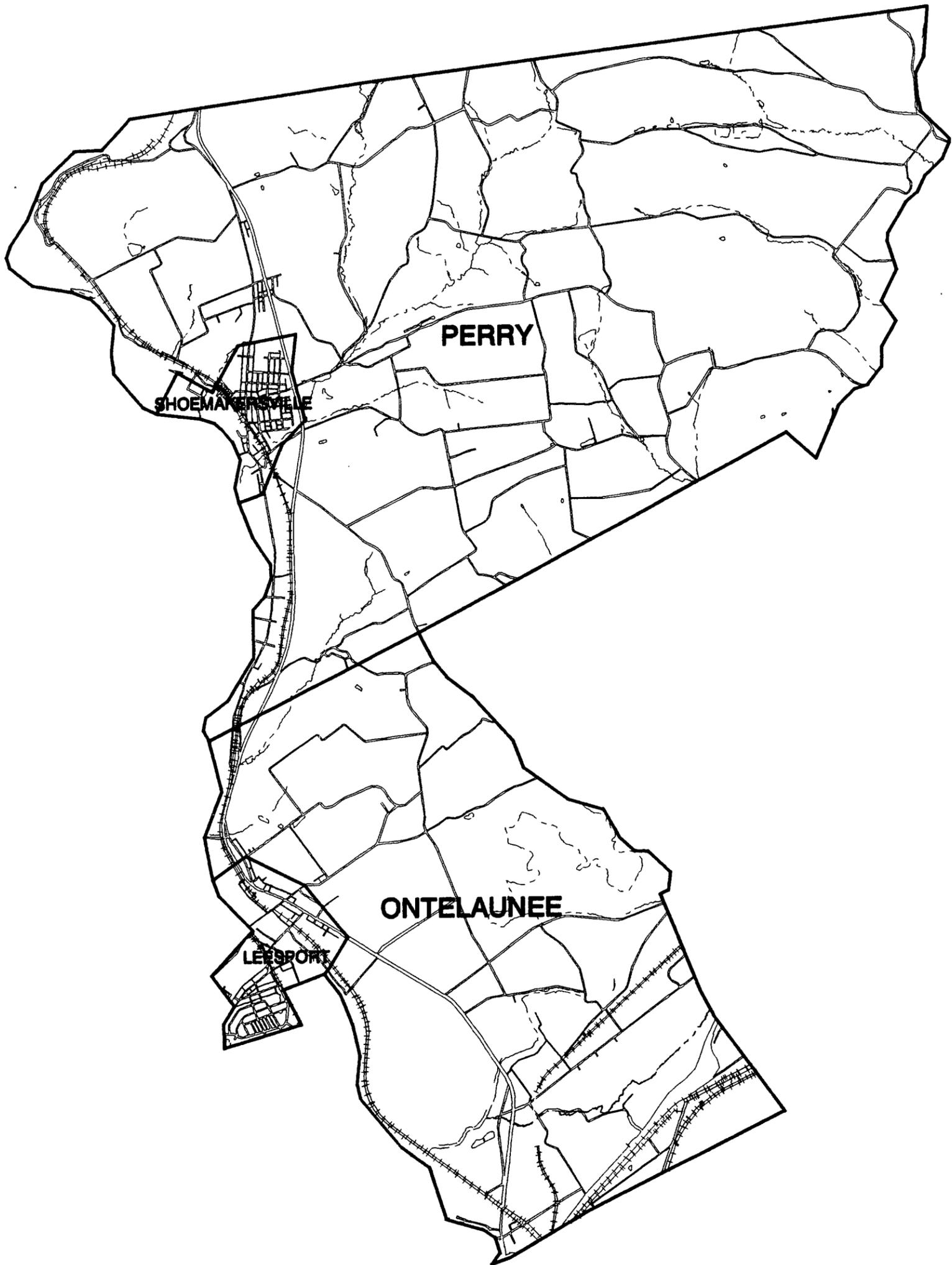
In order to prepare and follow guidelines for future land use, as well as goals involving the physical, economic, and social environment of the Planning Area, it is crucial to have an understanding of its population as well as its population characteristics. For example, future residential, industrial, commercial, recreational, and other developments require different amounts and types of land. Each of these developments are related to the level and type of population it must serve.

POPULATION

In recent years, the three Planning Area municipalities experienced varied growth when compared to many of their neighbors, as well as Berks County as a whole. Table 1 provides a comparison of the three municipalities to all of their neighbors over the 1980 to 1990 time frame. As can be seen in the table, Leesport Borough experienced the largest percentage increase (45.1%) of the area municipalities. Most of the adjacent townships experienced greater increases in population than Ontelaunee or Perry

over the decade - with increases ranging from 7.33 percent in Richmond Township to 42.91 percent in Maiden creek Township.

Table 2 details the historic populations of each of the three Planning Area municipalities, the County and the State since 1950. The population of Leesport Borough increased significantly (112.7%) between 1950 and 1960. This was due to the annexation of Leesport Village (then a part of Ontelaunee Township) by West Leesport Borough. After minimal growth in the following decade, the Borough experienced a moderate increase (8.6%) between 1970 and 1980. During the most recent decade, the Borough's population again increased significantly, (by 567 people, or 45.1 percent), due primarily to the construction of Leesport Gardens. The population of Ontelaunee Township has experienced major fluctuations in the last four decades. As a result of the Leesport Village annexation, the Township's population decreased by 404 people, between 1950 and 1960.



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Mapping Data Source :
 Berks County Mapping Department
 and Consultant Surveys

**LEESPORT BOROUGH
 ONTELAUNEE TOWNSHIP
 PERRY TOWNSHIP**

JOINT COMPREHENSIVE PLAN

PREPARED IN COOPERATION WITH
 THE BERKS COUNTY PLANNING COMMISSION

1 - PLANNING AREA MAP

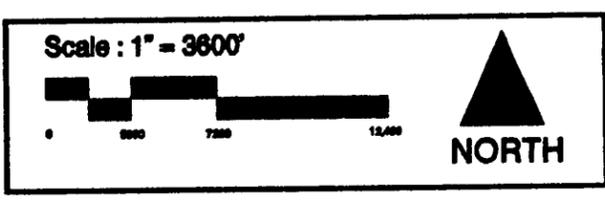


Table 1 Regional Population Growth Comparisons 1980 and 1990				
Municipality	Population		Change	
	1980	1990	Numerical	Percent
BERKS COUNTY	312,497	336,523	24,014	7.68
Bern Township	5,097	6,303	1,206	23.66
Centre Township	2,329	3,154	825	35.42
Greenwich Township	2,432	2,977	545	22.41
Leesport Borough	1,258	1,825¹	567¹	45.07
Maidencreek Township	2,377	3,397	1,020	42.91
Muhlenberg Township	13,031	12,636	- 395	- 3.03
Ontelaunee Township	1,408	1,359	- 49	- 3.48
Perry Township	2,420	2,516	96	3.97
Richmond Township	3,204	3,439	235	7.33
Shoemakersville Borough	1,391	1,443	52	3.74
Tilden Township	2,247	2,622	375	16.69
Windsor Township	2,199	2,101	- 98	- 4.46

¹ Adjusted total
Source: U.S. Department of Commerce, Bureau of Census

Table 2 Population Growth 1950 - 1990										
Year	Leesport Borough		Ontelaunee Township		Perry Township		Berks County		Pennsylvania	
	Population	% Change	Population	% Change	Population	% Change	Population	% Change	Population	% Change
1950	535		1,413		1,272		255,740		10,498,012	
1960	1,138	112.7%	1,109	- 21.5%	1,651	29.8%	275,414	7.7%	11,319,366	7.8%
1970	1,158	1.8%	1,568	41.4%	2,112	27.9%	296,382	7.6%	11,800,766	4.25%
1980	1,258	8.6%	1,408	-10.2%	2,420	14.6%	312,497	5.4%	11,864,751	0.54%
1990	1,825 ¹	45.1%	1,359	-3.4%	2,516	4.0%	336,523	7.7%	11,881,643	0.14%

¹ Adjusted total
Source: U.S. Department of Commerce, Bureau of Census

A review of the age characteristics of the Planning Area provides insight into which age groupings will be dominant in the future. Table 3 compares the age composition of the three municipalities with that of Berks County and Pennsylvania as a whole. A review of Table 3 reveals that while the population of the Borough is younger than both Berks County and Pennsylvania as a whole, the population of Perry Township is close to the County/State average, and

that of Ontelaunee Township is considerably older (median age of 39.1 years versus 35.4 and 35.1, respectively). Ontelaunee Township has a lower proportion of its population under 25 years of age than either of the other two Planning Area municipalities, the County or the State. Perry Township has a much lower proportion of its population 65 years old and above (approximately 11 percent), than the fifteen (15) percent share seen in the four other jurisdictions.

Table 3 Percent of Population By Age Group 1990								
Year	Leesport Borough ¹		Ontelaunee Township		Perry Township		Berks County	Pennsylvania
	Number	Percentage	Number	Percentage	Number	Percentage	Percentage	Percentage
0-4	96	7.6%	58	4.3%	147	5.9%	6.7%	6.7%
5-17	206	16.2%	179	13.2%	469	18.7%	16.6%	14.2%
18-24	116	9.1%	137	10.1%	216	8.6%	10.0%	12.9%
25-34	265	20.8%	221	16.2%	402	15.9%	16.1%	16.4%
35-44	169	12.9%	193	14.2%	421	16.8%	14.7%	14.6%
45-54	104	8.2%	201	14.7%	353	14.0%	10.2%	10.3%
55-64	124	9.8%	160	11.7%	224	8.9%	9.9%	9.8%
65-74	108	8.5%	142	10.4%	188	7.5%	9.6%	9.1%
75+	82	6.5%	68	5.0%	96	3.8%	6.8%	6.3%
Median Age	33.3		39.1		35.6		35.4	35.1
¹ Note: Unadjusted statistics Source: U.S. Department of Commerce, Bureau of Census								

Table 4 provides information on gender and race characteristics of the Planning Area municipalities in 1990. As can be seen from the table, Leesport Boroughs ratio of males to females in 1990 was comparable to that of the County and State overall - which both had a greater proportion of females in their populations. Both Townships, however, exhibited the opposite characteristic.

Table 4 also shows that all three municipalities contain extremely low minority populations when compared to the County and State percentages (99.4, 97.5 and 99.2 percent, compared to 93.5 percent for the County and 88.5 percent for the State). The 1990 U.S. Census identified a much larger percentage of the population of Hispanic Origin in Ontelaunee Township (5.1%) than in Leesport Borough or Perry Township.

SOCIOECONOMIC CHARACTERISTICS

In the planning for a community, it is also important to understand the economic conditions in the community. As can be seen in Table 5, all three Planning Area municipalities' households have higher income levels than

both the County and State averages. The household incomes in the two townships are significantly higher. The percentage of total Planning Area families living below the poverty level in 1989 was less than that of both the State overall and Berks County.

In 1990, the percentage of Planning Area residents in each municipality who were high school graduates was lower than that of the State overall (See Table 6). Only Leesport Borough exceeded the Berks County percentage. The percentage of college graduates living in the Planning Area was also considerably lower than that of both the County and the State overall.

An analysis of the number of Planning Area residents who are gainfully employed, along with the types of occupations in which they are employed, provides additional useful information for planning purposes. Tables 7, 8 and 9 provide comparisons of the three municipalities to Berks County and the Commonwealth of Pennsylvania in the areas of (1) categories of employment by type of industry in 1990, (2) percentage of the 16-year and over population that is employed, and (3) percentage composition of the work force by gender and selected classes of workers.

Table 4 Gender and Race Characteristics, 1990								
	Leesport Borough ¹		Ontelaunee Township		Perry Township		Berks County	Pennsylvania
	Number	Percentage	Number	Percentage	Number	Percentage	Percentage	Percentage
Sex								
Male	617	48.6%	705	51.9%	1,294	51.4%	48.3%	47.9 %
Female	653	51.4%	654	48.1%	1,222	48.6%	51.7%	52.1 %
Race								
White	1,263	99.4%	1,325	97.5%	2,496	99.2%	93.5%	88.5 %
Black	4	0.3%	8	0.6%	5	0.2%	3.0%	9.2 %
American Indian, etc	0	0%	9	0.7%	1	0.1%	0.1%	0.1 %
Asian, etc	2	0.2%	2	0.1%	9	0.4%	0.8%	1.2 %
Other Race	1	0.1%	15	1.1%	5	0.2%	2.6%	1.0 %
Hispanic Origin	15	1.2%	69	5.1%	37	1.5%	5.1%	2.0 %
¹ Note: Unadjusted statistics Source: U.S. Department of Commerce, Bureau of Census								

Table 5 Income and Poverty Levels, 1990					
	Leesport Borough ¹	Ontelaunee Township	Perry Township	Berks County	Pennsylvania
1989 Per Capita Income	\$ 14,286	\$ 15,922	\$ 13,065	\$ 14,604	\$ 14,068
1989 Median Household Income	\$ 33,214	\$ 35,670	\$ 37,163	\$ 32,048	\$ 29,069
Percentage of Families below 1989 Poverty Level	1.6%	2.6%	4.0%	5.2%	8.2 %

¹ Note: Unadjusted statistics
Source: U.S. Department of Commerce, Bureau of Census

Table 6 Comparative Educational Levels, 1990					
	Leesport Borough ¹	Ontelaunee Township	Perry Township	Berks County	Pennsylvania
High School Graduate	73.4%	69.0%	67.6%	70.0%	74.7 %
College Graduate	11.7%	7.5%	5.7%	15.1%	17.9%

¹ Note: Unadjusted statistics
Source: U.S. Department of Commerce, Bureau of Census

Table 7 Employed Persons 16 Years and Over By Type of Industry, 1990					
Industry Type	Leesport Borough ¹	Ontelaunee Township	Perry Township	Berks County	Pennsylvania
Agriculture, etc.	2.5%	5.3%	6.5%	2.4%	1.8%
Construction, mining	3.9%	5.0%	2.7%	6.1%	6.7%
Manufacturing	32.3%	33.2%	34.5%	28.4%	20.0%
Transportation, communications	5.8%	8.0%	8.7%	5.5%	6.9%
Retail and wholesale trade	25.6%	23.9	20.9%	21.8%	21.5%
Finance, etc	5.2%	5.8%	3.6%	6.2%	6.5%
Services	22.6%	16.9%	22.1%	27.6%	32.6%
Public administration	2.1%	1.9%	1.1%	1.9%	4.0%
¹ Note: Unadjusted statistics Source: U.S. Department of Commerce, Bureau of Census					

Table 8 Labor Force Status Persons 16 Years and Over, 1990					
	Leesport Borough ¹	Ontelaunee Township	Perry Township	Berks County	Pennsylvania
Number in Labor Force	694	764	1,505	174,416	5,797,937
Percent in Labor Force	70.1%	66.0%	75.6%	65.4%	61.7%
Civilian Labor Force	694	761	1,505	174,191	5,779,327
• Employed	672	723	1,465	166,292	5,434,532
• Unemployed (%)	22 (3.2%)	38 (5.0%)	40 (2.7%)	7,899 (4.5%)	344,795 (6.0%)
Armed Forces	0	3	0	225	18,610
Not in Labor Force	296	393	486	92,305	3,594,879
¹ Note: Unadjusted statistics Source: U.S. Department of Commerce, Bureau of Census					

Table 9 Percentage of Employed Persons 16 Years and Over by Class of Worker, 1990					
	Leesport Borough ¹	Ontelaunee Township	Perry Township	Berks County	Pennsylvania
Percent Working in 1990 by Gender					
Male	76.6%	69.3%	82.5%	71.9%	76.5 %
Female	59.9%	54.8%	66.6%	56.2%	57.8 %
Class of Worker					
Private Industry	86.8%	86.4%	85.7%	85.6%	81.7 %
Government	9.2%	5.9%	4.9%	8.2%	11.7 %
Self Employed	4.0%	6.2%	6.4%	5.8%	6.2 %
Unpaid Family Workers	0	1.4%	2.9%	0.4%	0.5 %
¹ Note: Unadjusted statistics Source: U.S. Department of Commerce, Bureau of Census					

HOUSING CHARACTERISTICS

One of the most important assets of the community is the quality and condition of the Planning Area's residential neighborhoods and housing stock. Both personal and public benefits are derived from a well-maintained and varied housing stock. In addition to the personal economic benefits derived from appreciating property values, the individual benefits from the opportunity to choose from a

variety of different housing types, styles, prices, and environmental settings. The public benefits economically with the assurance of a sound residential tax base that will continue to appreciate as the housing stock is maintained and grows. Studying existing housing conditions and planning future housing initiatives is important for these reasons and in assuring the Planning Area's residential living environment is both safe and healthful.

<p align="center">Table 10 Housing Types in the Planning Area, County and State in 1990</p>					
	Leesport Borough¹	Ontelaunee Township	Perry Township	Berks County	Pennsylvania
Number of Persons per Household	2.5	2.5	2.79	2.56	2.57
Percentage of Family Households	73.8%	73.7%	81.0%	71.5%	70.2%
<p>¹ Note: Unadjusted statistics Source: U.S. Department of Commerce, Bureau of Census</p>					

All three Planning Area municipalities have a higher percentage of family households than both the County and the State. Perry Township, with over four out of every five households in family households, also has a considerably higher average persons per household than its Planning Area partners, the County, and the State overall. The number of persons per household in Leesport Borough and Ontelaunee Township are comparable to those of the County and State.

Housing information is another indicator of the affluence of the community. Housing values in the Planning Area are higher than the State as a whole, and comparable to County-wide averages (See Table 11). The ratio of owner occupied to renter occupied units in the two Townships (82.5 and 84.6 percent, respectively) was significantly higher than that of the Borough (75.0%), the County or the State. Leesport Borough's older housing stock, on generally smaller lots, is reflected in a lower 1990 median value for owner occupied housing units and a higher percentage of renter occupied units.

Table 12 provides numerous characteristics of housing in the Planning Area from the 1990 U.S. Census. As can be seen from the table, the majority of the housing units in the

Planning Area in 1990 were single family detached units. One half of the units in the Borough and approximately four-fifths of the total housing units in the two townships fell into this category. Attached and multi-family units comprised most of the remaining housing stock in the Borough. However, very little of these types of housing units were located in the townships. Mobile homes represented 12.6 and 9.9 percent of the total housing units in Ontelaunee and Perry Townships, respectively. These percentages were approximately double the County and State percentages.

The number of persons per room statistic is an indicator of the size of dwelling units and the presence of overcrowded conditions. In 1990, only 4 of the 508 occupied units (0.8 percent) in Leesport Borough had an average of more than one person per room. Six units (1.2%) in Ontelaunee Township also exceeded the one person per room average. Only Perry Township, with 20 of 902 occupied units, or 2.2 percent, exceeded either the Berks County (1.8%) or State (1.7%) averages.

Table 11 Housing Information, 1990					
	Leesport Borough ¹	Ontelaunee Township	Perry Township	Berks County	Pennsylvania
1990 Median Value of Owner Occupied Housing Units	\$ 73,300	\$ 86,000	\$ 87,400	\$ 81,800	\$ 69,700
1990 Median Gross Rent of Renter Occupied Units	\$ 350	\$ 396	\$ 333	\$ 342	\$ 322
Percentage of Owner Occupied Housing Units	75.0%	82.5%	84.6%	73.9%	70.6 %
Percentage of Renter Occupied Housing Units	25.0%	17.5%	15.4%	26.1%	29.4 %
¹ Note: Unadjusted statistics Source: U.S. Department of Commerce, Bureau of Census					

As the population of the Planning Area increases, additional housing will be needed. The types of housing that may be built depends greatly on the values and desires of the population. While the number of additional dwelling that may be needed can be estimated based on projection of overall Planning Area population, the types of dwelling units that may be constructed can not be estimated. What is important from the perspective of the Planning Area municipalities is that a wide range of opportunities for all

types and costs of housing be provided to existing and future Planning Area residents. This can best be accomplished by providing for various types and densities of housing in the municipal Zoning Ordinances, as well as providing for innovative approaches to residential development - such as clustering - in the Subdivision and Land Development Ordinances.

Table 12 1990 Structural and Vacancy Characteristics								
	Leesport Borough		Ontelaunee Township		Perry Township		Berks County	Pennsylvania
	Number	(%)	Number	(%)	Number	(%)	(%)	(%)
Total Housing Units	536 ¹	100.0	627	100.0	934	100.0	100.0	100.0
1 Unit Detached	271	50.6	491	78.3	760	81.4	51.1	53.3
1 Unit Attached	165	30.8	24	3.8	24	2.6	24.6	18.7
2 - 4 Units in Structure	78	14.6	15	2.4	45	4.8	10.1	10.2
5 - 9 Units in Structure	19	3.5	16	2.6	7	0.7	3.3	3.5
10 or More Units in Structure	1	0.2	0	0	0	0	5.8	8.0
Mobile Home	0	0	79	12.6	92	9.9	4.2	5.1
Other	2	0.4	2	0.3	6	0.6	1.0	1.3
% Owner Occupied	71.1		68.6		81.7		70.1	64.3
% Renter Occupied	23.7		14.5		14.9		24.8	26.7
% Vacant	5.2		16.9 ²		3.4		5.1	9.0

¹ Note: Total "adjusted" housing units in Leesport Borough is 729
Source: U.S. Department of Commerce, Bureau of Census

² Rental vacancy rate = 20.9%; homeowner vacancy rate = 2.1%

Table 13 Housing Units with Average of More than One Person per Room, 1990					
	Leesport Borough ¹	Ontelaunee Township	Perry Township	Berks County	Pennsylvania
Total Occupied Housing Units	508	521	902	127,649	4,495,966
Units with Average of More than 1.0 Persons per Room	4	6	20	2,238	77,611
Percent of Total Occupied Units	0.8%	1.2%	2.2%	1.8%	1.7%
¹ Note: Unadjusted statistics Source: U.S. Department of Commerce, Bureau of Census					

POPULATION PROJECTIONS

When evaluating future growth and housing needs, it is important to forecast the Planning Area's anticipated future population. Population growth is affected by a multitude of variables including local and regional economy, infrastructure and the availability of suitable land for development. The only published population projections for the planning area were prepared in 1982 by the Berks

County Planning Commission - based on 1980 Census data, and thus don't reflect 1990 actual populations.

Table 14 presents population projections for the Planning Area municipalities through the Year 2010 that were prepared by the Consultant. These projections were based on 1990 Census data, 1994 population estimates (from the Bureau of Census), the availability of developable land in the municipalities, and input from municipal officials.

Table 14 Planning Area Population Projections 1990 - 2010						
Year	Leesport Borough		Ontelaunee Township		Perry Township	
	Projected Population	Number (% Increase)	Projected Population	Number (% Increase)	Projected Population	Number (% Increase)
1990 (Actual) ¹	1,825		1,359		2,516	
1994 (Estimate) ¹	2,023		1,324		2,567	
2000 ²	2,013	188 (10.3%)	1,453	94 (6.9%)	2,690	174 (6.9%)
2010 ²	2,091	78 (3.9%)	1,571	118 (8.1%)	3,040	242 (9.0%)

2

HISTORIC, ARCHEOLOGICAL AND CULTURAL RESOURCES

REGIONAL HISTORY

At the start of the 18th Century, a mild climate, fertile soil, and the Schuylkill River combined to attract European immigrants to Berks County. The area was originally settled by the Swedes, followed by Germans, English, Welsh and French Huguenots. Most were seeking the opportunity to farm land of their own and escape religious persecution. In 1752, Berks County was incorporated from parts of Lancaster, Chester and Philadelphia Counties. Berks County was named for Berkshire, England, home of William Penn's family. In 1772, Berks gave up territory for the formation of Northumberland County, and again in 1811, for the formation of Schuylkill County.

Montgomery's **History of Berks County**, published in 1886, provided historical background through the late nineteenth century on the three planning area municipalities. Excerpts dealing with Ontelaunee Township follow:

Ontelaunee Township takes its name from the large stream which drains the greater part of the upper eastern portion of the county. It is an Indian word, and signifies "Maiden Creek," a daughter or branch of the Schuylkill. The stream was called "Maiden Creek" by the Friends (Quakers) when they began their first settlements in 1733 - ignoring the beautiful and expressive name "Ontelaunee." The Friends took up the first land by patents along and across its winding banks from its mouth northwardly for more than ten miles; and also along the eastern bank of the Schuylkill from the same point to the Blue Mountain.

On April 2, 1849, a petition of certain inhabitants of Maiden-creek township was presented to court, asking for a division of the township, and suggesting as a proper name for the western portion, "Schuylkill." The name of the proposed township was changed by the court to "Antalawny" (Ontelaunee) and the new township was erected into a separate election district by act passed February 28, 1850.

In Ontelaunee township, the first settlers were Friends, some of whom entered the territory as early as 1721. Early settlers included Francis Parvin, who settled at what is now known as Berkley. Berkley, which is located on Willow Creek, where it was crossed by the Centre Turnpike and the Berks County Railroad, was an early settlement in the township. The Borough of Leesport was also originally a part of Ontelaunee Township.

A history of Leesport was included in the publication commemorating the Borough's 150th anniversary:

The Borough started out as two separate entities, mainly because of a natural division created by the Schuylkill River. According to various historical references, Samuel Lee, of Quaker descent, bought land on the east side of the Schuylkill River and laid out a town in his name in 1840 in anticipation that a railroad would be constructed on that side. But two years later, the railroad (the Philadelphia and Reading Railroad) was laid out on the west side of the river, thus leading to the establishment of West Leesport. The west side of the tracks was considered a Borough, and the east side recognized as a village in Ontelaunee Township. The station of the Pennsylvania Railroad (on the east side of the river, didn't open until 1885. Prior to the Borough's founding, the area was recognized as an important trade center along the Schuylkill Canal, especially in the vicinity of the Althouse locks, where four or five large grain warehouses were located. One of the first land-owners, John Althouse, lived at the canal-lock, where he kept a public house, and the bridge, which was built across the river at that point, was long known by his name.

In the mid-1950s, Leesport residents were experiencing difficulty obtaining enough satisfactory drinking water - they had no municipal system, while West Leesport did. As a result, the village of Leesport agreed to be annexed by West Leesport in exchange for having water lines extended into its area. At that point, the move was made to officially change the name of the Borough to Leesport.

The following history of Perry Township was included in the Township's 1969 **Comprehensive Plan**:

The first known inhabitants of the Township were the Lenni Lenape nation, the "original people", part of the Turtle Tribe, "the people of the River". After 1732, the Indians released the Ontelaunee section (the north central section of Berks County) to William Penn, the Friends began claiming tracts along the southern reaches of the Ontelaunee Creek and Maiden Creek, the transportation routes of that era. By 1740, six townships had been established, mostly settled by Germans. The first road through the area, the Maiden Creek Road, was extended from Reading to Easton in the 1740's.

The economy of Perry Township was subsistence farming when the first log church, Mt. Zion, was constructed in 1761. Shoemakersville was first settled along Plum Creek in 1786. Later in 1805, the Centre Turnpike linked Reading and Hamburg and points north.

Perry was not incorporated until 1852, being named after Commodore Perry, hero of the War of 1812. Prior to 1852, the Township was part of Windsor Township, although it had been established as a separate voting district since 1821.

With the discovery of coal in Schuylkill County, pressure developed for better roads and canals to move the coal to the iron producing cities. By 1827, the Schuylkill Navigation Company had completed a canal linking Port Carbon, Reading and Philadelphia, and lumber and coal was shipped a six miles per hour to

Reading. Later the Reading and Pottsville Railroad was constructed by the Philadelphia and Reading Railroad Company with a station in West Mohrsville.

The Philadelphia and Reading Railroad linkage helped develop the Region agriculturally in the 1870's. By the 1870's, Perry had an active bluestone quarry located in the northeastern section of the Township, and a flagstone quarry located south of Shoemakersville.

The first major industry outside of the farm-oriented grain mills and tannery was the Shoemakersville Clay Works formed in 1897 to manufacture glazed pipes. In 1908, it was purchased by Glen Gery Brick to manufacture paving brick. By 1924, Glen Gery Brick was the most extensive and important industry in the Township.

The 1920's marked the start of relatively rapid population growth and suburbanization of the Region which includes Perry Township and Shoemakersville Borough. During the late eighteenth century and early nineteenth century, Shoemakersville was a village in Windsor, and subsequently, Perry Township. Shoemakersville was incorporated as a separate borough in 1921.

HISTORIC PRESERVATION

The importance of historic sites is not solely based on their recreational function but also on their visual and cultural value. Historic structures act as focal points around which

parks, picnic areas, trails, museums, and play areas can be developed. The promotion of historic preservation has improved in recent years through the efforts of Berks County and private and non-profit groups. Results of these efforts are reflected in a substantial number of historic structures in the County being added to the National Register of Historic Places. The County has had an aggressive role in the restoration and preservation of historic sites. One such site in the planning area is the Leesport Lockhouse, which is listed on the National Historical Register.

The National Register of Historic Places is the official list of the Nation's cultural resources worthy of preservation. The Register can include buildings, districts, sections of a city or park, and objects. These items must be recognized by the federal government as being worthy of preservation.

The Berks County Conservancy conducted various surveys of historical sites in the County. Based on the results of those surveys, the Berks County Register of Historic Sites was established. The Register recognizes sites of exceptional value in the County. The historic inventory for the County includes the names and map locations of historic areas or sites, a description of the site, and a historical

reference date. The sites listed in Table 15 are located in the planning area. They are also identified on Map 4.

ARCHAEOLOGICAL RESOURCES

The Pennsylvania Historical and Museum Commission (PHMC) has established an inventory of archaeologically sensitive areas. Due to the confidential nature of this inventory, the PHMC is unable to produce local sensitivity maps of known archaeological sites. However, substantial protection of these resources is provided within the municipalities subdivision and land development process. Applicants are typically required to obtain approval by the Township and the Pennsylvania Department of Environmental Protection (PaDEP) for a "Planning Module for Land Development". These Planning Modules generally require review by the PHMC to determine if any archaeological or historical resources are present in or near the project area. Known sites are required to do additional archaeological or historical studies.

CULTURAL RESOURCES

The role of arts and culture is important in shaping the identity of a community. Cultural organizations can help to create more vital communities and enhance the traditions and talents of the communities' citizens. Cultural resources include institutions, such as libraries, museums and historic sites, as well as activities such as art, music and theater programs, and fairs, festivals and parades. Existing facilities located in the Planning Area which provide cultural opportunities include, but are not limited to, the Schuylkill Valley Community Library, the two school districts, Union Fire Company (in Leesport), as well as churches, social service clubs and other public and quasi-public organizations and institutions. These existing facilities are further described in the Community Facilities section of this Chapter.

Table 15 Historic Areas		
Historical Area or Site	Description	Historical Reference Date
Leesport Lock House	L-shaped sandstone structure built c.1840 which served early lockkeepers on the Schuylkill Canal. Being restored as public historic attraction. Listed 6/8/77.	1846-1850, 1860-1870, 1885-1895
Berkley Historic District	Village near Maiden Creek and Route 61 with houses of architectural distinction. Includes Parvin Homestead, Davies House, Schmehl House and Berkley Hotel. Reading Water Bureau Filtration Plant copies doorway design. Eligible.	1758-1920
Dreibelbis Gristmill	Brick gristmill operated by the Dreibelbis family from 1868 to 1985. It is located on the Pigeon Creek near Route 662 east of Shoemakersville. This mill was one of the last in the county to grind and sell wheat flour and corn meal. It retains its milling machinery. Private. Listed 10/30/89.	1854

PHYSICAL FEATURES AND NATURAL RESOURCES

Physical features and natural resources may be either renewable or non-renewable. Some resources are easily ruined and many are irreplaceable. Although many resources such as air, water, and timber can renew themselves, they do so in a time frame often beyond cultural intervention. Frequently, the ability of humans to deplete resources has not been balanced by our ability to restore them. While individual landowners have few limitations upon their land use and may not intend to degrade the natural environment, at the Township scale the cumulative effects of improper land use management can pose severe threats to public health, safety and welfare. Encroachment of development in marginal areas may result in damage to existing homes through flooding and landslides. Prime agricultural topsoil which formed over centuries may be lost through erosion in a single season. Entire tracts of mature woodlands and wildlife areas which have stood for generations may fall in a single season if they are clear cut. A single new home with soil unable to renovate septic tank effluent may pollute wells, groundwater, and surface water for an entire village.

There is a practical implication to viewing land as a resource rather than as a commodity. The unique and irreplaceable beauty, character and sense of community in the planning area has been recognized as a resource worth protecting. Land use management should occur in a framework of stewardship and in harmony with the long term preservation of the land. Natural resources are essential to the quality of life in the planning area and the following sections provide information intended to promote their appropriate management.

TOPOGRAPHY AND STEEP SLOPES

The terrain in the planning area ranges from approximately 200 feet above sea level along the Schuylkill River in southwestern Ontelaunee Township up to approximately 800 feet above sea level on the ridge in the southeastern corner of the Township. Elevations in Leesport Borough range from 280 feet above sea level in the south eastern portion of the Borough along the Schuylkill River to nearly 440 feet between Grape Alley and Chestnut Street, just west of the railroad. Elevations in Perry Township range from less

than 300 feet in the southwest corner to greater than 600 feet above sea level in the upland portions of the Township.

Slopes are important since they often serve as a guide in determining the extent and type of development which can take place. Land that has very little slope can be a problem to develop since it is so level that it lacks good drainage. However, land with slopes ranging from around two to ten percent usually poses few problems for a wide variety of types of development. Land with a slope of approximately 10 to 15 percent is generally better suited to residential development than to commercial or industrial development. Lands with slopes in excess of 15 percent begin to cause serious problems for proper development due to (1) their susceptibility for erosion (and runoff) and (2) the potential increased costs required to alleviate structural problems such as settling and sliding. Construction in steeper slopes also affects the cost of installation of underground utilities and the construction of roads and highways.

A considerable portion of the planning area has slopes in the range of 0 to 8 percent, including the western portion of Perry Township, most of Leesport Borough, and the southern two-thirds of Ontelaunee Township. Conversely, only a

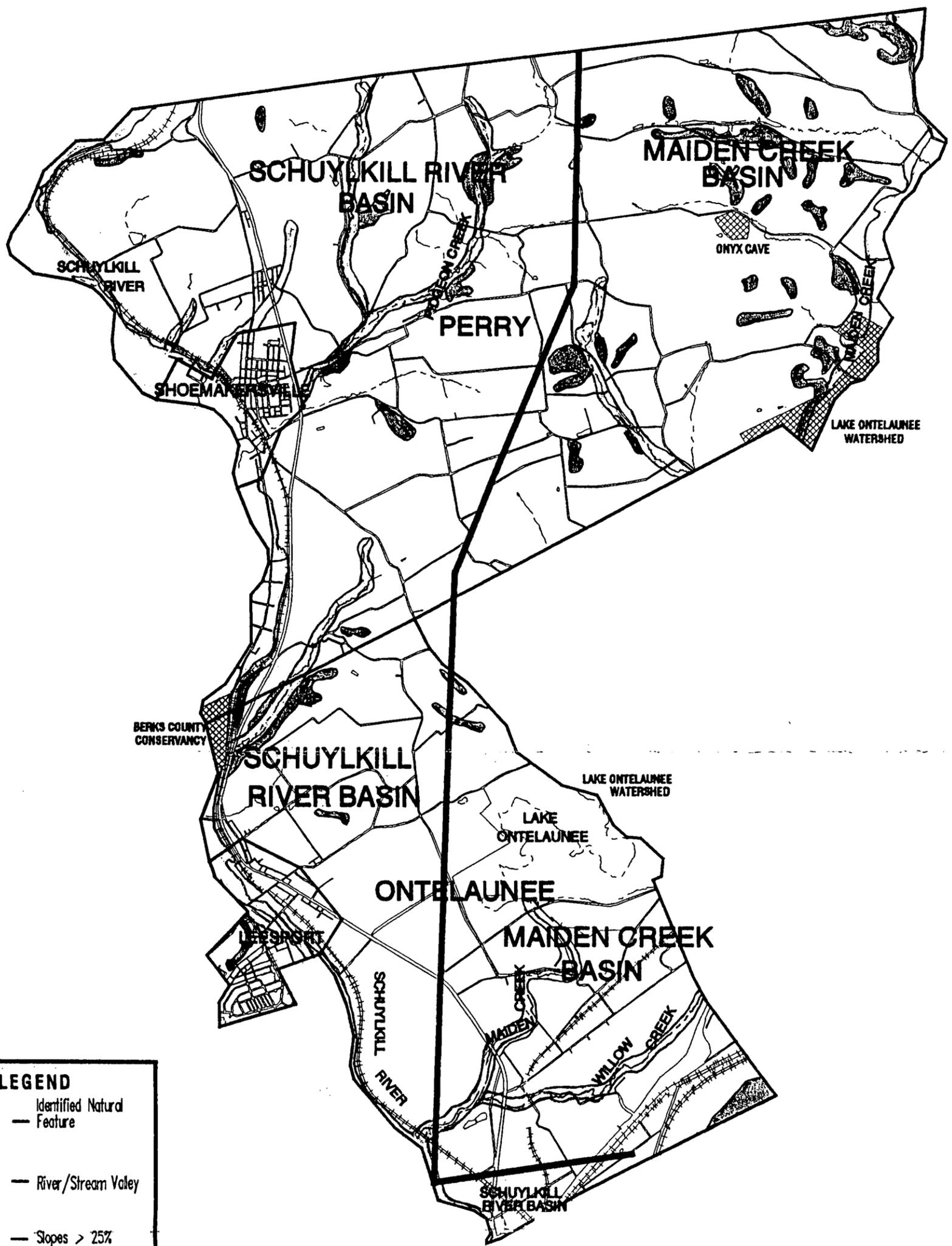
small portion of the planning area experiences slopes in excess of 25 percent. (See Map 2).

DRAINAGE AND WATER FEATURES

The principal natural unit for topographic studies is the watershed drainage basin. It is vital for sanitary sewer, storm sewer and most conservation planning. It is defined as that natural mold rimmed by sufficient topographic elevations from which one major stream is fed. The three planning area municipalities are located in parts of two major drainage basins.

The western half of Perry Township, along with the Borough of Leesport, and the northwestern and southwestern portions of Ontelaunee Township, are all located in the Schuylkill River basin. This basin also includes Pigeon Creek and its tributaries in Perry Township. The Maiden Creek Basin drains the eastern half of Perry Township and the central portion of Ontelaunee Township. Also included in this basin is Maiden Creek's tributary, Willow Creek. (See Map 2).

Of the various water features in the Planning Area, the Schuylkill River and Maiden Creek are the two most



LEGEND

-  — Identified Natural Feature
-  — River/Stream Valley
-  — Slopes > 25%
-  — Major Basin Divide
-  — Water

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2 - NATURAL FEATURES MAP

Mapping Data Source :
 Berks County Mapping Department
 and Consultant Surveys

Scale : 1" = 3600'




NORTH

prominent. The Schuylkill river is the major source of drainage in the Planning Area. Various streams drain into the Schuylkill, contributing to its flow. The river enters the County through the north central border and flows southward, exiting through the southeastern border. The Schuylkill has its origins in Schuylkill County, immediately north of Berks, and eventually empties into the Delaware River at Philadelphia. The River is an important source of habitat for both aquatic and non-aquatic species, as well as a source of recreation.

Lakes, ponds, rivers and streams all constitute water-covered areas in the Planning Area. The Planning Area contains one lake of appreciable size, Lake Ontelaunee, which was created by the damming of Maiden Creek. Lake Ontelaunee functions as a reservoir for the City of Reading's water supply. The lake is a 1,100 acre man made body of water. The lake holds an estimated 3,264 million gallons of water with an average depth of 7.2 feet and a maximum depth of 28 feet. The entire watershed encompasses 127,318 acres, including portions of Ontelaunee and Perry Townships. Recreation such as picnicking and fishing are also available at the lake and surrounding lands. The lake also provides important areas of animal habitat and supports populations

of various fresh water fish and aquatic organisms.

In 1991, the City commissioned a watershed study of the lake. The results of the study indicate that the Lake is suffering from eutrophication due to the abundance of living organisms resulting from the accumulation of sediments and nutrients in the lake. The study found that the most important nonpoint sources of pollutants entering the lake are from erosion, stormwater runoff and septic systems. The majority of nutrient loading coming from stormwater flows. The bulk of phosphorus (contributing to algae growth) resulted from non point sources associated with erosion from agricultural lands. Septic tanks were thought to contribute the greatest portion of nonpoint source loading based on the limited capacity of soils in the drainage basin that are suitable for on-site treatment. Point source loadings from the three treatment facilities in the watershed (not in the planning area) were considered a small contribution as compared to the nonpoint sources.

SCENIC RIVERS

On December 5, 1972 the "Pennsylvania Scenic Rivers Act 283" was signed into law. The purpose of the Act is to

identify, preserve, and protect those river segments in the Commonwealth that possess outstanding aesthetic and recreational value. The Schuylkill River is one of the three designated scenic rivers in Berks County. Scenic River designation is meant to increase awareness of the value of the stream. This should encourage sound conservation practices and generate support from local residents for the rivers' protection. Benefits include an increased awareness of the ecological, historical, and aesthetic value of the stream. The Schuylkill Heritage Park Project, as described in detail later in this Chapter, is an outgrowth of such efforts.

FLOODPLAINS

A floodplain is the land which lies adjacent to a river or stream. It is periodically flooded by the river or stream's overflow. This acts as a natural barrier to prevent flooding of the surrounding developed area. This land is flat and consists primarily of alluvial soils that may be wet a portion of the year. Floodplains can often be extremely productive for vegetation, providing excellent areas for species habitat and diversity.

Designating the allowable uses of a floodplain is an important step in assuring its protection. Many municipalities have ordinances which deal with the land use of a floodplain. In this plan we focus on the 100-Year floodplain. A 100-Year floodplain is that which is expected to be covered by water once every 100 years. While this time period may seem extensive, it allows for the floodplain to be recognized and spared from development.

The most prominent floodplain in the Planning Area is that along the Schuylkill River. The river traverses the Planning Area in a north-to-south direction and is joined by many other streams in its journey. In addition, the Maiden Creek possesses fairly prominent floodplains in the Planning Area.

A floodplain is best left as a natural area of open space. Constructing any type of structure on a floodplain is not a recommended practice. A river or stream which floods its banks and spills out onto a floodplain, can result in the loss of roads, homes and lives. Floodplains can be useful for agricultural purposes and passive recreational needs.

WETLANDS

As defined by DEP, EPA, and the US Army Corps of Engineers, wetlands are those areas which are inundated or saturated by surface or groundwater at a frequency and duration to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas which possess three essential characteristics: (1) hydrophytic vegetation, (2) hydric soils, and (3) wetland hydrology.

Wetlands have become recognized as uniquely important components of the landscape by scientists, engineers, public interest groups, and governmental agencies. Their importance lies both on the traditional values of wetlands as areas of fish and wildlife protection as well as in newly found values of wetlands as areas of stormwater management.

The National Wetlands Inventory (NWI) Maps were compiled by the U.S. Fish and Wildlife Service using color infrared aerial photos for the identification of wetlands using soil moisture content. The quality of the maps vary greatly

depending on the quality of the photos, the time the photos were taken, and the type of wetlands being identified. The NWI map is a helpful background source for wetland investigations. However, field research by a trained expert is necessary to determine the prevalence or absence of wetlands. The NWI maps indicate that the Planning Area contains numerous probable wetlands.

GEOLOGY

Pennsylvania is divided into four physiographic provinces. Of the provinces traversing southeastern Pennsylvania, two are the most important when discussing Berks County. The majority of the County lies partly within the Piedmont Province and partly within the Valley and Ridge Province. Berks County has many outstanding geologic features which gives the County its unique characteristics and allows better understanding of the geologic forces which shaped it.

The geologic formations underlying Berks County can be broken down into five groups: Triassic, Silurian, Ordovician, Cambrian and Precambrian. Each of these five formations represent a different time period in the Earth's geologic

history. Triassic formations developed most recently, while Precambrian formations were one of the earliest to develop. The other types of formations mentioned fall between these two chronologically.

The geology of Berks County fluctuates on both a Countywide level and a localized, small scale level. The geology of an area can change over a matter of feet. This small scale geology exists in varying degrees throughout the County. Most mountains in the County exhibit sandstone variations at the dome, shales in the middle slope, and limestone at the base. The change in geology corresponds with a change in forest cover, grasses, and brush.

All of Perry Township and Leesport Borough and the northern two-thirds of Ontelaunee Township are underlain by bedrock of the Ordovician period. Perry Township and the northern portions of Leesport and Ontelaunee are underlain by shales of the Hamburg and Martinsburg Formations. The bulk of Perry Township, except the area adjoining the Maiden Creek drainage way is underlain by gray and brown shales. The portion along the Maiden Creek is underlain by sandstone and shales. Some areas are underlain by limestone, and several limestone caves were

uncovered in early quarrying operations in Perry Township. At one time, one of the major mineral resources was a shale of fine quality called Bluestone which was, prior, to the discovery of cement, used for curbs, mantels and window sills. The Martinsburg shales, when somewhat weathered, were used for making paving and face bricks; deposits of clay are presently used to make bricks in Perry Township. A portion of Leesport Borough and the central portion of Ontelaunee Township are underlain by dolomite and limestone of the Ontelaunee and other formations. The extreme southeastern portion of Ontelaunee Township is underlain by dolomite and limestone from the Cambrian Period.

From a geological standpoint, there are two factors to evaluate when considering development in limestone areas. These factors are (1) ease of excavation for basements and foundations, and (2) on-lot septic systems, and groundwater contamination potential. According to *Engineering Characteristics of the Rocks of Pennsylvania* (1977), excavation in these limestone formations is difficult and expensive due to numerous bedrock pinnacles and quartz veins. In addition, sufficient soil depth to bedrock for the dilution of sewage effluent may be inadequate.

Groundwater contamination is a critical factor to consider when developing land use plans for residential or agricultural uses. The limestone formations present in the southern portions of the planning area are susceptible to groundwater contamination. This is due to the fact that contaminants entering the groundwater can be transported long distances in an undiluted and untreated manner through cracks and solution channels that form in limestone bedrock. As a result, extreme caution should be exercised when applying nutrients (and pesticides or herbicides) during agricultural operations, and when issuing permits for on-lot septic systems in limestone formations in the Township.

GROUNDWATER

Due to the reliance on wells for public water supply by Leesport Borough and on individual wells for potable water in most portions of the two Townships, the issue of quality and quantity of groundwater is very important. While the topography, or surface land features, determines the patterns of creeks and rivers, groundwater flow is controlled partially by topography, but primarily by subsurface geology.

Bedrock geology has primary control on the storage, capacity, quality, and flow of groundwater. Geologic features such as rock type, strata orientation, faults, joints, folds, solution channels, etc. affect groundwater quality, quantity, and movement. Different types of rock allow varying amounts of groundwater to become available for utilization, but the geology can also play a part in contamination of groundwater also. For example, a porous rock, or rocks with numerous fractures, may allow rapid and widespread contamination of groundwater sources from subsurface contamination sources, such as improperly constructed landfills, leaking underground fuel tanks, and failing on-lot sewage treatment systems (OLDS). For these reasons, the character of the geology will have an effect on potential development.

The Ordovician shale formations, such as the Martinsburg, which are found in the northern portions of the planning area, are considered to be small to moderate suppliers of groundwater. However, the dolomite and limestone formations can produce large volumes of water if a channel or fracture in the rock is found. The Cambrian formations, composed of gray limestones and dolomites, are some of the best groundwater yielding areas in Berks County.

SOILS

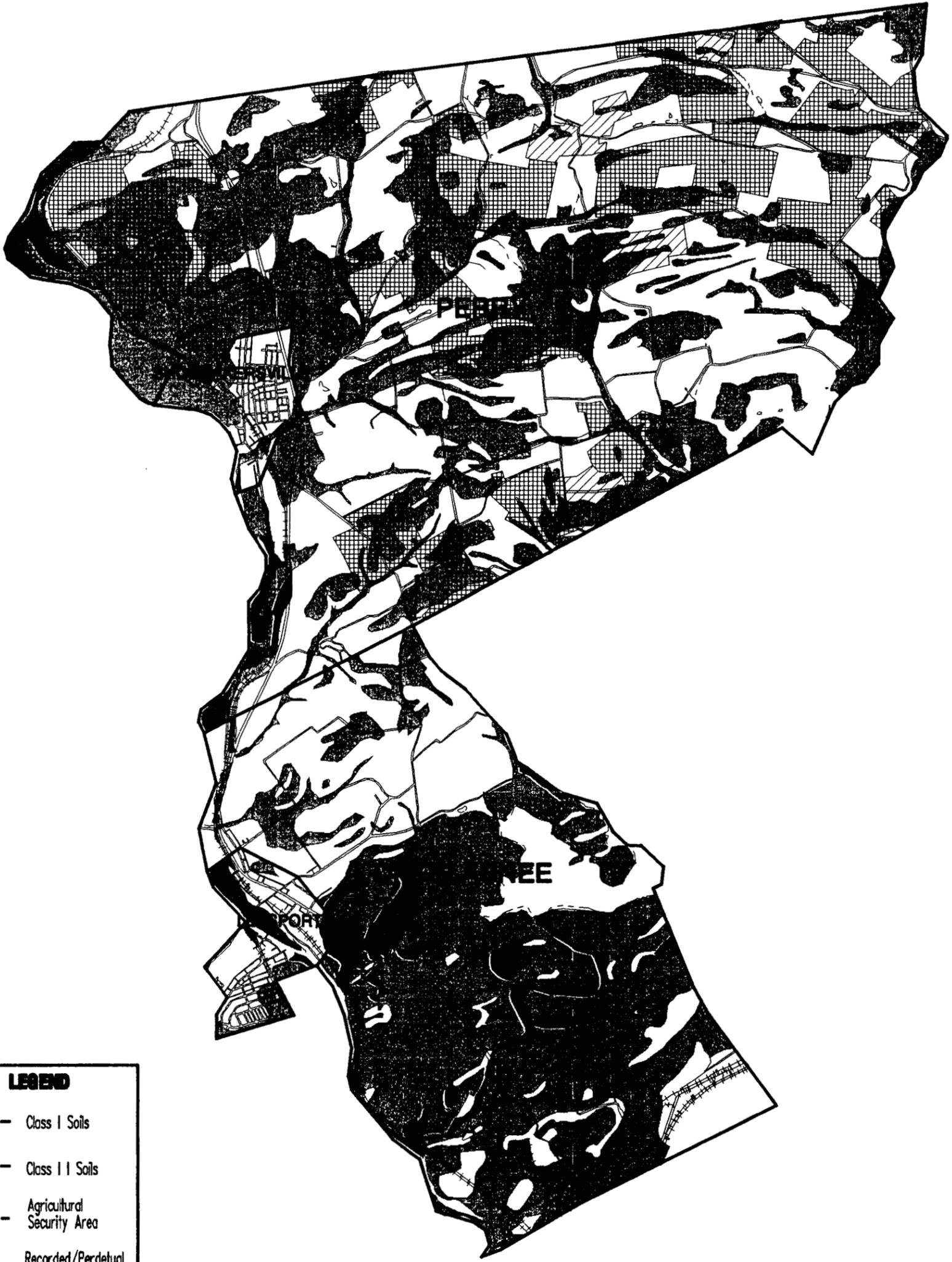
For planning studies, the most important use of soil information is to indicate the general suitability of the soil for subsurface sewage disposal systems and to delineate those areas of high agricultural productivity.

Mapping information is used to delineate certain areas as suitable for practical urban construction. However, it must be clearly understood that soils are rarely uniform and vary considerably throughout any given profile, making it necessary in every case to adequately test the soil for its specific characteristics of permeability, bearing capacity and drainage.

As a matter of definition, a soil series consists of those soils which have similar characteristics in the kind, thickness and arrangement of soil layers. Soils that differ only in surface texture but are alike in other characteristics are defined as soil types. Soil types are further divided into soil phases because of differences in slope, degree of erosion, number and size of stones or some other feature affecting their use. Soil series that have a similar distribution pattern are grouped into soil associations. Three soil associations

encompass the Planning Area. They include the Berks-Weikert-Bedington Association, Ryder-Fogelsville Association, and Duffield-Washington Association. The Berks-Weikert-Bedington Association consists mainly of gently sloping to steep soils that occupy a broad band across the northern part of the Planning area, including Perry Township and northern portions of Leesport Borough and Ontelaunee Township. These soils have formed in material from shale and siltstone. The Ryder-Fogelsville Association consists of moderately deep and deep, well-drained, silty soils that have been formed in material weathered from cement rock. In the Planning Area, they are located in a narrow band located between the hills underlain by shale (to the north) and the limestone valley (to the south). The Duffield-Washington Association consists of deep, well-drained, undulating soils formed in material weathered from limestone. These soils are located in the limestone valley located in the southern portion of Ontelaunee Township.

One important physical characteristic related to soils is their suitability to accommodate on-lot sewage disposal systems. Soils in the Berks-Weikert-Bedington Association have limitations due primarily to shallow depths to bedrock and rapid permeability. In the Ryder-Fogelsville Association, the



LEGEND

-  - Class I Soils
-  - Class II Soils
-  - Agricultural Security Area
-  - Recorded/Perpetual Agricultural Easement
-  - Water

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3 - SOILS FEATURES MAP

Mapping Data Source :
 Berks County Mapping Department
 and Consultant Surveys

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Scale : 1" = 3600'




NORTH

Ryder soils exhibit similar characteristics to the Berks-Weikert. The Fogelsville soils exhibit fewer potential limitations for on-lot sewage disposal, but also encompass only a small amount of land area. Soils in the Duffield-Washington Association have been identified in the Soils Survey as having only slight limitations. However, since they are generally underlain with limestone, these soils areas are susceptible to groundwater contamination as a result of seepage through fractures in the bedrock.

Another consideration in this study of soils is the land suitability classification system of the U.S. Department of Agriculture. This classification is a grouping of soils which shows their usefulness for various types of farming. There are eight broad classes; however, going from Class I to Class VIII, the choices in use become fewer and the risks of mismanagement greater. According to the U.S. Department of Agriculture, Natural Resources Conservation Service (USDA-NRCS), the soils most suitable for regular cultivation are those found in Classes I-III. The soils suitable for occasional cultivation are Class IV, and those considered not suitable for cultivation are Classes V-VIII.

Prime farmland, as defined by the USDA-NRCS, is the land that is best suited for producing food, feed, forage, fiber, and oilseed crops. It has the soil quality, growing season, and water supply needed to economically produce a sustained high yield of crops when it is treated and managed using acceptable farming methods. Prime farmland produces the highest yields with minimal inputs of energy and economic resources, and farming it results in the least damage to the environment (USDA, 1981). According to the USDA, qualities which characterize prime agricultural soils include high permeability to water and air, few or no rocks, optimum levels of acidity and alkalinity, 0 to 8 percent slopes, and the absence of flooding during the growing season. These soils may now be utilized for crops, pasture, woodland, or land covers other than urban land or water areas.

Most prime farmland soils found in Berks County are Class I or II soils. While only a small percentage of the Planning Area has Class I soils, a considerable portion of the two townships are Class II. (See Map 3). The limestone bedrock areas in southern Ontelaunee Township represent the largest concentrations of Class I and II soils. These soils are usually deep and well-drained, have very slight slopes and are not

prone to flooding. The limestone belt, found across Berks and the area concentrated in the eastern central portion of the County, yields the greatest amount of Class I and Class II soil and is one of the most productive agricultural areas in the County. The reason these soils are so productive is due to the limestone's geologic characteristics. Limestone soils are fairly deep and allow water to percolate rapidly providing clean, sub-surface aquifer recharge.

ECOLOGICAL RESOURCES

In the past, attitudes toward preservation, protection and conservation of our ecological resources have not been a driving issue in comprehensive planning. As a result of education, and in response to the growing perception of the negative impacts of certain land use forms and practices, the preservation of wildlife and wild habitats has become a priority conservation objective.

The most environmentally important areas often support populations of extremely sensitive flora and fauna. Unfortunately, these sensitive areas, due to their natural beauty and unique features, attract development as well.

Contrary to popular belief, environmentally sensitive areas are not unique to obscure mountain valleys or high forested peaks. In Berks County, environmentally sensitive regions exist in a number of forms accounting for the majority of the remaining open land. Bogs, swamps, marshes, meadows, grasslands, open fields, deciduous and evergreen forests, mountains, streams, lakes and even caverns are all environmentally sensitive areas in Berks County. These areas are described as being environmentally sensitive because they provide habitat for particular types of plants or animals some of which may be threatened or endangered. The Pennsylvania Science Office of the Nature Conservancy completed the Berks County Natural Areas Inventory in 1991. The Inventory identifies plants, animals, and natural communities within the County which are rare, threatened or endangered. The final inventory consists of a set of maps showing all locations of rare and endangered species within the County identified by the Conservancy, in addition to a written report explaining the inventory and its findings.

The planning area locations identified in the inventory report included (1) the Lake Ontelaunee Watershed, which includes portions of both Perry and Ontelaunee Townships, (2) the Schuylkill River, and (3) the Ontelaunee Township

Tract, which is located at the northwestern corner of the Township, between the River and the railroad, and which is managed by the Berks County Conservancy. The Schuylkill River is a PA-Scenic River and should be protected from increased pollution and excessive sedimentation.

WOODLANDS AND FORESTED AREAS

According to the results of the existing land use survey, approximately fifteen percent of the Planning Area is wooded. Deciduous trees are the most prevalent type of trees in the Planning Area. The most common species are Maple, Beech, Oak and Hickory. Coniferous species also exist, an example being the Hemlock, which often favors stream valleys in mountainous and hilly regions.

Woodlands and forested areas provide many important uses including providing erosion control on steep slopes, and protecting watersheds. Erosion control on steep slopes is done through the root's ability to hold soil and rock in place. This ability of roots allows the forest surrounding watersheds to keep runoff low in suspended solids. This keeps lakes and streams free from sediment. However, forests control

erosion another way. Tree cover reduces the percentage of falling water droplets that reaches the soil by intercepting rain droplets. This water then either falls from the leaves with a much reduced velocity, or is transmitted to the tree's branches and trunk where it reaches the soil as stem flow. This reduction of the rainwater's impact prevents soil from being dislodged and being carried away as sediment.

Forests are also extremely important areas of animal habitat. Many larger species such as deer and bear depend on the cover of the forest for their protection and survival. The food supply in a forest can be very rich if the soils and climate are favorable. Animals often seek forested regions for the food supply and to provide protection from the elements. Tree cover slows the evaporation of water and minimizes wind velocities, allowing animals to survive difficult periods of drought and high temperatures.

One of a forest's greatest benefits is its aesthetic value. Allowing natural areas such as forests to exist undisturbed allows the environment to be fully appreciated, understood and as a result, protected.

COMMUNITY FACILITIES AND SERVICES

Community facilities and services are an important component of a developing area and add immeasurably to the quality of life. They encompass not only those facilities owned by the public but also those owned and operated by private enterprise for the benefit of the community as well. Community facilities and services include schools, parks, recreation, police, fire protection, administrative functions and utilities. Deficiencies in the present level of services, expansion possibilities, and future requirements should be evaluated and related to potential demand so that the planning area municipalities can be prepared to provide these services as the need arises.

MUNICIPAL ORGANIZATION

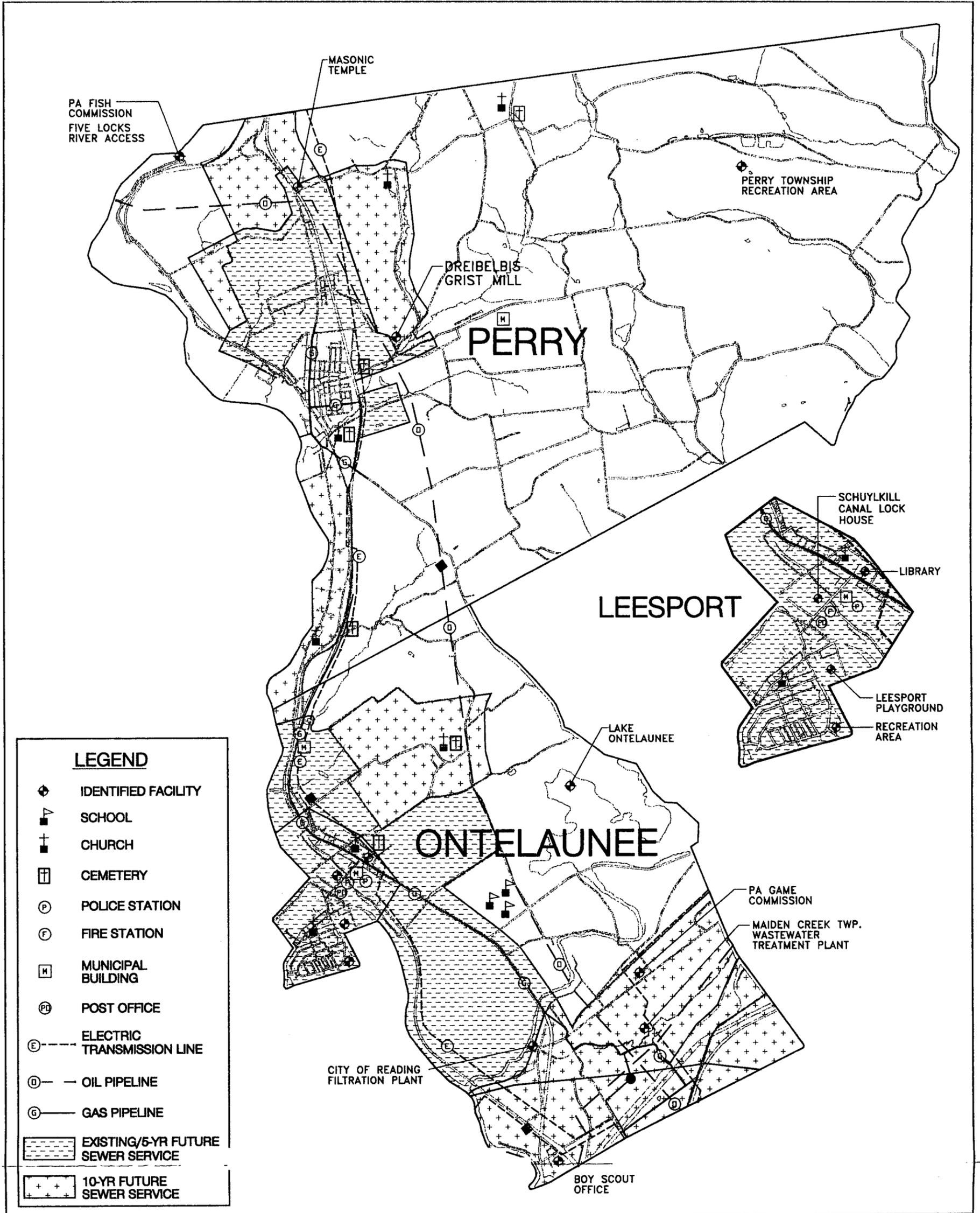
Ontelaunee and Perry are townships of the second class, each governed by a three-member Board of Supervisors. Leesport is a borough governed by a seven-member Borough Council and a Mayor. All three municipalities have a planning commission and other appointed officials to

advise their respective governing body and to administer the day-to-day municipal operations.

SCHOOLS

Berks County is divided into 18 school districts for the purpose of elementary and secondary public education. The planning area municipalities are served by two different school districts. Leesport Borough and Ontelaunee Township are part of the Schuylkill Valley School District and Perry Township is part of the Hamburg Area School District.

The **Schuylkill Valley School District** serves Leesport and Centreport Boroughs, and Bern, Centre and Ontelaunee Townships. Until recently, the District operated two elementary schools (Bern and Centre), an intermediate school and a high school. The Intermediate and High Schools are located on a common campus just east of the intersection of Routes 61 and 73 in Ontelaunee Township. (See Map 4). The High school building is currently under going renovations. With the completion in fall 1995 of the new Schuylkill Valley Elementary School on the campus already occupied by the Schuylkill Valley Intermediate



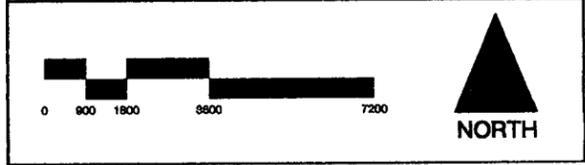
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Mapping Data Source:
 Berks County Mapping Department
 and Consultant Surveys

LEESPORT BOROUGH
 ONTELAUNEE TOWNSHIP
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4 COMMUNITY FACILITIES AND UTILITIES MAP



School and the Schuylkill Valley High School, the two existing elementary schools were closed and all students are now bussed to one location. The district uses a K-5, 6-8, 9-12 grade breakdown. 1994-95 enrollments were as follows:

Grades K-5	567 students
Grades 6-8	433 students
Grades 9-12	567 students

The Pennsylvania Department of Education (PDE) routinely prepares student enrollment projections for school districts. The latest available projections for Schuylkill Valley, which were based on May 1992 actual enrollments, are as follows:

<u>YEAR</u>	<u>K-5</u>	<u>6-8</u>	<u>9-12</u>	<u>TOTAL</u>
1995-96	987	469	530	1986
1996-97	989	497	554	2040
1997-98	1018	500	568	2086
1998-99	1030	504	584	2118
1999- 0	1011	527	614	2152
2000-01	1019	552	612	2183
2001-02	977	600	633	2210

It must be noted, however, that the September 1995 actual total enrollment was only 1,851 and therefore these projections should be adjusted downward accordingly.

The **Hamburg Area School District** serves Perry Township, as well as the Boroughs of Hamburg, Strausstown and Shoemakersville, and the Townships of Upper Tulpehocken, Upper Bern, Tilden and Windsor. 1995 enrollments in the District were as follows: Elementary (K-6) - 1,452; Secondary (7-12) - 1,225. The School District maintains five elementary schools and a junior-senior high school. The Perry Elementary School, in Shoemakersville, serves students from the Township. The other elementary schools are located in Hamburg Borough, Tilden Township, Strausstown, and Upper Bern Township. The Junior-Senior High School is located on Windsor Street in Hamburg Borough. When the new Hamburg Area Middle School building opens in the Fall of 1996, the grade structures will be changed as follows:

Hamburg Area High School	Grades 9 to 12
Hamburg Area Middle School	Grades 6 to 8
Tilden Elementary	Grades K to 2
Hamburg Elementary	Grades 3 to 5
Strausstown Elementary	Grades K to 5
Perry Elementary	Grades K to 5
Upper Bern Elementary	Grades K to 5

PDE enrollment projections for the Hamburg Area School District, which were based on June 1994 actual enrollments, are as follows:

<u>YEAR</u>	<u>K-5</u>	<u>6-8</u>	<u>9-12</u>	<u>TOTAL</u>
1995-96	1302	650	810	2762
1996-97	1353	641	873	2867
1997-98	1337	689	882	2908
1998-99	1378	685	884	2947
1999- 0	1393	709	888	2990
2000-01	1383	713	930	3026
2001-02	1381	757	920	3058

The May 1995 actual total enrollment was only 2,677 and therefore these projections also should be adjusted downward accordingly.

In addition to the County's public school facilities, there are forty-some non-public elementary and secondary schools in the County, most of which are church affiliated. The location of non-public schools is generally within their students' residential area, with the exception of some of the large parochial schools which draw pupils from the entire County, including Holy Name High School and Central Catholic High School, both located within the City of Reading. Two other non-public schools with large land

holdings are Blue Mountain Academy in Tilden Township and Pine Forge Academy in Douglass Township. There are no non-public schools located in the Planning Area.

Vocational-technical schools are located in Muhlenberg, Bern and Oley Townships. The Berks Career and Technology Center West Campus in Bern Township serves both the Schuylkill Valley and Hamburg Area School District areas. Several private business schools exist within the Reading Urban Area. There are five institutions of higher education located in the County. Albright College is located in the northeast section of the City of Reading on approximately 80 acres. Alvernia College is located on an 80-acre campus in the southwestern section of the City of Reading. The Pennsylvania State University-Berks Campus is located on approximately 240 acres in Spring Township near the Tulpehocken Creek. The Reading Area Community College (RACC) is located in downtown Reading on approximately 10 acres. Kutztown University is the only facility located outside the Reading Urban Area. The campus is located on 325 acres in Maxatawny Township and Kutztown Borough.

LIBRARIES

The residents of Berks County are currently served by 18 public libraries. The Reading Public Library is the oldest public library in the County and one of the oldest in the United States. It is also the largest public library in Berks, offering services from a main library, three neighborhood branches, and two bookmobiles. In 1961, the State Library of Pennsylvania designated some larger libraries as district library centers. The Reading District is comprised of all public libraries in Berks, two of which include facilities serving the planning area. The Hamburg Public Library serves Perry Township, while the Schuylkill Valley Community Library (in Leesport) serves Leesport Borough and Ontelaunee Township.

In addition to public libraries, 52 private or special interest libraries also serve the population within Berks. Five academic libraries (Albright College, Alvernia College, Kutztown University, Penn State-Berks Campus and the Reading Area Community College) serve the collegiate population. The 18 public school districts within Berks County also possess libraries and, again, collections are based on student ages and needs. Public use is usually

limited to after-school and evening hours. Other libraries exist which are primarily for the use of individual industries and businesses. For the most part these libraries are not open to the general public; collections are limited to materials relevant to the firm's work and must be available for use by its workforce.

The Berks County Historical Society's library contains a wealth of historical materials and data, and both Wernersville State Hospital and the Hamburg Center have developed libraries which serve their respective special populations.

HOSPITALS

Berks County is endowed with a wealth of medical facilities and expertise to serve the physical and mental health needs of its population. With total staffing which includes 1,000 physicians and dentists and 4,100 nursing and support personnel, the County's three major hospitals have the knowledge and capability to handle most medical emergencies. Two of the three hospitals (Community General and Saint Joseph's) are located within the city

limits; Reading Hospital, the largest, is located on a 36 acre site in West Reading. All three are in the continuous process of expanding facilities, services and programs to meet the growing needs of the population. Berks County's Poison Control Center is located at Community General Hospital; St. Joseph's Women's Wellness Center meets the unique health needs and concerns of women throughout the country for its high standing as a teaching institution for postgraduate physicians and nurses.

In addition to the three general hospitals, four hospital-like specialized institutions are located within the County which deal with mental patients, mental retardation, the physically handicapped and substance abuse. The Wernersville State Hospital houses and treats the mentally ill patients in the community. The Hamburg Center, another state-run institution, provides housing and treatment services to the mentally retarded.

The Reading Rehabilitation Hospital, a 92 bed facility located in Cumru Township, provides nationally recognized comprehensive rehabilitation services to inpatients and outpatients with physical disabilities and victims of head/spinal cord injury, orthopedic injury, stroke and limb

loss due to accident or illness.

The Caron Foundation (formerly Chit-Chat Farms), located in South Heidelberg Township is a private institution whose goal is the treatment and rehabilitation of those with alcohol and drug dependencies.

NURSING HOMES, ASSISTED LIVING & ELDERLY SERVICES

The Berks County Office of the Aging, established in 1974 under the provisions of the Older Americans Act, is responsible for the development and administration of a county-wide community support system for older citizens. All of the County's residents aged 60 and older are eligible for services. Persons with low income, aged 75 years and over, disabled, living alone, and members of minority groups are targeted for numerous services.

Since 1952, the County has operated Berks Heim, a nursing home for both skilled and intermediate levels of care located on the County Welfare Tract in Bern Township. The Heim provides care for over 800 residents.

The Berks County Office of Aging's files list 20 State-licensed assisted living homes throughout the County. These facilities offer the daily services of home life (laundry, meals, etc.) in an atmosphere of independence. Medical services are available either on-site or on-call. Additionally, there are 30 independent housing complexes designated for the elderly. Of these, 17 are federally-subsidized through the Department of Housing and Urban Development. No nursing homes are located within the Planning Area.

PUBLIC SAFETY

Emergency services provide a valuable service for the safety and welfare of the planning area communities. The police, fire and ambulance squads provide life and property saving services which are vital to the community's quality of life. Fire and police protection and emergency medical services are identified and discussed below. The Berks County Communications Center serves all emergency services in the planning area as well as the adjacent municipalities.

Police Services

Police protection is an expected and appreciated service by the residents and business owners of the three planning area municipalities. The need for such services grows as the population and amount of non-residential development grows. Currently, the Borough of Leesport has three full-time and four part-time police officers, including the chief of police. The Department provides 24-hour service and utilizes three patrol cars.

The Maiden creek/Ontelaunee Police Department (created by a merger in 1991), provides service to Ontelaunee and Maiden creek Townships. The force includes a chief of police, six full-time and five part-time officers and 5 patrol cars. The Department provides 24-hour service.

Perry Township has no police force of its own. The Township relies on the Pennsylvania State Police, who have a new facility on PA Route 61 north of Hamburg.

Fire Services

Although there are not fire companies located in each planning area municipality, adequate services are provided to planning area residents by area fire companies, as follows:

Union (Leesport) - serves Leesport and portions of Ontelaunee Township

Temple - serves portions of Ontelaunee Township

Bandon - serves portions of Ontelaunee Township

Shoemakersville - serves portions of Perry Township

Virginville - serves portions of Perry Township

These fire companies are dispatched according to defined areas of responsibility in the three municipalities.

All of these fire companies are volunteer organizations. The 24-hour service provided by these volunteers is of tremendous value to planning area residents and businesses

and should be encouraged and supported however possible.

Ambulance Services

The Schuylkill Valley Ambulance (located in Leesport) and the Hamburg American Legion Community Ambulance (located in Hamburg) provide ambulance service to the planning area municipalities. Bandon Community Ambulance serves the southern portion of Ontelaunee Township. The planning area is also served by the Northcentral Berks Paramedics Association's Advanced Life Support (ALS) Unit, also stationed in Leesport.

UTILITIES

WASTEWATER FACILITIES

The planning area is fortunate to have recently been involved in the development of wastewater management planning in each municipality. This planning is commonly referred to as Act 537 Planning in reference to the State Law

that requires each municipality to be responsible for providing wastewater management to its residents.

An example of the implementation of this Act is the appointment of Sewage Enforcement Officers in each municipality to review and permit requests for on-site sewage treatment systems. These systems must be designed and constructed in accordance with standards developed by the Department of Environmental Protection (DEP). Because these types of systems rely on proper soil conditions on the site to provide the necessary renovation of wastewater before it reaches the groundwater aquifer, on-site treatment systems can only be utilized in certain areas where these natural soil conditions exist. Development in areas where these soil conditions do not exist must provide for other means of wastewater management, such as public or private sewers and treatment facilities.

Act 537 was adopted by the Commonwealth in 1966. The underlying objective of providing Act 537 Planning is to (1) identify areas where long term on-site wastewater treatment can be provided, (2) address areas where public wastewater facilities are necessary to correct existing potential problem areas and (3) provide for adequate wastewater facilities

(either on-site or public sewer) for new development in the most appropriate manner. By coordinating the 537 Planning with Comprehensive Planning, each municipality can make informed decisions regarding locating the kind of and amount of new development in appropriate areas for proper and safe wastewater management.

Leesport Borough

The Borough is currently served by the Leesport Borough Authority which owns and operates a municipal sewer system and treatment facility. The treatment plant serves the Borough by means of 16 miles of collection system, 2 remote pumping stations and a treatment facility located in the Borough with a permitted maximum discharge to the Schuylkill River of 200,000 gallons per day (gpd).

The Borough currently serves a population of 1,750. The majority of flow is contributed from residential customers (85%) with the remainder contributed from commercial and institutional flows - the more significant being contributed by the Ames Distribution Center and the Schuylkill Valley School District Campus in Ontelaunee Township. In addition to the Borough and limited service to Ontelaunee

Township, limited service is currently also provided to adjacent development in Bern Township.

Future development in the Borough is limited by existing floodplain and limited area within the Borough for new development. The Borough has recently completed and approved its Act 537 Plan for submittal to DEP. The Plan proposes to expand the Treatment Facility to 500,000 gpd to accommodate 220,000 gpd of flow from the Borough, 180,000 gpd from Bern Township and 100,000 gpd of flow from Ontelaunee Township. (See Map 4).

Ontelaunee Township

The Ontelaunee Act 537 Plan was adopted in June 1995 by the Township. Planning has been performed in conjunction with the Planning in Leesport Borough to develop expanded public sewer service and treatment capacity for the Township. As noted above, sewer service is currently provided to the Ames Distribution Center located in the Township. Service is also soon to be provided to the Schuylkill Valley School District Campus. There are also extensions of sewer service to the Indian Manor and

Gernants Church Road Areas. The remainder of the Township is served by individual on-site wastewater systems ("septic systems").

The 537 Plan proposes the development of public sewer service in a 5 year and 5 to 10 year Phasing. The 5 year Phase 1 recommendation is to establish sewer service areas along the Route 61 corridor from Maiden Creek north along both sides of Route 61 to a point near the intersection with Birch Hill Road and Route 61. The 5 year service area would include the existing sewered areas and extend west to the river and Township boundary.

Sewer service would be provided by expansion of the Leesport treatment plant to increase capacity for the Township to 100,000 gpd. A pumping station would be constructed along Maiden Creek at Route 61 to convey flow to the existing Ames pumping station and the Leesport Conveyance system.

Phase 2 of the Plan provides for expansion of the sewer service area in a 5 to 10 year time frame to include the southern area of the Township from Maiden Creek west of Route 61 and south to the Township line and from the

Conrail Maiden Creek spur east of Route 61, to the and south to the Township line. The 10 year service area would also extend the remaining distance along the west side of Route 61 from the river to the Township boundary with Perry Township. Future development in the 5 to 10 year planning period would also be required to be served by public sewer in the growth area bounded by Adams Road to the north, Loose Lane to the west, Kindt Corner Road to the south and both sides of Ontelaunee Road to the east.

Provision for sewer service to this expanded area would be provided by construction of a treatment facility at the confluence of Maiden Creek and the river. The Ames pumping station would be diverted to the new treatment facility to allow for existing capacity in the Leesport facility to be utilized for growth in the service areas north of the Borough.

The remaining areas of the Township would be served by on-site systems where soils are suitable. These areas would be reserved for agricultural, open space and low density rural uses with restricted development. This area would include the Lake Ontelaunee region of the Township. The non-sewered portions of the Township fall under the

requirements of the Township's On-Lot Management Ordinance.

Perry Township

The Perry Township 537 Plan was completed in May 1993. The Plan documented existing conditions in the Township related to wastewater facilities and recommendations for future sewer service. The Plan is being implemented in conjunction with an update of the Shoemakersville Borough Act 537 Plan to provide additional treatment capacity at the Shoemakersville facility to accommodate Perry Township. This additional treatment capacity is currently under construction. The Shoemakersville Borough treatment facility was last upgraded in 1976. It currently provides 350,000 gpd of capacity, 150,000 gpd of which is allocated to Wolf Dye and Bleach Company.

The recommendations of the Act 537 Plan have resulted in the construction of public sewers in the developed and future growth areas of the Township along the Route 61 corridor from Shoemakersville to the Windsor Township line.

Under the five year sewer service plan, a combination gravity and low pressure sewer system is proposed. A low pressure system utilizes small individual house pumps and small diameter pressure pipe to pump flow from small pockets of development over high points more cost effectively than a larger system pump station. The gravity system would extend along both sides of Route 61 and along Main Street up to Oak Lane. Service would be provided to Zion Church Road up to the creek crossing, as well as Perry Road, and Hall Road. Limited service would also be provided to Zweizig Road.

Capacity for this service area is to be provided by the expansion of the Shoemakersville Borough to a capacity of 600,000 gpd. 200,000 gpd would be allocated to Perry Township and the remaining new capacity of 50,000 gpd would be reserved for Wolf Dye and Bleach Company.

The remaining areas of the Township are zoned for rural agriculture and restricted development. These areas will be continue to be served by individual on-site sewer systems. Like Ontelaunee Township, Perry Township also has an On-Lot Management Ordinance to regulate the location and maintenance of such systems.

WATER SUPPLY

Public water supply in the planning area is limited to the Borough of Leesport and very limited portions of Ontelaunee and Perry Township. The Borough of Leesport is served by a public water system owned, operated and maintained by the Borough. Water is supplied by four wells, two of which are located west of the Borough in Bern Township, and one of which is located east of the Borough in Ontelaunee Township. Raw water is chlorinated at the wells. Treated water is stored in three covered reservoirs, or is immediately fed to the distribution system as demand requires. The system has 1.875 million gallons of treated storage capacity; average usage is 0.128 million gallons per day (mgd). The Borough's service area includes the Borough of Leesport, a small portion of Ontelaunee Township along PA Route 61 South (including the Schuylkill Valley School District campus), and a small portion of Bern Township southwest of the Borough. The system serves approximately 1,700 persons, as well as several commercial and industrial establishments.

The southern portion of Ontelaunee Township is supplied with public water from the City of Reading through the Ontelaunee Township Municipal Authority.

Shoemakersville has a public water supply system, but service has only been extended to the Perry Meadows development in Perry Township at this time. The remaining areas in Ontelaunee and Perry Township are served exclusively by individual wells.

Although not directly serving as a water supply for the residents of the planning area, the region serves as a primary water source for the City of Reading and its suburbs. This source consists of Lake Ontelaunee located in Ontelaunee and Maiden creek Townships. In addition to serving as a water supply, the lake provides recreational uses including hunting, fishing, hiking and picnicking.

SOLID WASTE DISPOSAL

Leesport Borough is the only Planning Area municipality which currently contracts for solid waste and/or recyclable materials collection. The Borough negotiates multi-year

contracts for such services. In 1995, Pine Grove collected solid waste, while BFI collected recyclables. In the two townships, individual homeowners must make their own, individual arrangements for solid waste disposal.

OTHER UTILITY SERVICES

Berks County is laced with a network of over 400 miles of electrical transmission lines ranging from 66KV to 500KV and some 570 miles of petroleum and natural gas pipelines. Significant concentrations of related transmission facilities and lines occur in the Berkley area of Ontelaunee Township.

Metropolitan Edison Company (Met-Ed), serves the planning area. The Met-Ed system has interconnections with all bordering electric utilities throughout the Pennsylvania-New Jersey-Maryland (PJM) Power Pool.

Natural gas for heating, cooking and other uses is supplied by two utilities. The Reading Gas Division of UGI Corporation serves the demand within the City of Reading, 24 Boroughs and 26 townships surrounding the City. The

Allied Gas Company supplies natural gas to 575 customers and liquid petroleum (LP) gas to approximately 1,250 customers in the northern section of Berks, namely Hamburg and Shoemakersville Boroughs, as well as portions of Centre, Perry, Tilden and Windsor Township.

Telephone, data transmission and teletype services within Berks County are supplied by several telephone companies. Bell of Pennsylvania serves Shoemakersville and adjacent portions of Perry Township, while Commonwealth Telephone Company serves Leesport Borough, Ontelaunee Township and the remaining portions of Perry Township. Other service options available, depending on the local carrier, include voice mail, business systems, cellular telephone service, radio pagers, and digital telephone systems.

Television cable service within Berks is provided by four carriers. Hamburg TV Cable serves the Hamburg and Leesport areas, as well as parts of Perry Township and upper Ontelaunee Township. Berks Cable serves portions of lower Ontelaunee Township.

OPEN SPACE, PARKS AND RECREATION

The 1993 **Berks County Open Space and Recreation Plan** serves to augment the **Berks County Comprehensive Plan**. It is intended to be used as a guide for municipal officials, quasi-public organizations, and private interests regarding decisions on development of future recreational facilities and in the preservation of open space and historic amenities throughout the County. The Plan recommends the acquisition and preservation of important natural areas and stream corridors through the County. High priority natural areas and stream corridors include two located in the planning area:

- Maiden Creek/Pine Creek
- Schuylkill River

The Plan recommends protection of critical and unique natural areas including high and exceptional quality waters, Pennsylvania Natural Diversity Index (PNDI) sites, wetlands, floodplains, and watersheds. The Plan also recommends sensitive design techniques, such as cluster development, as a method to preserve open space and agricultural lands.

The Plan recommends the protection and preservation of historic sites and districts on or eligible for the National Register of Historic Places. The Plan gives a detailed inventory of sites and districts on or eligible for the National Register, and techniques available for their preservation.

The Plan recommends a system of interconnecting greenways along natural areas and stream corridors throughout the County. The greenways will connect major existing recreational facilities with developed areas and can be used for hiking, biking, nature study, and other activities.

The Schuylkill River Heritage Park Project, along with the two five mile segments of the Ferdinand K. Thun trail will run the entire length of the Schuylkill River from Pottsville to Philadelphia. The trail would connect various parks and historical sites along the way. The Heritage Park Project is a five county cooperative initiative to interpret the history and heritage of the entire Schuylkill River Corridor. Education, recreation, history, tourism, and economic development are some of the goals of this project which is based upon the common history and interdependence of communities within the Schuylkill River Corridor.

As part of **Open Space Plan** preparation, survey questionnaires were sent to municipal and school district officials within Berks County. The results of these surveys, as they relate to the Planning Area, are presented in the following two tables. (Land areas, however, have been updated based on the latest tax assessment records.)

School facilities supplement the supply of local recreation facilities in each municipality. The majority of the school facilities are available for public use in non-school operating hours. Most schools will require notice of the intended use while others might require group insurance coverage or a small fee depending on the use.

As can be seen in Table 16, only Leesport Borough and Perry Township have municipally-owned and operated recreational facilities. The Leesport Playground, located on Washington Street, includes a swimming pool, playing fields, picnicking areas, and playground/tot lot areas. The Borough's recreation area in Leesport Gardens is currently being developed to include 2.59 acres. The Perry Township Recreation Area is located on Onyx Cave Road. Facilities at the Recreation Area currently include playfields, tot lot/playground and pavilion. Ontelaunee Township has no

Recreation Board nor any Township owned/operated recreational facilities.

As part of the preparation of this Joint Comprehensive Plan, a detailed Recreation, Parks and Open Space Plan element was prepared. The level of detail of this element is such that it forms the legal basis for the three municipalities to require mandatory dedication of land as part of the local subdivision and land development review process. The entire Recreation, Parks and Open Space Plan element is included as an Appendix to the Joint Comprehensive Plan.

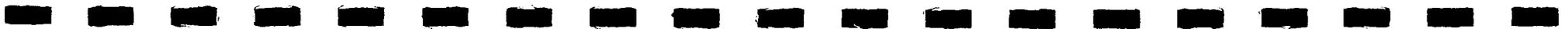


Table 16 Publicly and Privately-Owned Recreation Land in the Planning Area		
Municipality Location	Acreage	Activities
Schuylkill Canal-Five Locks	21.0	Boating, Fishing
Perry Township Recreation Area	19.88	Field Sports, Pavilion, Tot Lot/Playground
Perry Township Golf Course	148.76	Golf
Perry Township Game Association	8.46	Rifle Range, Trap Shooting
Shoemakersville Swim Assoc.	4.41	Swimming
Wing Pointe	170.0	Sporting Clay Range, Game Bird Hunting
TOTAL (PERRY TOWNSHIP)	372.51 Acres	
Lake Ontelaunee (owned by City of Reading)	3,142.0 ¹	Fishing, Picnic
Conservancy Land	31.48	Undeveloped
Blue Falls Grove	29.84	Boating, Fishing, Field Sports, Picnic, Swimming
Leesport Gun Club	36.0	Picnic, Trap Shooting
Schellhammer Race Track	8.39	Kart Tract
Family Grand Prix	9.52	Batting Cages, Bumper Boats, Go-Carts, Gameroom, Mini-Golf
TOTAL (ONTELAUNEE TOWNSHIP)	3,257.3 Acres	
Leesport Playground	9.59	Field Sports, Picnic, Swimming, Tot Lot/Playground
Leesport Gardens Recreation Area	2.59	Undeveloped
Railroad Museum of Reading Company	N/A	Museum
TOTAL (LEESPORT BOROUGH)	12.18 Acres	

¹ includes land areas in Ontelaunee, Perry, Maiden creek and Richmond Townships

Table 17 School District Recreational Facilities			
	Schuylkill Valley School District		Hamburg Area School District
	Schuylkill Valley High School	Schuylkill Valley Intermediate School	Perry Elementary School
Baseball Field	x	x	
Basketball Court	x	x	x
Football Field	x	x	
Field Hockey	x	x	
Playground	x	x	x
Soccer Field	x	x	
Softball Field	x	x	
All-Purpose Field	x	x	x
Tennis Court	x		
Track	x		
Auditorium	x		
Auxiliary Gym / Racquetball Court		x	
Gymnasium	x	x	x
Library	x	x	x
Rec.Room / Commons / All-Purpose Room		x	x
Swimming Pool		x	

TRANSPORTATION

Transportation systems play important roles in location choices for homes, schools, businesses, and manufacturing. As Berks County developed, so did the county's transportation network. Indian trails were developed into dirt roads; a canal was developed along the Schuylkill River; and the railroad revolutionized early transportation.

As Reading and the surrounding Berks County areas developed, more regularly traveled routes were established to other populated areas. The first of these developed routes was the Centre Turnpike, today known as PA Route 61 which extended north from Reading through Pottsville in Schuylkill County and on to Sunbury in Northumberland County. This route was extended in 1805. Other routes included the Perkiomen extended southeast to Philadelphia in 1810 and the Berks and Dauphin extended west to Harrisburg in 1817. For purposes of the LOP Comprehensive Plan, Route 61 will be isolated as the primary land route through the three communities.

Other transportation systems that developed in the early development of the area included mass transportation in the

form of a stagecoach between Reading and Philadelphia in 1789 which service peaked between 1826 and 1838. Transportation for goods and raw materials was necessary as a link between the productive inland and the costal markets. As the Schuylkill River became inefficient for the increasing volumes of goods and materials, primarily anthracite coal, the Schuylkill Canal, completed in 1822, provided the necessary link from Schuylkill County to Philadelphia (the Delaware River). The Union Canal, completed in 1828, provided the necessary link to the Susquehanna River. As the canals developed, the Reading and surrounding areas became prime locations for storage and industrial facilities and their related residential and commercial uses.

Both the stage and canal eras were rapidly phased out with the 1842 completion of the Philadelphia and Reading Railroad lines from Pottsville to Philadelphia with various stops through Berks County including Shoemakersville, Leesport, and Reading.

Technology out paced the transportation systems of the area. The introduction of the internal combustion engine sparked many changes from the area. Farmers could cultivate larger areas in shorter periods of time. Conveyance of goods and

raw materials from rural areas to more urban areas where ports and loading facilities from the canals and railroads were located became easier and more efficient. The conditions of the roads dictated the efficiency of trucking these goods and materials to central areas.

In addition to the effect this internal combustion engine had on local commerce, private or passenger vehicles allowed people to move further from their jobs. The sprawling created by the availability to commute longer distances in shorter periods of time created the need for trucks to carry goods to the rural areas which developed their own commercial districts but did not have access to the canals or railroad. The benefits of lower shipping costs and more direct access by truck contributed to the decline of the use of the railroad for local commerce. The decline of anthracite coal use also contributed to the railroad's decline.

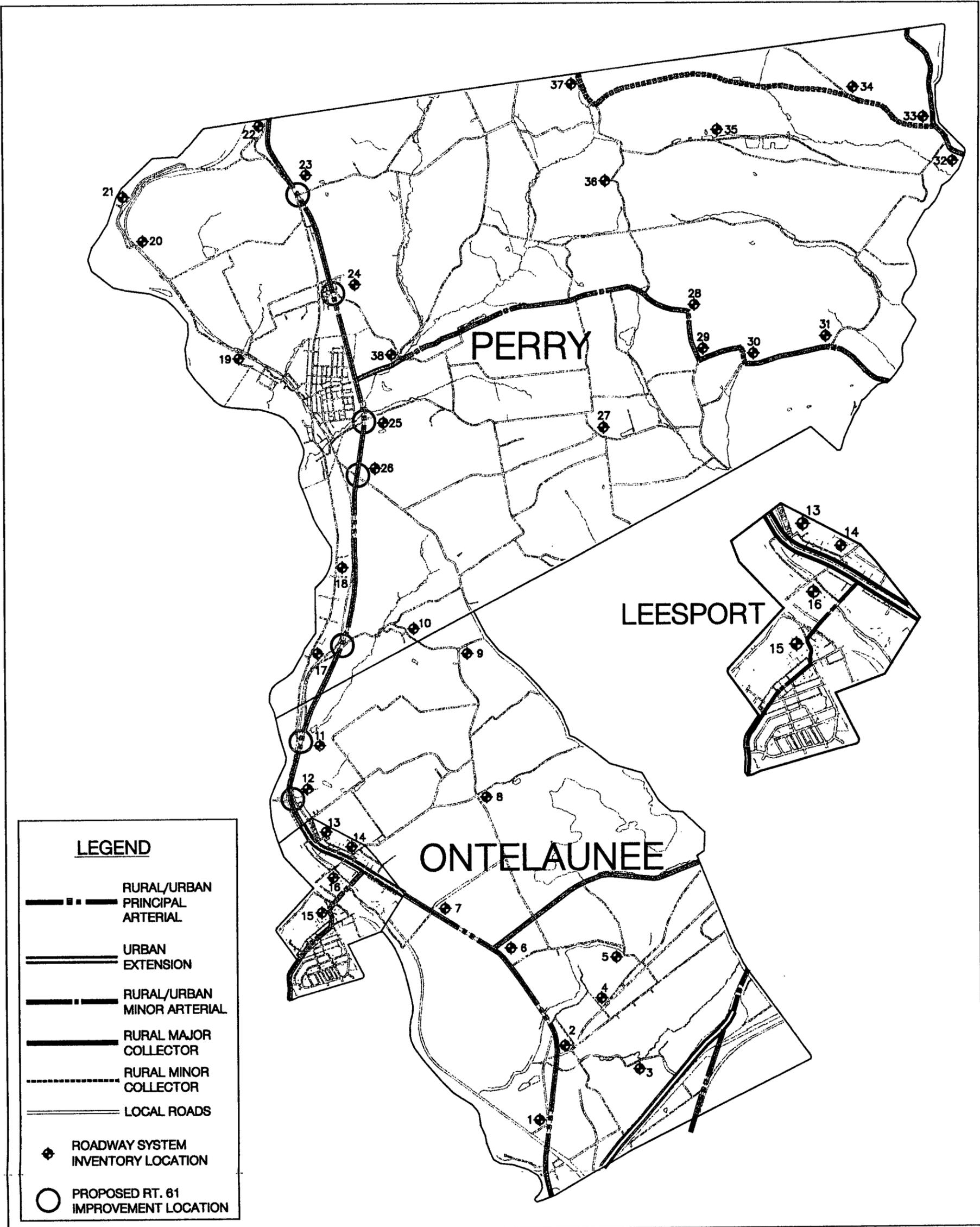
These rurally developing areas also created the need for mass transportation to the more populated areas. Bus lines began travelling regular routes which serviced local and intermunicipal areas.

As all these transportation networks developed, the local roads and other facilities, such as parking, became outdated. Continuous improvement of the facilities resulted in the transportation networks that are in place today. The growing anticipated traffic volumes will result in continuous improvement of the transportation network. The transportation network includes a balance of rail and roadways.

EXISTING FACILITIES

Roadways

The primary roadways through the Leesport, Ontelaunee, and Perry area include PA Routes 61, 73, 222 and 662, and SR 3055 (the "Road to Nowhere"). There are four basic classifications of highways, based on how a particular highway is used. Under Federal regulations, separate classifications are also applied to urban and rural areas. The urban category applies to the urbanized areas within the Federal Aid Urban Boundaries. Under the urban category, four street classifications were identified: (1) Urban Extension and Urban Principal Arterials; (2) Urban Minor



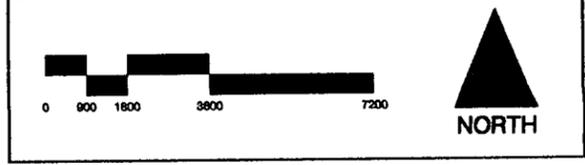
RETTEW
Associates, Inc.
ENGINEERS-PLANNERS-ENVIRONMENTAL CONSULTANTS-LANDSCAPE ARCHITECTS-SURVEYORS
 LANCASTER, PA - MECHANICSBURG, PA - ORWIGSBURG, PA

Mapping Data Source:
 Berks County Mapping Department
 and Consultant Surveys

LEESPORT BOROUGH
 ONTELAUNEE TOWNSHIP
 PERRY TOWNSHIP

JOINT COMPREHENSIVE PLAN
 PREPARED IN COOPERATION WITH
 THE BERKS COUNTY PLANNING COMMISSION

5 TRANSPORTATION SURVEY MAP



Arterials; (3) Urban Collectors; and (4) Urban Locals. The rural category applies to the non-urbanized areas of the County. Four street classifications are also identified in the rural category: (1) Rural Interstates and Principal Arterials; (2) Rural Minor Arterials; (3) Rural Collectors; and (4) Rural Locals. Table 18 defines the function of each of these classifications. The Transportation Survey Map identifies the major system of highways and streets in the Planning Area based on the above classifications.

Regardless of the classifications, the adequacy of the thoroughfare system is determined by the ability of roads and highways to perform certain assigned functions of traffic movement. For example, the function of an arterial road is generally to move vehicles from one point to another in an efficient, safe and rapid manner. More than any other type, the arterial road illustrates the conflict between the movement of traffic and the land access function. The two functions are incompatible. When volumes of traffic are low and the density of the abutting development is low, the conflict is not serious. However, when traffic volumes are high and the adjoining land is intensely used, the number of points of conflict increases rapidly. It is therefore important to understand the appropriate functions of

different roads in order to prevent misuse and failure of the system. There are no Interstate highways located in the Planning Area, though I-78 is reasonably close to the north. Other roadways in the Planning Area are classified as follows:

Urban Principal Arterial
US 222 (south of SR 3055)

Urban Extension
PA 61 (in the Borough); SR 3055 ("Road to Nowhere")

Urban Minor Arterial
US 222 (north of its junction with SR 3055); Wall/Main Streets in Leesport Borough

Rural Principal Arterial
PA 61 (in the townships)

Rural Minor Arterial
PA 662

Rural Major Collector
PA 73 and PA 143

Rural Minor Collector
Virginville Road (SR 1006)

The remaining streets and roads in the Planning Area are classified as local roads.

In 1982, the Pennsylvania Department of Transportation (PaDOT) designated the most important through routes in the Commonwealth as the Priority Commercial Network (PCN). The network was subsequently expanded to become the Priority Network System. This system includes the PCN, the Industrial-Commercial Access Network (I-CAN), the Agricultural Access Network (AAN) and the Dual Access Network (A&I) - for roads that serve both as I-CAN and AAN. U.S. Route 222, PA 61, PA 73 and SR 3055 are classified as part of the Primary Commercial Network. These four roadways are also part of the National Truck Access Network (which allows tandem trailers). Park Road in Ontelaunee Township is classified in the Dual access network, while PA 143 and PA 662 are part of the Agricultural Access Network.

Table 18 lists the Functional Classifications of roads in the Planning Area. These classifications are also identified in the Transportation Survey Map.

The most frequent use of Route 61 is by commuters from northern Berks and Schuylkill counties to the job availability in the Reading area. Based on the 1980 census data, over 2,300 work trips are generated from Schuylkill County. The majority of these trips use Route 61. Other routes such as Route 183 on the west side of the Schuylkill River accommodate the balance of the traffic.

Some problem areas that have developed along Route 61 as the volume of traffic has increased include:

- In Perry Township, the intersection of Route 61 and Zion's Church Road has been identified as a problem area. The poor available sight distance and awkward intersection of Hughes Hill Road and Main Street with Route 61 has been the site of numerous accidents.

PennDOT is currently proposing to change the grade of the intersection and to change the Hughes Hill Road and Main Street intersections. Despite numerous requests for a traffic signal at this intersection, PennDOT's recent studies do not indicate the need for a traffic signal at this intersection;

Table 18 Functional Classifications	
Classification	Function
Urban Highway System	
Urban Extension and Urban Principal Arterial	<p>Serves the major centers of activity of a metropolitan area, the highest traffic volume corridors, and the longest trip desires. Carries the major portion of trips entering and leaving the urban area, as well as the majority of through movements desiring to bypass the central city.</p> <p>The principal arterial system includes (1) interstate highways, (2) other freeways and expressways, and (3) other principal arterials (with no control of access).</p>
Urban Minor Arterial	Interconnects with and augments the urban principal arterial system. Also distributes travel to geographic areas smaller than those identified with the higher system.
Urban Collector	Provides both land access service and traffic circulation within residential neighborhoods, commercial and industrial areas. Collects traffic from local streets and channels it into the arterial system.
Urban Local	Comprises all facilities not on one of the higher systems. Serves primarily to provide direct access to abutting land and access to the higher order systems. Service to through traffic is usually discouraged.
Rural Highway System	
Rural Principal Arterial and Rural Primary Interstate	Serves corridor movements having trip length and travel density characteristics indicative of substantial statewide or interstate travel.
Rural Minor Arterial	Links cities and larger towns, and forms an integrated network providing interstate and inter-county service.
Rural Collector	Generally serves travel of primarily intra-county rather than statewide importance and constitutes the route on which predominant travel distances are shorter than on arterial routes. Rural collectors are subclassified into two categories - major and minor.
Rural Local	Serves primarily to provide access to adjacent land and provides service to travel over relatively short distances as compared to collectors or other higher systems.

- In Ontelaunee Township, recent improvements at West Huller Lane have provided more direct accessibility to industrial sites. Additional existing problem areas occur along PA Route 61 in Ontelaunee Township at Bellman's Church Road (SR 4017) and Mohrsville Road intersections. These areas are of particular concern because of high volumes of traffic on market day at the Leesport Farmers Market; and
- The Indian Manor Drive intersection in Leesport Borough shows similar concerns as the two intersections noted in Ontelaunee Township. PennDOT has plans to address these concerns by realigning and signalizing the Bellman's Church Road and Mohrsville Road intersections and extending a raised center median approximately 150 feet south of the Indian Manor Drive intersection to allow "right-in/right-out" movements only at the intersection.

Other less critical concerns in the three municipalities will be discussed later in this section. PA 61 is discussed in detail because it is the main line through the three municipalities.

Bridges

Bridges serve as critical links in the highway system - they provide crossings of streams, rivers, railroads and other highways. Numerous bridges are located on Federal and State highways, and thus maintained by the Pennsylvania Department of Transportation. Several bridges fall under the jurisdiction of Berks County. The remainder are the responsibility of the local municipalities to maintain.

Either functional or structural deficiencies can reduce a bridge's ability to safely carry traffic. Physical attributes of a bridge which restrict its use are called functional deficiencies. Functional deficiencies include such things as (1) insufficient width, which restricts travel lanes; (2) poor vertical or horizontal alignment, which restricts visibility; or (3) inadequate vertical clearance. Examples of bridges with functional deficiencies in the Planning Area include the PA 143 bridge over Maiden Creek at Virginville (narrow width); the Wall Street bridge over the Schuylkill River in Leesport (narrow width/horizontal alignment); and the Bowers Road bridge over Maiden Creek in Ontelaunee Township.

In some cases, the physical structure of a bridge is incapable of handling a particular loading, which results in the posting of load limits (a structural deficiency). Examples of posted bridges in the Planning Area include (1) the Bower's Road bridge (3-ton weight limit, with truck/bus prohibition); (2) the County bridge at Five Locks Road (3-ton weight limit with truck/bus prohibition); and (3) the PA 143 bridge at Virginville (3 ton weight limit).

Rail

The rail system which extends through the three municipalities is part of the same rail system that contributed to the decline and ultimate demise of the Schuylkill Canal. Formerly the Philadelphia and Reading Railroad, the majority of the rail system is or was owned by Consolidated Rail Corporation (Conrail) which was formed by the Federal Government in 1973. The company was returned to the private sector in the 1980's.

In recent years, Conrail has abandoned many of the low volume tracks in the area. The abandonment of these lines has had detrimental effects on businesses and industries that

relied heavily on the rail system for delivery of goods and raw materials as well as the shipping of goods and raw materials to other areas. In some cases, the Commonwealth of Pennsylvania acquired several of the counties abandoned lines through the Department of Transportation. The Commonwealth owns approximately 24 miles of the County's abandoned lines and contracts the use of the lines to private operations. The primary provider through the Leesport, Ontelaunee and Perry areas is the Blue Mountain and Reading Railroad which operates on the Schuylkill Secondary Line. The operation originally included service from Temple to Hamburg. The current service includes areas north through Pottsville and occasional recreational excursions up to Tamaqua.

The available rail service provides an efficient means of shipping goods and raw materials. The recent thrust in rail use could help revitalize the rail system however, as Conrail continues to abandon passenger rail lines, the ability to re-establish safe, efficient and cost effective passenger service continues to be limited.

Aviation

Aviation services to the Leesport, Ontelaunee and Perry area are non-existent. There are no recognized air fields in these municipalities. The nearest facility for air transport is the Reading Regional Airport located along PA 183 in Bern Township.

Mass Transit

The Berks Area Reading Transportation Authority (BARTA) is the local fixed route mass transportation service which serves the Reading and immediately surrounding areas. BARTA service to the Planning Area is limited to a bus route on PA Route 61 serving the Ames Distribution Center and Leesport.

Capitol Trailways, a private carrier, provides a fixed route service from Reading through Pottsville, Scranton and Syracuse, N.Y. via Pa 61. This service has fixed stops in Ontelaunee Township, Leesport and Shoemakersville on a daily basis.

Reading Metro Taxi, Inc., located in Reading, provides demand response service to urban areas within ten miles of the City of Reading. This service is available in Leesport.

Parking

The most overlooked component of transportation is parking. The ability to provide space for temporary vehicle storage while consumers use related facilities effects businesses, industries, residences and other means of transportation.

For many years, parking on streets and small lots was acceptable because the volume of vehicles was limited and most families had only one wage earner. Today, as households have multiple wage earners and vehicles, parking has become a critical issue.

Parking on many streets is limited or prohibited because multiple travel lanes are required to prevent congestion created by the higher volumes of traffic. This limitation as well as others has forced provisions for vehicle parking to be a frequently unwelcome requirement for development of

any kind. The problems occur most frequently in urbanized areas specifically in commercial districts. The "Main Street" type store fronts with limited parking capabilities require centralized parking locations. The cost of operating and maintaining these facilities is typically borne by the consumer in the form of parking fees or meters.

The impact is almost identical for employees of businesses in urbanized areas. The employees will often be required to rent parking space at public facilities if it is not provided by the employer.

The Ontelaunee and Perry areas do not typically experience these problems because of their rural agricultural make-up. They have no real defined commercial business district.

Leesport experiences parking problems because of its urbanization. The area has narrow streets and "Main Street" type storefronts that mix with residential districts in the form of above-store apartments or storefronts that have been changed to residences.

Parking is an issue that can not be taken lightly in the planning and development of any area. Newer residential

and commercial uses are required to provide off-street parking. This requirement addressed new development; however, older existing uses have been overlooked. In order to keep these older uses alive, parking must be considered community-wide.

Other Forms of Transportation

Other than sidewalks in portions of the Borough, there currently exists no identified system of pedestrian and bicycle ways to enable non-automotive traffic to flow freely and safely throughout the Planning Area. The ideal system for movement of pedestrians would be the provision of pedestrian ways, separated from vehicular traffic. Developing such a system, however, could require large areas of undeveloped land or the extensive acquisition of rights-of-way from existing landowners. The provision of separate bicycle paths meets obstacles similar to those confronting the development of pedestrian ways. A reasonable solution is the identification of certain roadways as bicycle routes, with careful route selection and adequate safety precautions.

ROADWAY SYSTEM INVENTORY

During the summer of 1995, Consultant personnel conducted an in-depth field review of the existing roadway network in the planning area. 37 intersections and/or roadway sections were inventoried. The results of this field review were used to identify proposed projects for the Transportation Plan. The inventory locations are identified on the Transportation Survey Map (Map 5).

PROPOSED ROADWAY IMPROVEMENTS

The Pennsylvania Department of Transportation is currently studying improvements to a 5.3 mile section of PA Route 61 located in Leesport and Shoemakersville Boroughs and Ontelaunee and Perry Townships. The project area being studied begins 300 feet south of Indian Manor Drive/Arlington Drive and ends 800 feet north of Zion's Church Road. The proposed project involves the following:

- provision of protected left turns
- elimination of left turns at several intersections where traffic volumes do not warrant exclusive left turns

- replacement of the existing concrete mountable divisor with a concrete median barrier in unwidened areas
- addition of traffic signals at Bellman's Church Road and Mohrsville Road
- widening of shoulders to 10 feet for right turns at intersections where lateral constraints permit
- lowering of grades to improve sight distances

The first public meeting for the project was held on October 26, 1993. Subsequent to the initial public meeting, several changes were made in response to public input:

- vertical grades will be adjusted at Birch Hill Road and Zion's Church Road to improve sight distance
- the lengths of median barrier were adjusted in several locations to allow access to existing fire hydrants or water sources and to provide a clear landing area for emergency helicopters
- the unpaved section of Birch Hill Road will be paved to allow residents access to northbound Route 61
- a traffic signal at Zion's Church Road was studied but does not warrant signals at this time; however, provisions will be included for installation of a future traffic signal

A subsequent public meeting was held on March 9, 1995. An environmental engineering consulting firm is currently

preparing a comprehensive environmental report for this project. After completion of the environmental report, and concurrence by regulatory agencies, the project will proceed to final design. Construction on the project is anticipated to commence in early 1997.

MUNICIPAL FINANCES

The tax base of a municipality consists of those tangible assets and activities located or carried on within its boundaries which can best be assessed by the local municipality in the form of taxes, licenses and fines to provide revenue for its operations. The level of municipal operations and financial obligations is directly dependent on the sources available to the municipality for raising funds. The purpose for analyzing the three Planning Area municipalities' fiscal trends is to recognize the manner by which each municipality finances its municipal services. Any capital project recommended as part of this Comprehensive Plan may depend in part on financing from the municipal budget.

PAST TRENDS

During the five-year period 1990 through 1994, all three municipalities for the most part operated on a "pay-as-you-go" fiscal policy. Receipts (excluding cash and investment balances from the preceding year) generally increased from year to year. The earned income tax comprised the largest portion of yearly receipts. Receipts from this tax have steadily increased as the municipalities' populations have grown and wages have risen. Other sources of tax income include real estate (property), real estate transfer, occupation, per capita and occupational privilege taxes.

Non-tax revenues include license and permit fees; fines and forfeits; interest, rents and royalties; departmental earnings; grants and gifts; and other miscellaneous revenue receipts.

Along with revenues, the total of all expenditures trended upward through the five-year period. Recurring expenses, such as police and fire protection, wages, etc., generally increased on a year-to-year basis. Expenses for capital improvements and repairs to municipal buildings and streets, on the other hand, fluctuated up and down with no set pattern.

EXISTING LAND USE

For an area to plan for its future, it must have a good understanding of its past, and of its resources. Prior sections of this Chapter evaluated the physical aspects of the planning area, and identified a number of resources and constraints.

One of the most important elements of this Joint Comprehensive Plan is an analysis of how land has historically been and is currently being used. This section is an analysis of the planning area's existing land uses, or how land is being used today.

The actual analysis utilized a number of different information sources. First, a map showing basic land information had to be created. This map was created from data provided by the Berks County Mapping Office. This map also included property ownership lines, roadways, major watercourses, and municipal boundaries. This map was then used as part of a "windshield survey", in which each property was assigned a specific land use category. This survey was conducted in the summer of 1995. The results of this survey are shown on Map 6.

CHARACTERISTICS OF EXISTING LAND USE

In general, land uses in the planning area include woodland areas, agricultural uses, residential uses, commercial uses, industrial uses, recreational areas, and community facility/utility uses. (See Map 6.)

For planning purposes, existing land use was divided into the following categories:

- Woodland
- Water
- Agricultural/Undeveloped
- Residential
 - Single family residential
 - Multi-family residential
 - Mobile home park
- Commercial
- Industrial
- Community facility

The planning area's growth has been heavily influenced by a number of factors, including the Schuylkill River; the City of Reading and Boroughs of Shoemakersville and Hamburg; Routes 61, 222, 662, 73, I-78 and SR 3055 (major north-

south and east-west arteries in Berks County); the availability of utilities; and a history of agricultural activities. The pattern of land use is characterized as follows:

Woodland

As can be seen on the Existing Land Use Map, a significant portion (15 percent) of the total land area of the planning area is wooded. The largest contiguous tracts of woodland are located in the Lake Ontelaunee Watershed and along the slopes of the numerous stream valleys in the planning area. The planning area's woodlands are the location for numerous permanent as well as seasonal dwellings, and outdoor recreational uses.

Water

Existing water features include the portion of Lake Ontelaunee located within the planning area, the Schuylkill River, Maiden Creek, and numerous other streams and farm ponds.

Agriculture/Undeveloped

This land use category includes farms, farm dwellings and structures, and large tracts currently not in agricultural production. Geographically, this area comprises the largest amount of land area in the Planning Area. The dominant types of agricultural

activity includes the raising of field crops, dairying and poultry operations. The agricultural areas take advantage of prime agricultural soils in both Townships. Large portions of these areas in Perry Township are included in the Agricultural Security Area. (See Map 3).

Residential

This land use category includes dwellings on lots in planned subdivisions, dwellings in older, established portions of Leesport Borough, as well as in the Townships' rural villages and hamlets, and individual dwellings scattered elsewhere in the planning area. Also included in this category are mobile home parks. As further detailed in the Housing section of this Chapter, the vast majority of the occupied dwelling units in the planning area in 1990 were single family detached dwellings (73 percent). Approximately 19 percent of all occupied dwelling units were either attached or multi-family units. Less than eight (8) percent of the occupied units were mobile homes.

The largest concentration of residential development in the planning area in terms of the percent of total land area is in the Borough of Leesport. Except for Leesport Gardens, housing in the Borough is comprised predominantly of older structures on small

lots. Most of the attached and multi-family dwelling units in the planning area are also located in the Borough.

In the Townships, numerous residential lots have been created along the frontages of larger parcels, which remain farmed in the remaining interior areas. This type of land usage is economically attractive because it takes advantage of roadway access, but creates an impression of less open space than actually exists, because the developed frontage areas block views of farm areas.

Since average residential lot sizes are generally larger than those found in Leesport, considerably more land area (acreage) is devoted to residential uses in Ontelaunee and Perry Townships.

Commercial

Commercial uses include such uses as retail stores, personal and business services, gas stations, restaurants, banks, offices, commercial recreation areas, and similar facilities. These facilities typically require good vehicle access and/or good visibility. Therefore, they generally gravitate towards heavily travelled roadways, so customers, clients, and employees can easily use the facility. Due to its location in relation to major transportation routes, land area devoted to the commercial land use

category in the planning area is for the most part either (1) located in the Borough of Leesport or (2) located along Route 61. Commercial uses are also located in the Berkley area and in scattered locations throughout the two Townships. Several commercial ventures are operated as accessory uses to residences and/or farm operations. The villages of Dauberville and Mohrsville and the Borough of Shoemakersville also provide commercial sources for Planning Area residents.

Industrial

The industrial category includes uses such as manufacturing, warehousing, assembly, and wholesale trade activities. Industrial uses in Berks County include heavy industrial (i.e. large - scale) manufacturing and processing and light industry (small scale assembly and processing), such as and industrial parks. There are both heavy industrial (manufacturing/processing) and light industrial facilities in the planning area. Examples of heavy industry include Glen Gery, Pohl Corporation, Wolfe Bleach and Dye, Reading Tube, Royal Green, etc. Examples of light industrial include Spring Ford Knitting, Quaker Maid, etc. In addition, there are several large scale storage (such as the Ames Distribution Center and Tyson United Foods), vehicle and machine repair, and similar facilities scattered throughout the Township. The A To Z auto salvage

operation on Ridge Road in Perry Township is also classified as an industrial use.

Community Facility

This category includes uses such as the Leesport Borough Hall, the Ontelaunee and Perry Township

municipal buildings, U.S. Post Office, and other facilities which provide public/semi-public services. Examples of such facilities include the Union Fire Company, Schuylkill Valley Ambulance, North Central Berks ALS Unit, Schuylkill Valley School District Campus, and several churches/cemeteries.

Land Use Category	Leesport Borough		Ontelaunee Township		Perry Township		Planning Area Totals	
	Acres	%	Acres	%	Acres	%	Acres	%
Woodland	33	6.2	1,023	16.8	1,725	14.5	2,781	15.0
Agricultural/Undeveloped	187	35.3	3,630	59.8	8,456	71.0	12,273	66.3
Single Family Residential	168	31.7	322	5.3	1,080	9.1	1,570	8.5
Multi-Family Residential	4	0.8	0	0	1	0.0	5	0.0
Mobile Home Park	0	0	5	0.1	18	0.2	23	0.1
Commercial	51	9.6	220	3.6	76	0.6	347	1.9
Industrial	43	8.1	513	8.4	306	2.6	862	4.7
Community Facility	43	8.1	359	5.9	243	2.0	645	3.5
Totals	530		6,072		11,905		18,506	

Notes: Totals may not add due to rounding
Sources: Berks County Mapping Office; Consultant's Field Survey

The Community Facility land use category also includes public and quasi-public recreational uses. Facilities in this land use category include such lands and uses as the Perry Township Recreation Area, Leesport Playground, and recreation facilities associated with schools and churches. Also included in this land use category are utility and transportation related services.

LAND USE CONFLICTS

The existing land use survey indicates that the planning area has a wide variety of land uses. To avoid future land use conflicts, it is important to analyze the compatibility of adjacent uses and the causes of existing land use conflicts.

A land use conflict exists when one land use is adversely affected by a neighboring use. One example of conflicting land uses would be an intensive industrial facility located in a predominantly residential area. In this example, both uses might be in conflict with each other. Nearby residents would be adversely affected by increased truck traffic, noise, and glare from lighting. In the same manner, the industrial

use may be somewhat affected by residential vehicles and pedestrian traffic.

It is also important to recognize that dissimilar adjacent uses do not always represent conflicting land uses. For example, small-scale commercial establishments which primarily serve the needs of nearby residents may not come in conflict with adjacent residential properties. In fact, the proper combination of small-scale commercial uses and residential properties created the foundation for the most successful towns and villages throughout Berks County.

In the planning area, conflicting land uses are most prevalent along the Route 61 corridor. In this area, older residential properties are situated adjacent to large-scale commercial and/or industrial properties. To a lesser extent, residential/commercial conflicts exist in the Borough of Leesport.

Throughout the two Townships, agricultural and residential uses are frequently found adjacent to one another. However, the most significant conflicts between these two uses are generally limited to areas where larger scale residential subdivisions abut agricultural land.