
ACKNOWLEDGEMENTS

This document was largely financed by Berks County's Federal Community Development Block Grant Program. Berks County has established a policy for funding local planning with CDBG funds that implements the principles defined in the Berks County Comprehensive Plan Revision. A major objective is to promote joint municipal planning, intergovernmental and regional cooperation. As a result, the County initiated a Local Planning Partnership Fund, to fund the preparation of local comprehensive plans for municipalities that engage in joint planning efforts. The Leesport Borough, Ontelaunee Township and Perry Township Joint Comprehensive Plan is the fifth joint plan to be funded under this policy. The County commends municipal officials of Leesport Borough, Ontelaunee Township and Perry Township, as well as the joint committee members, for their participation in this program.

JOINT PLANNING COMMITTEE MEMBERS

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BERKS COUNTY PLANNING COMMISSION

Cheryl A. Auchenbach, Planner III

RESOLUTION NO. 99-97

A RESOLUTION BY THE BOROUGH COUNCIL IN AND FOR THE BOROUGH OF LEESPORT, BERKS COUNTY, PENNSYLVANIA, TO ADOPT THE JOINT COMPREHENSIVE PLAN FOR LEESPORT BOROUGH, ONTELAUNEE TOWNSHIP AND PERRY TOWNSHIP, 1996.

WHEREAS, Article III of the Pennsylvania Municipalities Planning Code (Act 247 of 1968, as amended by Act 170 of 1988) authorizes municipalities to prepare and adopt municipal comprehensive plans; and

WHEREAS, Leesport Borough authorized the preparation of a regional comprehensive plan with Ontelaunee Township and Perry Township ; and

WHEREAS, a Joint Planning Committee, comprised of members of the Planning Commissions and Governing Bodies of the three municipalities, with the assistance of RETTEW Associates, Inc. and the Berks County Planning Commission, developed a draft of the Joint Comprehensive Plan, conducted a public meeting on the draft plan, and recommended to the Borough Council to adopt the same; and

WHEREAS, in compliance with the requirements of Section 302 of the Municipalities Planning Code, the Joint Comprehensive Plan was forwarded to the Berks County

Planning Commission, the school districts, and the adjoining municipalities for their review and comment; and

WHEREAS, the Joint Comprehensive Plan was revised to incorporate comments made by various entities, although the Plan was not substantially revised; and

WHEREAS, the Borough Council held a public hearing on the Joint Comprehensive Plan on January 15, 1997 pursuant to public notice as required by the Municipalities Planning Code; and

WHEREAS, the Borough Council desires to adopt the Joint Comprehensive Plan for Leesport Borough, Ontelaunee Township and Perry Township, 1996, as the Comprehensive Plan for the Borough in accordance with the provisions of the Municipalities Planning Code.

NOW THEREFORE, BE IT RESOLVED by the Borough Council of Leesport Borough, Berks County, Pennsylvania, as follows:

*LEESPORT BOROUGH - ONTELAUNEE TOWNSHIP - PERRY TOWNSHIP
JOINT COMPREHENSIVE PLAN*

Section 1. The Borough Council adopts the comprehensive plan entitled "Joint Comprehensive Plan for Leesport Borough, Ontelaunee Township and Perry Township, 1996", hereinafter referred to as the "Plan", prepared by RETTEW Associates, Inc., last revised on October 1, 1996, as the comprehensive plan for the Borough in accordance with Article III of the Pennsylvania Municipalities Planning Code.

Section 2. The Plan shall include the chapters entitled Introduction, Background Studies, Community Development Goals and Objectives, The Comprehensive Plan, and Plan Implementation, and all charts, tables, diagrams, appendices and textual matter contained therein.

Section 3. The Plan shall include the maps entitled Planning Area Map, Natural Features Map, Soil Features Map, Community Facilities Map, Transportation Survey Map, Existing Land Use, Future Land Use Map, and Open Space, Park and Recreation Plan Map.

Section 4. Nothing in this Resolution shall be construed to affect any suit or proceeding pending in any court, or any rights or liability incurred, or any permit issued or approval granted, or any cause or causes of action existing prior to the adoption of this Resolution.

Section 5. This Resolution shall become effective and be in force immediately.

DULY ADOPTED this 15th day of January, 1997, by the Borough Council of Leesport Borough, Berks County, Pennsylvania, in lawful session duly assembled.

BOROUGH OF LEESPORT
Berks County, Pennsylvania

By: /s/ Lawrence C. Kohler
President
Borough Council

Attest: /s/ Sandra L. Weiser
Secretary

(BOROUGH SEAL)

RESOLUTION NO. 1997-2

A RESOLUTION BY THE BOARD OF TOWNSHIP SUPERVISORS IN AND FOR THE TOWNSHIP OF ONTELAUNEE, BERKS COUNTY, PENNSYLVANIA, TO ADOPT THE JOINT COMPREHENSIVE PLAN FOR LEESPORT BOROUGH, ONTELAUNEE TOWNSHIP AND PERRY TOWNSHIP, 1996.

WHEREAS, Article III of the Pennsylvania Municipalities Planning Code (Act 247 of 1968, as amended by Act 170 of 1988) authorizes municipalities to prepare and adopt municipal comprehensive plans; and

WHEREAS, Ontelaunee Township authorized the preparation of a regional comprehensive plan with Leesport Borough and Perry Township ; and

WHEREAS, a Joint Planning Committee, comprised of members of the Planning Commissions and Governing Bodies of the three municipalities, with the assistance of RETTEW Associates, Inc. and the Berks County Planning Commission, developed a draft of the Joint Comprehensive Plan, conducted a public meeting on the draft plan, and recommended to the Board of Supervisors to adopt the same; and

WHEREAS, in compliance with the requirements of Section 302 of the Municipalities Planning Code, the Joint Comprehensive Plan was forwarded to the Berks County

Planning Commission, the school districts, and the adjoining municipalities for their review and comment; and

WHEREAS, the Joint Comprehensive Plan was revised to incorporate comments made by various entities, although the Plan was not substantially revised; and

WHEREAS, the Board of Supervisors held a public hearing on the Joint Comprehensive Plan on March 13, 1997 pursuant to public notice as required by the Municipalities Planning Code; and

WHEREAS, the Board of Supervisors desires to adopt the Joint Comprehensive Plan for Leesport Borough, Ontelaunee Township and Perry Township, 1996, as the Comprehensive Plan for the Township in accordance with the provisions of the Municipalities Planning Code.

NOW THEREFORE, BE IT RESOLVED by the Board of Supervisors of Ontelaunee Township, Berks County, Pennsylvania, as follows:

LEESPORT BOROUGH - ONTELAUNEE TOWNSHIP - PERRY TOWNSHIP
JOINT COMPREHENSIVE PLAN

Section 1. The Board of Supervisors adopts the comprehensive plan entitled "Joint Comprehensive Plan for Leesport Borough, Ontelaunee Township and Perry Township, 1996", hereinafter referred to as the "Plan", prepared by RETTEW Associates, Inc., last revised October, 1996, as the comprehensive plan for the Township in accordance with Article III of the Pennsylvania Municipalities Planning Code.

Section 2. The Plan shall include the chapters entitled Introduction, Background Studies, Community Development Goals and Objectives, The Comprehensive Plan, and Plan Implementation, and all charts, tables, diagrams, appendices and textual matter contained therein.

Section 3. The Plan shall include the maps entitled Planning Area Map, Natural Features Map, Soil Features Map, Community Facilities Map, Transportation Survey Map, Existing Land Use, Future Land Use Map, and Open Space, Park and Recreation Plan Map.

Section 4. Nothing in this Resolution shall be construed to affect any suit or proceeding pending in any court, or any rights or liability incurred, or any permit issued or approval granted, or any cause or causes of action existing prior to the adoption of this Resolution.

Section 5. This Resolution shall become effective and be in force immediately.

DULY ADOPTED this 13th day of March, 1997, by the Board of Supervisors of Ontelaunee Township, Berks County, Pennsylvania, in lawful session duly assembled.

TOWNSHIP OF ONTELAUNEE
Berks County, Pennsylvania

By: /s/ James R. Oesterling
Chairman
Board of Supervisors

Attest: /s/ Marlene E. Ernst
Secretary

(TOWNSHIP SEAL)

RESOLUTION NO. 12-1996

A RESOLUTION BY THE BOARD OF TOWNSHIP SUPERVISORS IN AND FOR THE TOWNSHIP OF PERRY, BERKS COUNTY, PENNSYLVANIA, TO ADOPT THE JOINT COMPREHENSIVE PLAN FOR LEESPORT BOROUGH, ONTELAUNEE TOWNSHIP AND PERRY TOWNSHIP, 1996.

WHEREAS, Article III of the Pennsylvania Municipalities Planning Code (Act 247 of 1968, as amended by Act 170 of 1988) authorizes municipalities to prepare and adopt municipal comprehensive plans; and

WHEREAS, Perry Township authorized the preparation of a regional comprehensive plan with Leesport Borough and Ontelaunee Township ; and

WHEREAS, a Joint Planning Committee, comprised of members of the Planning Commissions and Governing Bodies of the three municipalities, with the assistance of RETTEW Associates, Inc. and the Berks County Planning Commission, developed a draft of the Joint Comprehensive Plan, conducted a public meeting on the draft plan, and recommended to the Board of Supervisors to adopt the same; and

WHEREAS, in compliance with the requirements of Section 302 of the Municipalities Planning Code, the Joint Comprehensive Plan was forwarded to the Berks County

Planning Commission, the school districts, and the adjoining municipalities for their review and comment; and

WHEREAS, the Joint Comprehensive Plan was revised to incorporate comments made by various entities, although the Plan was not substantially revised; and

WHEREAS, the Board of Supervisors held a public hearing on the Joint Comprehensive Plan on December 2, 1996 pursuant to public notice as required by the Municipalities Planning Code; and

WHEREAS, the Board of Supervisors desires to adopt the Joint Comprehensive Plan for Leesport Borough, Ontelaunee Township and Perry Township, 1996, as the Comprehensive Plan for the Township in accordance with the provisions of the Municipalities Planning Code.

NOW THEREFORE, BE IT RESOLVED by the Board of Supervisors of Perry Township, Berks County, Pennsylvania, as follows:

*LEESPORT BOROUGH - ONTELAUNEE TOWNSHIP - PERRY TOWNSHIP
JOINT COMPREHENSIVE PLAN*

Section 1. The Board of Supervisors adopts the comprehensive plan entitled "Joint Comprehensive Plan for Leesport Borough, Ontelaunee Township and Perry Township, 1996", hereinafter referred to as the "Plan", prepared by RETTEW Associates, Inc., last revised in October 1996, as the comprehensive plan for the Township in accordance with Article III of the Pennsylvania Municipalities Planning Code.

Section 2. The Plan shall include the chapters entitled Introduction, Background Studies, Community Development Goals and Objectives, The Comprehensive Plan, and Plan Implementation, and all charts, tables, diagrams, appendices and textual matter contained therein.

Section 3. The Plan shall include the maps entitled Planning Area Map, Natural Features Map, Soil Features Map, Community Facilities Map, Transportation Survey Map, Existing Land Use, Future Land Use Map, and Open Space, Park and Recreation Plan Map.

Section 4. Nothing in this Resolution shall be construed to affect any suit or proceeding pending in any court, or any rights or liability incurred, or any permit issued or approval granted, or any cause or causes of action existing prior to the adoption of this Resolution.

Section 5. This Resolution shall become effective and be in force immediately.

DULY ADOPTED this 2nd day of December, 1996, by the Board of Supervisors of Perry Township, Berks County, Pennsylvania, in lawful session duly assembled.

**PERRY TOWNSHIP
BOARD OF SUPERVISORS**

/s/ Ronald L. O'Neil
Ronald L. O'Neil, Chairman

/s/ Richard D. Kline

/s/ Mark W. Stitzel

ATTEST:

/s/ Miriam M. Kline
Miriam K. Kline, Secretary

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INTRODUCTION

A comprehensive plan is an expression of good community sense and forethought. Comprehensive planning illustrates a community's interest in current and future events both within and beyond its boundaries, and is also a demonstration of civic pride because it represents substantial efforts and funds invested by residents and public officials in developing the means to protect and preserve significant features of the community while addressing the inevitable consequences of growth, development and an increasing population. Essentially, a Comprehensive Plan evaluates resources (both physical and social), identifies goals and objectives, then develops implementation strategies to meet these goals and allocate resources. This Joint Comprehensive Plan has been prepared to help local officials administer their respective municipality's land use planning program, based on objective data and clear goals.

This Plan is also a compilation of data (both background information and future projections) which support policy goals and specific regulations. Officials from Leesport Borough, Ontelaunee Township, Perry Township and other government agencies, prospective residents, and businesses

may use this Plan as a reference resource. Additionally, the Joint Comprehensive Plan is intended to provide a level of certainty and stability for local neighborhoods, which directly affect people in personal and physical ways. For a healthy community to prosper, people need reassurance that their environment will maintain its "sense of place". For example, the stability and compatibility of surrounding land uses are crucial issues to the owner of a single-family home. Also, farmers require assurance that their way of life will not be subject to unnecessary restrictions as a result of nearby changes in land use. Prospective developers, additionally, must be able to plan for a project using clear and explicit regulations. A secure investment and business climate must be maintained through reasonable adherence to the comprehensive plan.

This Plan does not intend to prevent growth. By nature, it encourages well-planned and appropriate growth, while striving for a balance between conflicting or competing interests. Arriving at such a balance is no simple task. Many residents, landowners and officials have contributed to the creation of this Plan. The Plan is an attempt to provide acceptable levels of satisfaction to different groups while conforming to the regulations established in the

Pennsylvania Municipalities Planning Code (MPC).

This Plan is not a "one time", static document; it is intended to be flexible and accommodate inevitable changes and allow appropriate responses to unforeseen events. It should be a dynamic and evolving tool that must be periodically reviewed and revised so that it may continue to guide the Planning Area municipalities into the Twenty-first Century.

THE ESSENTIAL ELEMENTS OF A COMPREHENSIVE PLAN

Eight related basic elements are included in the comprehensive plan, as required by the Pennsylvania Municipalities Planning Code (Act 170 of 1988, as amended). The basic elements are as follows:

1. ***A statement of objectives of the municipality, concerning its future development, including, but not limited to, the location, character and timing of future development;***
2. ***A plan for land use, which may include provisions for the amount, intensity, character and timing of***

land use proposed for residence, industry, business, agriculture, major traffic and transit facilities, utilities, community facilities, public grounds, parks and recreation, preservation of prime agricultural lands, flood plains and other areas of special hazards and other similar uses;

3. ***A plan to meet the housing needs of present residents and of those individuals and families anticipated to reside in the municipality, which may include conservation of presently sound housing, rehabilitation of housing in declining neighborhoods and the accommodation of expected new housing in different dwelling types and at appropriate densities for households of all income levels;***
4. ***A plan for movement of people and goods, which may include expressways, highways, local street systems, parking facilities, pedestrian and bikeway systems, public transit routes, terminals, airfields, port facilities, railroad facilities, and other similar facilities or uses;***

5. ***A plan for community facilities and utilities***, which may include public and private education, recreation, municipal buildings, fire and police stations, libraries, hospitals, water supply and distribution, sewerage and waste treatment, solid waste management, storm drainage, flood plain management, utility corridors and associated facilities, and other similar facilities or uses;
6. ***A statement of the interrelationships among the various plan components***, which may include an estimate of the environmental, energy conservation, fiscal, economic development and social consequences on the municipality;
7. ***A discussion of short- and long-range plan implementation strategies***, which may include implications for capital improvements programming, new or updated development regulations, and the identification of public funds potentially available;
8. ***A statement indicating the relationship of the existing and proposed development of the municipality to the existing and proposed***

development and plans in contiguous municipalities, to the objectives and plans for development in the county of which it is a part, and to regional trends.

STEPS OF THE PLANNING PROCESS

There are four major steps required in the process of producing a comprehensive plan: (1) the survey and analysis of existing conditions and trends, (2) the determination of policies and goals, (3) the combining of existing conditions and goals into a comprehensive plan, and (4) the implementation of the policies and proposals of the comprehensive plan.

1. ***Community Inventory and Analysis.*** *The initial step in any planning process is to review a wide range of existing conditions. This survey and analysis of existing conditions will provide the information on which policies and the plan are based.*
2. ***Policy Determinants.*** *The identification of each municipality's desired role within Berks County and the determination of policies which best carry out*

this role are the heart of the plan. Whereas the survey and analysis and comprehensive plan stages can be accomplished largely through professional planning assistance, there is no way in which policy determination can be made by other than the municipality itself and still consider the Plan to be a useful local document.

3. **Comprehensive Plan.** A comprehensive plan combines the information gained during the survey and analysis with the policies established in the policy determination step. The uses of a comprehensive plan are several. First and foremost, the comprehensive plan provides a means for setting forth a unified group of general proposals for the physical development of the Planning Area. Second, after adoption, the plan will enable the municipal Governing Body (Borough Council or Township Board of Supervisors), Planning Commission and the general public to review current issues and proposals against a clear picture of what has been decided as the most desirable plan for the future physical development and character of the Planning Area.

Third, through the plan, the Planning Area municipalities will be able to present a clear picture of their long range and general policies of development to all outside persons concerned with the area's development. Fourth, the comprehensive plan will help educate all who read it regarding existing conditions, problems and opportunities; the possibilities of the future; the present status and projected future trends; and the policy of government with respect to physical development.

4. **Implementation.** The final and critical step is the process of carrying out the policies and proposals contained in the plan. Unfortunately, implementation cannot be accomplished by a single act or in a single document. It is a continuous series of individual private actions, which must be monitored by responsible public agencies, and public action initiated when feasible and timely. The success of such efforts will require the cooperation of Planning Area residents and the coordinated efforts of its public officials and agencies.

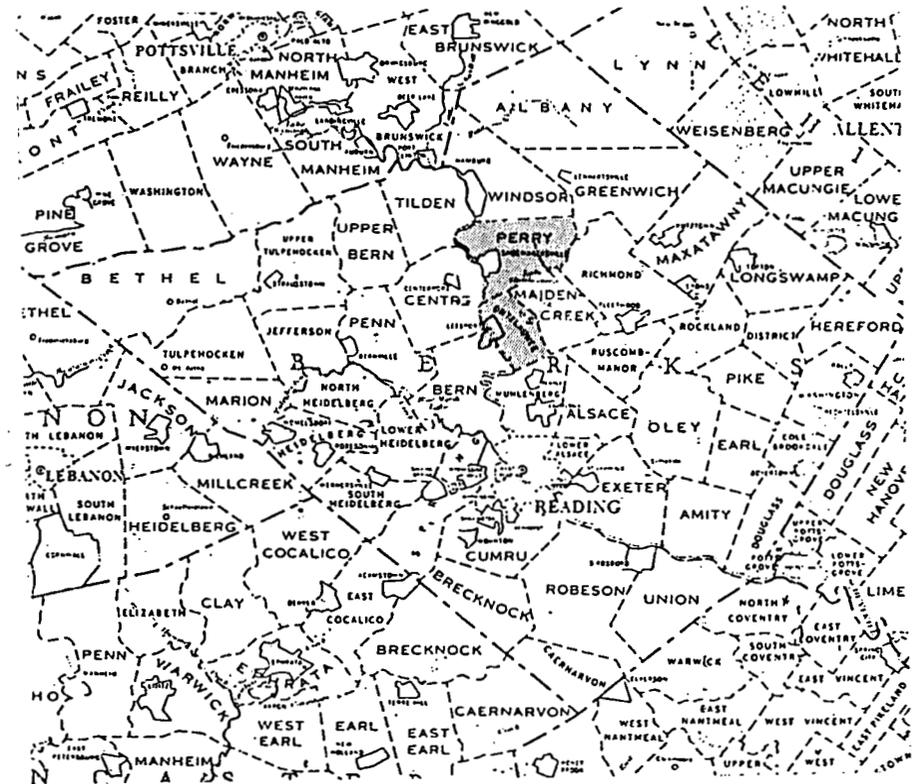
REGIONAL LOCATION

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

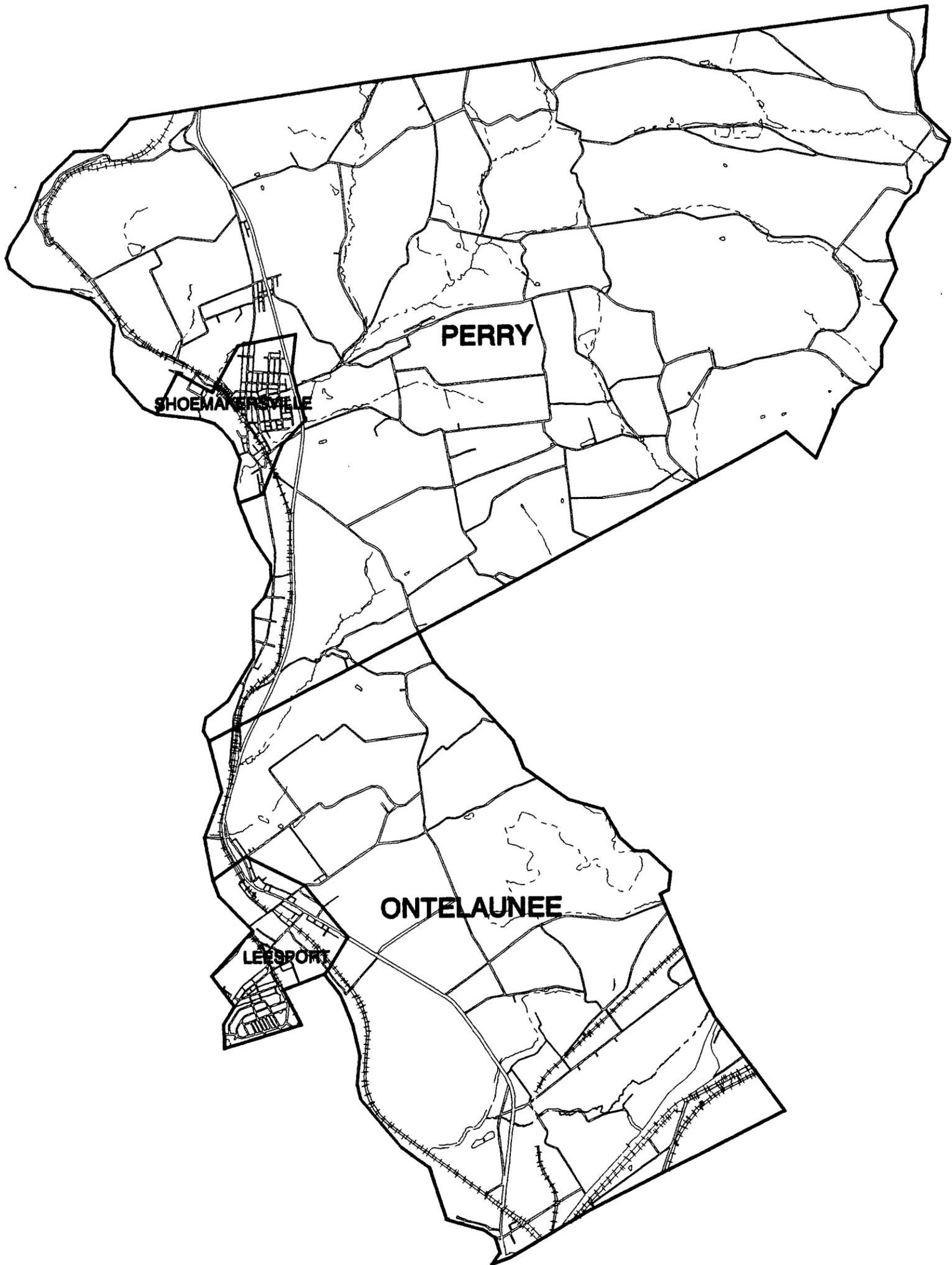
In order to prepare and follow guidelines for future land use, as well as goals involving the physical, economic, and social environment of the Planning Area, it is crucial to have an understanding of its population as well as its population characteristics. For example, future residential, industrial, 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.



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

**LEESPORT BOROUGH
 ONTELAUNEE TOWNSHIP
 PERRY TOWNSHIP**

1 - PLANNING AREA MAP

Mapping Data Source :
 Berks County Mapping Department
 and Consultant Surveys

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

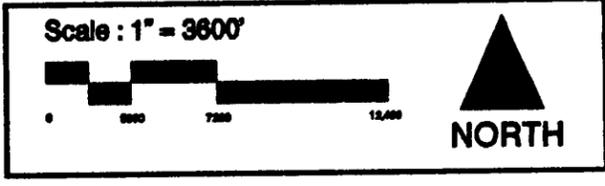


Table 1 Regional Population Growth Comparisons 1980 and 1990				
Municipality	Population		Change	
	1980	1990	Numerical	Percent
BERKS COUNTY	312,497	336,523	24,014	7.68
Bern Township	5,097	6,303	1,206	23.66
Centre Township	2,329	3,154	825	35.42
Greenwich Township	2,432	2,977	545	22.41
Leesport Borough	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

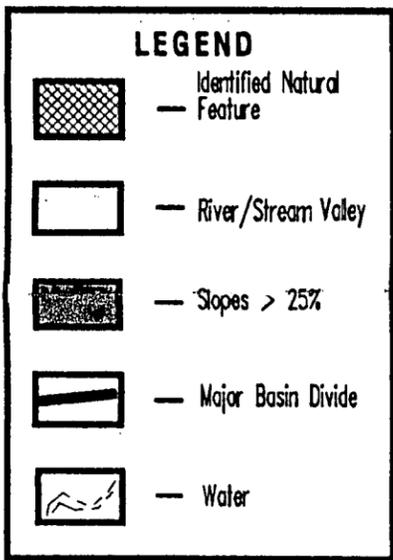
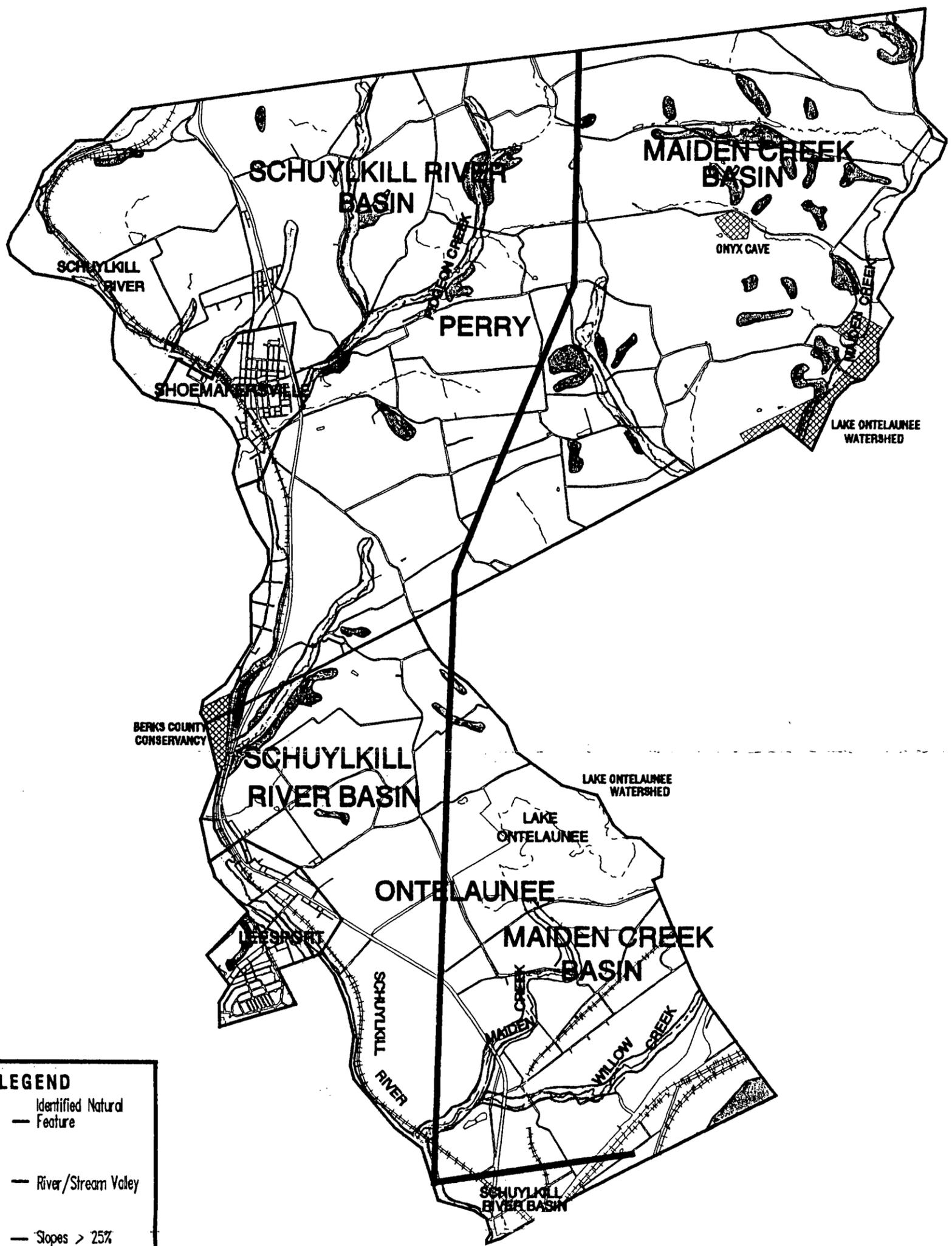
small portion of the planning area experiences slopes in excess of 25 percent. (See Map 2).

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



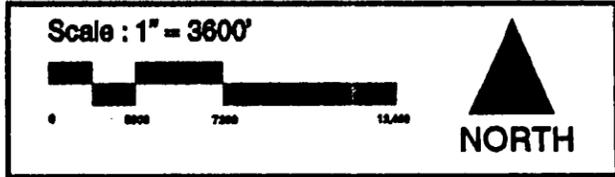
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LEESPORT BOROUGH
 ONTELAUNEE TOWNSHIP
 PERRY TOWNSHIP

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

2 - NATURAL FEATURES MAP

Mapping Data Source :
 Berks County Mapping Department
 and Consultant Surveys



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

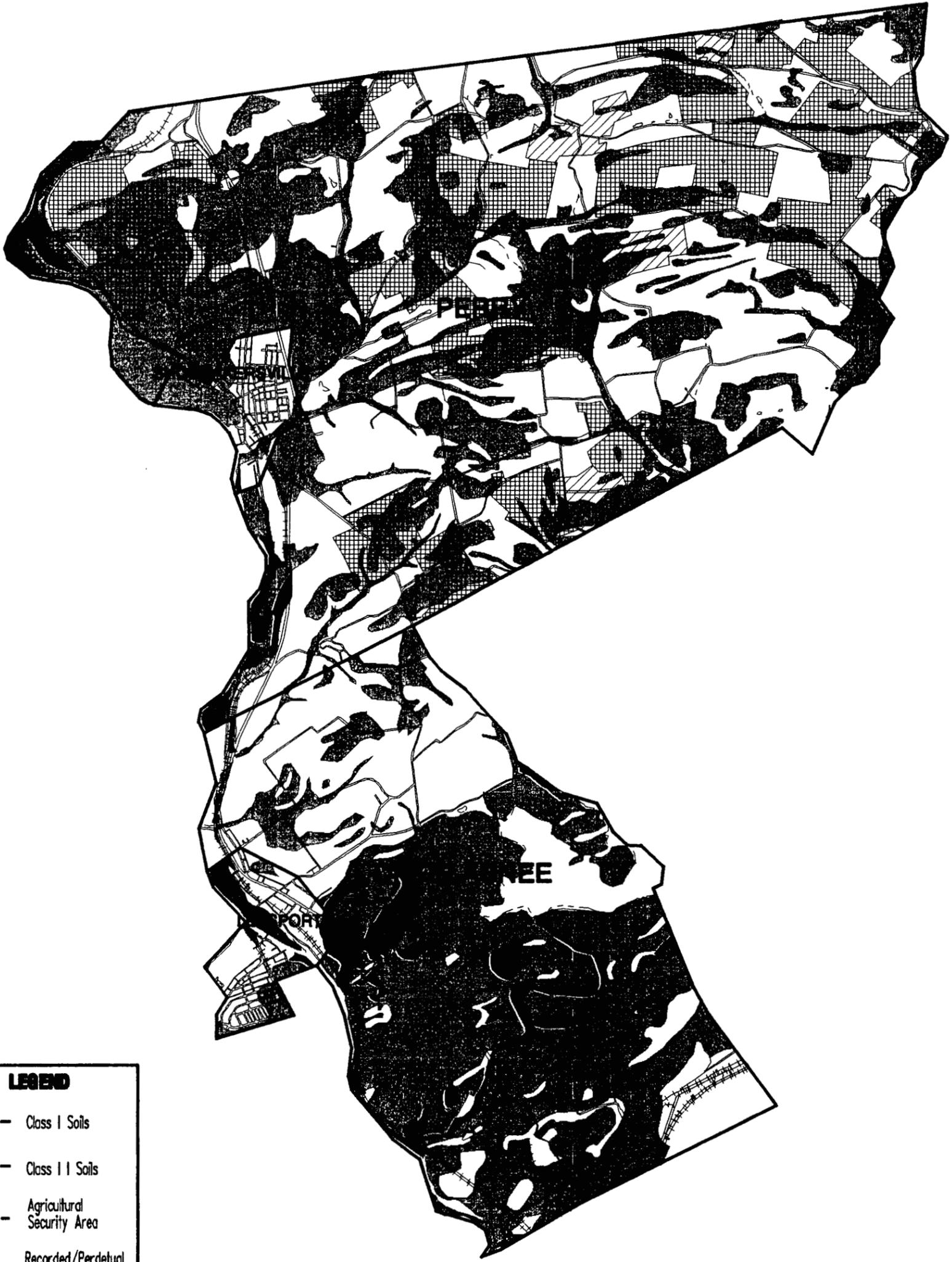
For planning studies, the most important use of soil information is to indicate the general suitability of the soil for subsurface sewage disposal systems and to delineate those areas of high agricultural productivity.

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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**LEESPORT BOROUGH
 ONTELAUNEE TOWNSHIP
 PERRY TOWNSHIP**

3 - SOILS FEATURES MAP

Mapping Data Source :
 Berks County Mapping Department
 and Consultant Surveys

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

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

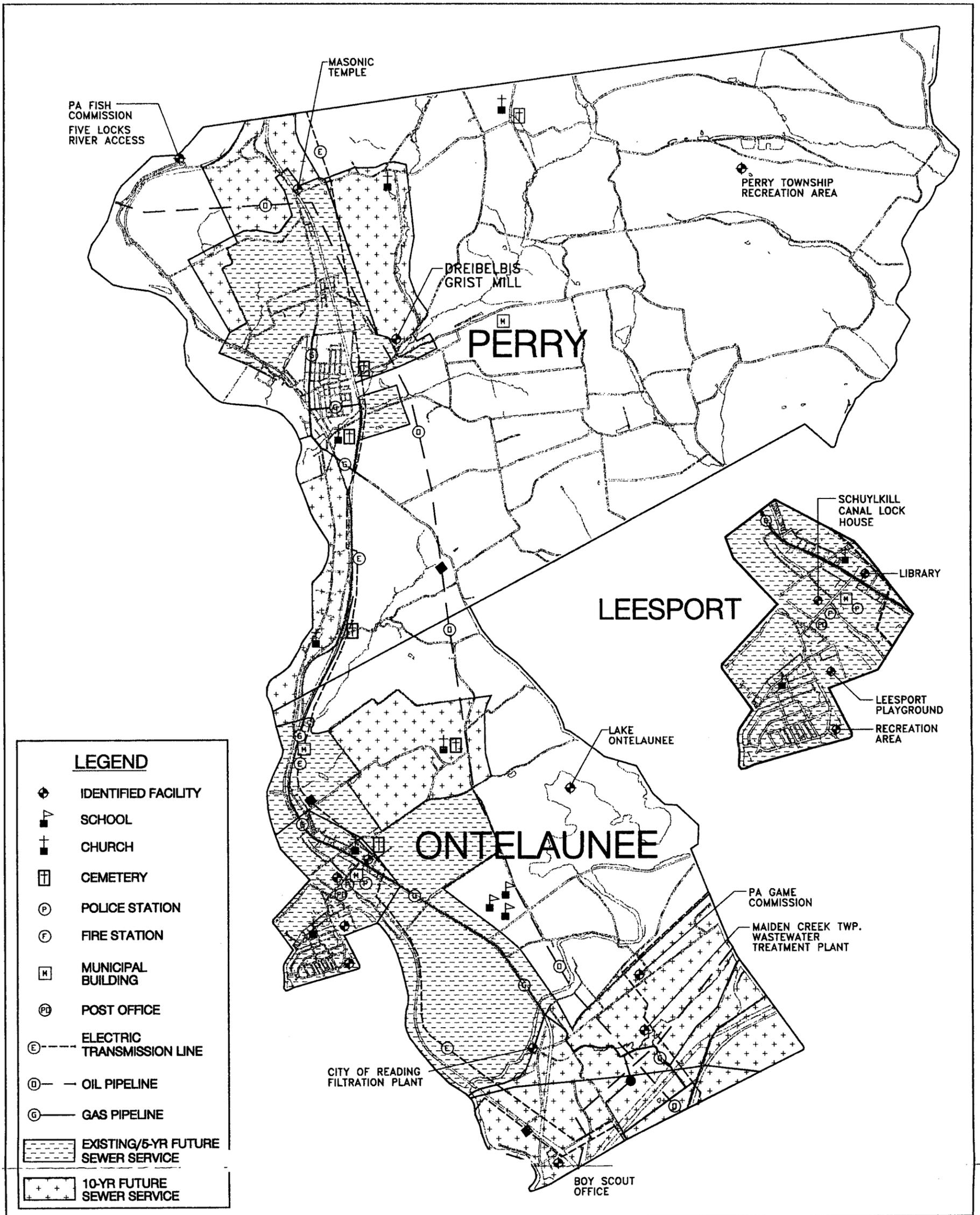
Ontelaunee and Perry are townships of the second class, each governed by a three-member Board of Supervisors. Leesport is a borough governed by a seven-member Borough Council and a Mayor. All three municipalities have a planning commission and other appointed officials to

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



LEGEND

- ◆ IDENTIFIED FACILITY
- ▣ SCHOOL
- ✝ CHURCH
- ▭ CEMETERY
- Ⓟ POLICE STATION
- Ⓡ FIRE STATION
- Ⓜ MUNICIPAL BUILDING
- Ⓟ POST OFFICE
- Ⓧ--- ELECTRIC TRANSMISSION LINE
- Ⓧ--- OIL PIPELINE
- Ⓧ--- GAS PIPELINE
- ▨ EXISTING/5-YR FUTURE SEWER SERVICE
- Ⓧ 10-YR FUTURE SEWER SERVICE

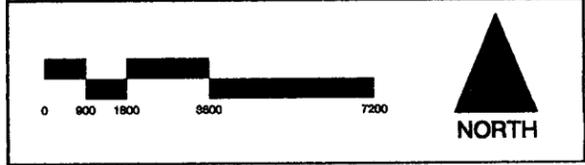
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 LANCASTER, PA - MECHANICSBURG, PA - ORWIGSBURG, PA

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

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 sewer 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.

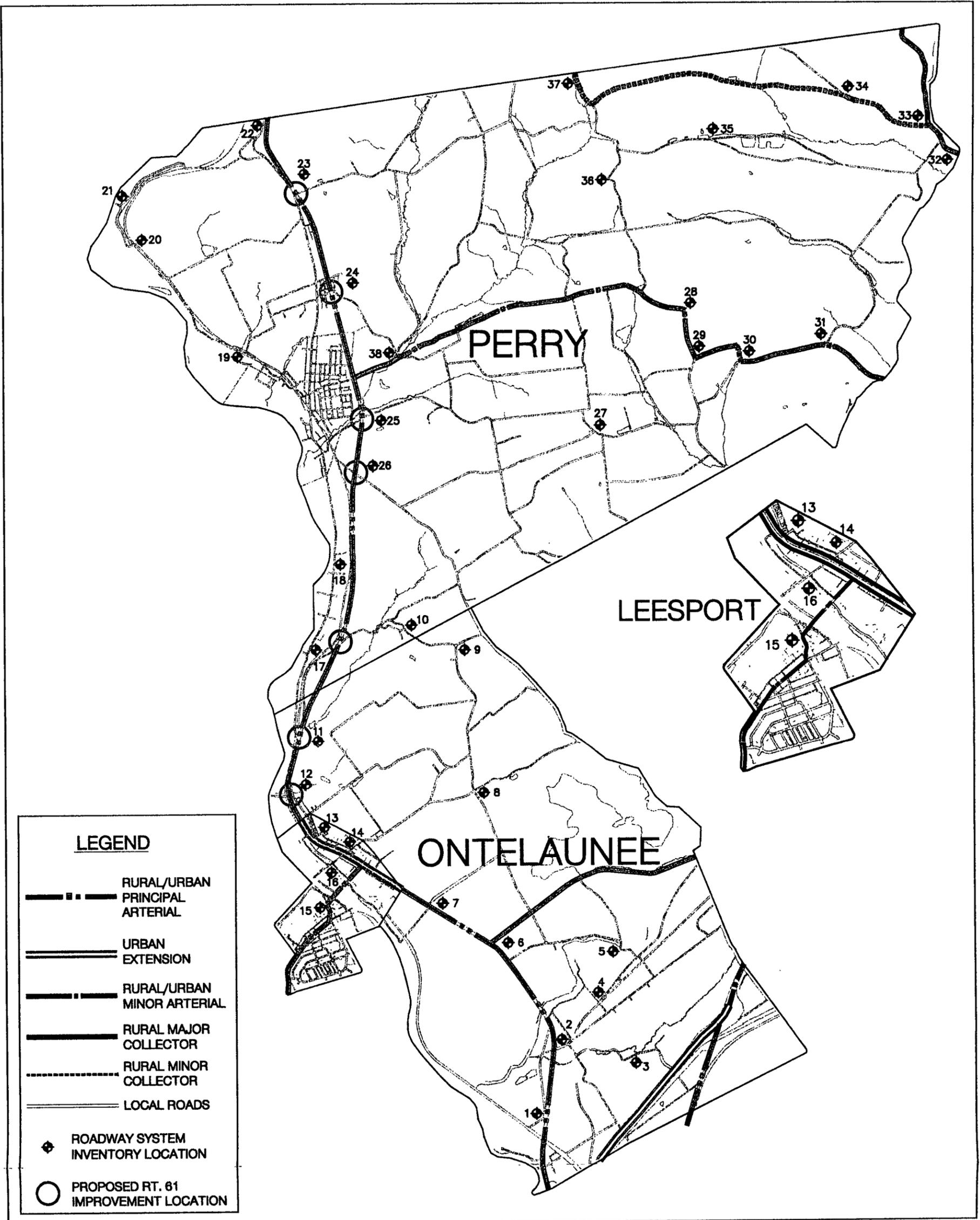
These rurally developing areas also created the need for mass transportation to the more populated areas. Bus lines began travelling regular routes which serviced local and intermunicipal areas.

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



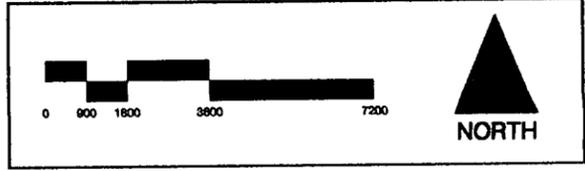
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 LANCASTER, PA - MECHANICSBURG, PA - ORWIGSBURG, PA

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.

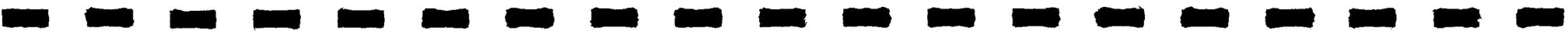
A land use conflict exists when one land use is adversely affected by a neighboring use. One example of conflicting land uses would be an intensive industrial facility located in a predominantly residential area. In this example, both uses might be in conflict with each other. Nearby residents would 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.



CHAPTER 3

COMMUNITY DEVELOPMENT GOALS AND OBJECTIVES

COMMUNITY PARTICIPATION

To be effective, this Comprehensive Plan must reflect the common goals of the residents of the Planning Area. These goals range from physical policies, such as the appropriate use of land, to social and educational policies. Once these goals are formed, they represent a context within which decisions can be made regarding the use of land and the conservation of resources.

Since early 1995, the Joint Comprehensive Plan Committee has worked with concerned citizens and technical experts to prepare this Joint Comprehensive Plan for Leesport Borough, Ontelaunee Township and Perry Township. As representatives of the residents in the three municipalities, the Committee must make some critical decisions about where, when, and how the Planning Area will grow. The first and most important section of this Plan is to clearly articulate the goals and objectives of the Planning Area municipalities in terms of comprehensive planning for conservation and development.

As a first step in the planning process, Planning Area citizens were invited to participate in developing the new

Comprehensive Plan by attending a public meeting. This "kick off" meeting was conducted on May 24, 1995. Comments from citizens and municipal officials have been used to develop general goals regarding land uses, development, environmental protection, and other issues.

RESIDENT'S SURVEY

In addition to the public "kick-off" meeting, the Joint Committee members decided to seek input from all of the Planning Area's residents. Therefore, in the Summer of 1995, a Resident's Survey was circulated to all households within the Planning Area. The Resident's Survey will serve as a valuable tool for the Planning Area and will be referenced throughout this Plan where appropriate. The resident responses indicated a certain degree of disapproval of some forms of residential and commercial growth. The number of returned surveys was as follows:

Leesport Borough	41
Ontelaunee Township	39
Perry Township	<u>78</u>
TOTAL	158

The following represents a summary of the survey responses:

- Areawide, 75 percent of the respondents had lived in their current municipality at least 10 years; over one-half had lived there over 25 years; approximately 20% were born there.
- The vast majority responding indicated that their property was used for residential purposes.
- Near 80 percent anticipated that nothing different would happen to their land in the next ten years.
- 24 percent of the Leesport Borough residents indicated that they worked in the Borough, with an additional 44% working elsewhere in Berks County; 15 percent of Ontelaunee Township residents worked in the Township, with an additional 46% working elsewhere in the County; and 15 percent of Perry Township residents worked in the Township, with an additional 54% working elsewhere in the County.
- All residents of Leesport responding are served by public water, while only 22% from Ontelaunee Township and none from Perry Township are.
- All of the residents of Leesport responding are also served by public sewers, while only 12 percent from Ontelaunee Township and 6 percent from Perry Township are (or will be connected in the immediate future).
- Gardening and running/walking were the two

forms of family outdoor recreation most frequently identified by the survey respondents.

- Leesport residents ranked (1) peace and quiet and (2) emergency services as the most important quality of life issues; in Ontelaunee Township, (1) rural lifestyle and (2) peace and quiet were the highest ranked; in Perry Township, "peace and quiet" was ranked first, followed by "rural lifestyle". Good schools were also highly ranked in all three municipalities.
- When asked to identify public services needed in their respective municipality, Leesport residents ranked 24-hour police protection first, followed by minor road improvements; both Ontelaunee and Perry Township residents ranked minor road improvements first, followed by 24-hour police protection.
- The highest ranked things identified as detracting from the Borough/Townships were traffic (in Leesport); high taxes (in Ontelaunee Township) and junk yards (in Perry Township).
- The rural/small town atmosphere and agricultural landscapes were the two most frequently mentioned things that survey respondents hoped would never change.
- If they could change anything, Borough residents would want door-to-door mail delivery, and residents of both townships would like lower taxes.

- In terms of the character of future development in the Planning Area, the vast majority (94%) want the agricultural areas protected from mass development. Only approximately one-third of the respondents were in favor of additional housing development; the percentage of those in favor of additional commercial development ranged from 58% in Leesport, down to only 38% in Perry Township; only approximately one-third of the Planning Area residents were in favor of additional industrial development.

KEY COMMUNITY LEADERS INTERVIEWS

The Consultant team also interviewed several key community leaders (businessmen, etc.) to gain insights into a variety of matters. The results of these interviews generally supported the results of the Residents' Survey. In addition, the Planning Area was identified as a good location for business ventures - due both to its transportation system accessibility and its available labor pool.

STATEMENT OF COMMUNITY OBJECTIVES

The Pennsylvania Municipalities Planning Code (MPC) has established the basic requirements for a comprehensive

plan, the first of which is a statement of community goals and objectives:

"The comprehensive plan, consisting of maps, charts and textual matter, shall include, but need not be limited to, the following basic elements: (1) A statement of objectives of the municipality concerning its future development, including, but not limited to, the location, character and timing of future development, that may serve as a statement of community development objectives as provided in section 606...." (Article III, Section 301, *Pennsylvania Municipalities Planning Code (MPC)*; Act 247, P.L. 805, of 1968, as amended by Act 170, P.L. 1329 in 1988).

As empowered and directed by the sections referenced in the Pennsylvania MPC, and based on the public hearings and the analysis of community participation, municipal officials of the three Planning Area municipalities have developed the following set of community development objectives:

GENERAL GOALS

- *To preserve the community character that makes the planning area and the individual municipalities unique, distinctive and identifiable places.*
- *To develop a coordinated land use pattern which provides a variety of uses, recognizes land capacity and respects natural features.*
- *To protect, conserve and preserve the open spaces, drainageways, floodplains and other natural resources of the region.*
- *To preserve agricultural areas for agricultural use and maintain its importance in the local and regional economy.*
- *To provide for residential and non-residential growth in appropriate areas so as to avoid the problems of random development.*
- *To maintain and improve a healthful residential environment with adequate recreational, commercial and industrial supporting areas.*
- *To provide for the diverse housing needs of all planning area residents.*
- *To provide for the safe, efficient and convenient movement of people and goods.*
- *To maintain and improve the economic base of the region and provide employment opportunities for all residents.*
- *To provide needed community facilities, utilities and services of levels commensurate with a growing population.*
- *To explore opportunities to cooperate with neighboring municipalities in order to promote the economical and efficient provision of all municipal services.*

SPECIFIC OBJECTIVES

Natural and Cultural Resources Protection Objectives

1. *Preserve the natural features of the planning area by discouraging development in the area's more environmentally sensitive portions.*
2. *Preserve prime agricultural land by encouraging productive farming activities and farm-related businesses.*

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3. *Encourage land use and development patterns which complement and accentuate the distinctive features of the planning area's natural and cultural environment.*
4. *Encourage the preservation and protection of the planning area's cultural, historic, architectural and archaeological resources.*
5. *Preclude the construction of public utilities or other public facilities in agricultural and other environmentally sensitive areas unless required to alleviate an existing problem.*

Land Use Objectives

6. *Identify areas for future growth in the planning area and direct growth to these areas.*
7. *Create an orderly pattern of growth by encouraging new development in areas which can be economically served by utilities and roadways, while discouraging new development in areas where construction and service costs would be excessive.*
8. *Update the individual municipalities's existing zoning and subdivision/land development ordinances to guide future growth in a manner consistent with*

the Joint Comprehensive Plan.

9. *Protect agricultural areas from encroachment by non-farm activities that interfere with or prevent normal farming activities.*
10. *Regulate intensive agricultural uses to minimize adverse impacts on adjacent residents and property owners.*
11. *Transform the scattered residential pattern which presently exists into more concentrated and identifiable residential developments within the proposed growth areas.*
12. *Limit the intrusion of incompatible nonresidential uses into residential areas.*
13. *Encourage economic diversity by reserving adequate land for commercial and industrial location in accordance with the Future Land Use Plan.*
14. *Limit the number of new commercial centers and concentrate on effectively using and developing existing commercial centers.*
15. *Discourage spot commercial and strip commercial development along highways and encourage instead*

planned clusters of commercial development.

- 16. *Encourage a wide range of industry types in order to assure a more balanced future economic base.*
- 17. *Develop industry to modern standards with adequate sites which will allow for future expansion, adequate off-street parking and loading facilities, and adequate buffer areas where adjacent to other uses.*

Housing Objectives

- 18. *Encourage the development of a full range of housing types in order to meet the varying needs of all families, including a wide range of choices in housing types, costs and location.*
- 19. *Encourage the rehabilitation, replacement or elimination of physically unsound or poorly located structures and facilities.*
- 20. *Encourage housing and development procedures (such as cluster and PRD) which in addition to protecting established values, permit experimentation in housing types, construction methods, new materials and arrangement of units.*

Transportation Objectives

- 21. *Develop a area-wide circulation system which serves existing and anticipated future land uses, provides maximum convenience of movement to the population, and shapes the extent and direction of growth within the planning area.*
- 22. *Support and assist the Berks County Planning Commission and the Pennsylvania Department of Transportation in planning and designing major thoroughfares.*
- 23. *Improve existing road patterns in order to handle increased traffic.*
- 24. *Encourage the location of new roadway facilities in a manner which feasibly complements the Future Land Use Plan.*
- 25. *Provide adequate development controls to minimize any adverse impacts of future development proposals on the transportation system.*
- 26. *Eliminate "strip" development and on-street parking, and effectively control driveway entrances on major thoroughfares.*

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27. *Provide for adequate off-street parking facilities and safe pedestrian access in those portions of the planning area where warranted by traffic and/or specific land uses.*
28. *Concentrate local maintenance funds in areas of highest priority.*
29. *Support the increased coverage and frequency of public transportation service in the area.*

Community Facilities, Utilities and Services Objectives

30. *Develop a maximum relationship between the development of land and the provision of adequate public facilities.*
31. *Wherever feasible, provide public water and public sewerage service to adequately serve all existing or potential growth areas within the planning area.*
32. *Preclude the extension of public sewerage and/or water service outside the designated growth areas except to alleviate an otherwise uncorrectable problem.*
33. *Provide all feasible areas with adequate storm sewer facilities.*

34. *Provide for adequate police protection to assure the welfare and safety of the residents in all parts of the planning area.*
35. *Support adequate fire protection and medical and emergency service to all planning area residents.*
36. *Continually review police, fire and emergency service needs and coordinate the provision of these services with adjoining municipalities.*
37. *Encourage the development of adequate school facilities to serve the planning area's school age children.*
38. *Support educational, recreational and cultural opportunities for all age groups.*
39. *Encourage cooperative planning and financing of recreational sites and facilities among the communities of the planning area and the region.*
40. *Provide mechanisms for discussion and choice among the citizenry concerning the development of the planning area and for citizen participation in public affairs.*

THE JOINT COMPREHENSIVE PLAN

The Joint Comprehensive Plan is the Planning Area's guideline for future growth, and is based on the information contained in the preceding chapters. This chapter is intended to show, in general categories, recommended types of future land use for the next 10-20 years, proposals for transportation facilities, community facilities and housing. This chapter represents the culmination of the community goals and objectives, and reflects existing land use, environmental constraints and potentials, transportation, population projections, housing (i.e. "fair share"), community facilities, utilities and other elements.

FUTURE LAND USE PLAN

Direction in planning for future land use is given primarily by the formulation of Development Goals which describe what is to be accomplished and policy statements (objectives) which outline the procedure to accomplish these goals. Future land use is heavily dependent on both the Planning Area's Community Goals and Objectives, as well as the pattern of existing land uses. It is not the intention to create substantial changes in existing land use,

but rather to build upon appropriate existing forms of development.

The Future Land Use Plan recommends a desirable future pattern of growth by indicating what types of activities should be located within the Planning Area, as well as the intensity and spatial distribution of land uses. The Plan is structured based on several influence factors. These include (1) the existing pattern of land use; (2) the natural features of the Planning Area; (3) the existing and contemplated transportation and utility facilities; (4) the importance of agriculture to the Planning Area's economy; and (5) the capability of Planning Area land to support additional growth.

The Future Land Use Plan is presented in the form of a map showing land use categories similar to those in the Existing Land Use Map. This future land use map is intended to form the basis for future rezoning actions, including adjustments to the current zoning map. The underlying premise behind the Future Land Use Map for the Planning Area is to concentrate future development in (and around) the Boroughs of Leesport and Shoemakersville and along the PA Route 61 and U.S. Route 222 corridors, while preserving

the majority of the Planning Area's land area in agricultural, conservation, and rural uses.

The following paragraphs describe the land use categories shown on the Future Land Use Map. (See Map 7). It must be remembered that the Plan is generalized and conceptual in nature, and thus the boundaries of the various land use categories are not meant to be exact. In addition, while a particular land use category may be shown in one or more of the Planning Area municipalities on the Future Land Use map, the specifics of implementation (through zoning) at the individual municipality level may vary.

Conservation

Certain areas of the Planning Area are identified for conservation. The purpose of this category is to protect those portions of the Planning Area which should be reserved in open space to protect environmentally sensitive areas - namely, the floodplains and stream valleys of the Schuylkill River, Maiden Creek, and other Planning Area streams; the steep slope areas, and the Lake Ontelaunee Watershed. It is recommended that these areas either be preserved in their undeveloped states or be permitted to be

developed only at extremely low density and with appropriate conservation measures. Such measures could include zoning and subdivision/land development regulations to (1) require buffers from streams, (2) prohibit or greatly restrict development activities in areas of steep slope, (3) limit earth disturbance activities to minimize sedimentation/runoff into Lake Ontelaunee, and (4) encourage the "Conservation Subdivision" concept where limited development is permitted. (The Conservation Subdivision concept approaches the development of a particular tract of land from the perspective of identifying - and avoiding - its unique/significant physical, natural and cultural features.)

Agricultural

One of the stated objectives of this Comprehensive Plan is "to preserve prime agricultural land by encouraging productive farming activities and farm-related businesses". This objective can best be achieved by maintaining the land base upon which farming depends. This land base needs to be large enough so that it generates a sufficient market for agricultural support services. In

addition, non-farm land uses must be limited so that conflicts with agricultural operations are minimized.

The Agricultural category is comprised of those portions of the Planning Area which are predominantly prime agricultural land and/or currently in agricultural production. It also includes wooded areas and other environmentally sensitive areas encompassed by farmland. These areas are not planned to be served by public water and sewerage facilities, unless such facilities are required to solve water and/or sewage disposal problems not able to be alleviated otherwise. New development in agricultural areas should be limited, through strong agricultural protection zoning regulations, to scattered, farm-related residential uses (such housing for farm workers) and other agricultural and agriculturally-related activities (including on-farm businesses, agri-business, etc.). The use of "sliding scale" regulations (as are currently employed by Perry Township), with some modifications, is recommended to accomplish this objective. Such zoning regulations should (1) prevent development on productive soils and (2) limit new non-farm development

to minimize potential land use conflicts.

The delineation, through zoning, of large blocks of agricultural land will also support the continued expansion of Perry Township's Agricultural Security Area, and can serve as the basis for the creation of an Agricultural Security Area in Ontelaunee Township as well.

The proposed Agricultural area on the Future Land Use Map includes several areas which are currently zoned for development. The most significant of these areas is in the northwest portion of Perry Township (west of PA Route 61), where existing farmland is currently zoned R-3 (Multi-Family Garden Apartments). The western portion of is area is proposed instead to remain in agricultural use, and the eastern portion (adjacent to PA Route 61) proposed for low density residential development. The primary reasons for this proposed change are (1) the limited accessibility of the area from PA Route 61 and (2) the desire to concentrate higher density development closer to Shoemakersville Borough's urban core.

Low Density Residential

The areas in the Planning Area proposed for low density residential uses encompass the existing areas of such development along with areas of logical expansions of these existing areas. These areas include portions of Leesport Borough west of the Schuylkill River, as well as logical extensions along the PA Route 61 and U.S. 222 corridors, and are generally planned for the provision of public water and sewer service.

This category is comprised mainly of single family detached residential development at densities ranging from one (1) dwelling unit or less per acre (where public sewers are not available) to two (2) to three (3) dwelling units per acre (where public water and sewer service is available).

Most of the areas proposed for Low Density Residential use are already zoned accordingly. However, several areas currently zoned otherwise are proposed as low density, due to (1) lack of adequate transportation system access, (2) development constraints such as floodplains, steeper slopes, etc., and/or (3) a desire for consistency with the character and

density of surrounding, existing development. The largest such area is located in the northwest portion of Perry Township (west of PA Route 61), where existing farmland currently zoned R-3 (Multi-Family Garden Apartments) is proposed instead to be developed in the future in low density residential use.

Medium Density Residential

This category is comprised of a greater variety of types of residential uses, ranging from single family detached dwellings on small lots to semi-detached and two-family dwellings. These areas would be served by public water and sewerage services. Anticipated residential densities in the medium density residential areas would be in the range of four (4) to six (6) dwelling units per acre.

This proposed land use generally would be located in those portions of the Planning Area currently zoned R-2 (Medium Density Residential) and occupied by small lot single family dwellings and duplexes. The medium density residential areas are located (1) in the older section of Leesport Borough west of the River; (2) in northeast portion of the Borough,

extending into Ontelaunee Township to the north (beyond Indian Manor and Gernant's Church Roads) and to the east (to Loose Lane). The largest undeveloped location proposed for medium density residential use in the Planning Area is located adjacent to, and north of, Shoemakersville Borough, in the area generally bounded by the Borough Line, Hunter Legget Drive, Zweizig Road, and Main Street.

High Density Residential

This category is comprised of all types of residential uses, ranging from single family detached dwellings on small lots, to semi-detached and two-family dwellings, to townhouses and garden apartments. These areas would be served by public water and sewerage services. Anticipated residential densities in the high density residential areas would be in the range of six (6) to fifteen (15) dwelling units per acre.

The one specific location shown on the Future Land Use Map for this proposed land use category is in Perry Township northeast of Shoemakersville, generally between Bellevue Avenue and Allendale Road. Under the

Zoning Ordinances currently in effect in Leesport Borough and Ontelaunee Township, multi-family dwellings are also allowed by special exception in the two municipalities' Medium Density Residential districts. It is proposed that the existing zoning provisions be retained - but be strengthened to limit the amount (percentage of total proposed dwelling units) that can developed in multi-family units.

Another form of high density development, mobile home parks, is provided for in distinctly different types of zoning districts in the three municipalities. The Perry Township Zoning Ordinance permits mobile home parks in the R-3 (Multi-Family Garden Apartment) District by special exception, while the Ontelaunee Township Zoning ordinance permits them by right in the A-2 (Agricultural Residential) District.

Non-Residential Development

The following sections describe different forms of mixed residential/commercial, commercial, and industrial land use. General recommendations relating to all such land use

categories (as well as certain high density residential and community facility uses), include the following:

- **Access** - municipal ordinances should be updated to insure that access to major roadways (particularly Routes 61, 73 and 662) be properly controlled to minimize potential problems from new development.
- **Landscaping and Screening** - adequate controls should be implemented to provide for adequate landscaping, screening and buffering of new development.
- **Parking and Loading** - adequate off-street parking and off-street loading space must be provided to support new development (including landscaping in large parking areas).
- **Planned Centers** - planned shopping and office/business should be encouraged by the municipal ordinances, and "strip" development discouraged. Instead of splitting off numerous individual lots with separate driveways entering onto the major roadway, larger tracts should be designed as unified sites - with common entrances, parking areas, stormwater management facilities, signage, etc.
- **Other Performance Standards** - in addition to the above, municipal ordinances should also be updated to include requirements aimed at minimizing the potential for negative impacts from noise, lighting, dust, odors, etc., on neighboring uses.

Mixed Use

This category represents a mixture of uses, including highway-oriented commercial uses, wholesaling businesses, retail and office uses, etc., as well as single and two family dwellings and residential conversions. This proposed land use is located in the center of Leesport (east of PA Route 61, and along Wall, Canal and Center Streets) and along Mohrsville Road in Perry and Ontelaunee Townships, and reflects the current character of that portion of the Planning Area. In Leesport, this area generally coincides with the currently-zoned CC (Community Commercial) Zoning District. While it is currently zoned agricultural in both townships, the proposed mixed use land use category more accurately identifies the existing character along Mohrsville Road.

Commercial

The general Commercial land use is intended to provide for a wide range of commercial services, including retail stores, personal service shops, offices and clinics, etc. Highway service-oriented and industrial-type uses are not included in this category. The locations for this proposed land use include (1) the western side of the PA Route 61 corridor north of Leesport Borough, (2) the Leesport Farmers Market, (3) the east side (for the most part) of the 61 corridor between PA Route 73 and Snyder Road, (4) the southwest corner of Ontelaunee Township between West Huller Lane and the railroad, and (5) U.S. 222 corridor east of the SR 3055 interchange.

Heavy/Highway Commercial

This land use category is designed for commercial uses which are generally dependent on highway traffic. The types of uses in this land use category include offices, financial institutions, personal and household service uses, offices of contractors/tradesmen, repair shops, motor vehicle sales, vehicle service stations, trucking and wholesaling businesses. This land use is the larger of the

two proposed commercial land use areas. Heavy/Highway commercial areas depicted on the Future Land Use Map include (1) the PA Route 61 corridor north and east of Shoemakersville Borough in Perry Township, (2) the 61 corridor through Leesport, (3) the west side of PA Route 61 between PA Route 73 and the Maiden Creek in Ontelaunee Township, and (4) the Allentown Pike (U.S. 222) and Park Road area, also in Ontelaunee Township. For the most part, these areas reflect portions of the Planning Area than are already similarly zoned.

Light Industrial

This category is limited to light industrial uses, as well as warehousing, wholesale distribution centers, research and development laboratories, and related offices and uses. Such activities should be generally compatible with surrounding commercial, residential or agricultural areas. The Planning Area's topography, transportation network, and utility services limit the locations where such sites can be located. The proposed Light Industrial land uses in the Planning Area are (1) at the intersection of PA Routes 61 and 662 in Perry Township, (2) along PA Route 61 north of PA

Route 73 in Leesport and Ontelaunee Townships, and (3) the Park Road corridor in southeastern Ontelaunee Township.

General Industrial

This category includes general manufacturing industrial uses, as well as light industrial uses, warehousing, wholesale distribution centers, research and development laboratories, and related offices and uses. Such activities should be located in close proximity to major transportation routes and rail lines, and should be separated from residential and other less intense uses. The areas proposed for such uses on the Future Land Use Map conform to these locational requirements, and generally coincide with the three municipalities' existing zoning. As was the case with the Heavy/Highway Commercial uses, the General Industrial uses are located along the PA Route 61 and SR 3055/U.S. 222 corridors.

Community Facilities

This category is comprised of public and private institutional uses, educational facilities, public utility facilities, religious and civic activities, active recreation facilities and

municipal buildings and grounds. The locations of such uses on the Future Land Use Map reflect the locations of existing public and quasi-public uses in the Planning Area. While several new facilities are discussed in the Community Facilities Plan, no new locations of public/quasi-public facilities have been depicted on the Future Land Use Map. Such facilities will be located as a result of future studies, or in conjunction with new development, and as a result, are not able to be mapped at this time.

RELATIONSHIP OF THE PLAN TO ADJACENT MUNICIPALITIES' PLANNING ACTIVITIES

Nine (9) municipalities border the planning area. Windsor Township comprises the entire northern boundary of Perry Township (and the planning area). To the east are Greenwich and Richmond Townships, both adjacent to Perry Township, and Maiden Creek Township, which comprises the southeastern boundary of Perry Township and the eastern boundary of Ontelaunee Township. The southern border of Ontelaunee Township (and the Planning area) is comprised of Muhlenberg Township. Ontelaunee

Township and Leesport Borough are bordered on the west by Bern and Centre Townships. Although the Schulykill River serves as the natural boundary for all of Ontelaunee Township and parts of Leesport Borough. West Leesport is the only portion of the planning area located west of the Schulykill River. The western boundary of Perry Township consists of Centre Township (to the southwest) and Tilden Township (to the northwest). In addition, Perry Township surrounds the Borough of Shoemakersville on three sides.

Future land use plans and/or zoning ordinances of these adjacent municipalities were considered during the course of the development of this Joint Comprehensive Plan. For the most part the future land uses proposed for the Planning Area are compatible with the planning activities of adjacent municipalities. The following is a brief discussion by municipality of the proposed land uses bordering the Planning Area:

Windsor Township - Windsor Township forms the northern boundary of Perry Township. Virtually all of Windsor Township adjacent to the planning area is zoned "A - Agriculture". This district permits agricultural uses and

single family dwellings (on minimum one-acre lots) by right. In addition, intensive agricultural operations, mobile home parks, and certain community facility uses are permitted by special exception. A small "C-2 General Commercial" district straddling Route 61 abuts Perry Township. An "A-C Agriculture-Conservation" district (with minimum five-acre lot size) lies between the commercial area and the Schulykill River. Virtually all of the land in Perry Township which borders Windsor Township is proposed for continued agricultural use. The only potential conflict between the two would occur if large numbers of single family dwellings were constructed in Windsor Township adjacent to the more strictly zoned agricultural areas in Perry Township.

Greenwich Township - The Maiden Creek forms Perry Township's eastern border with both Greenwich and Richmond Townships. The entire portion of Greenwich Township located adjacent to the planning area is zoned "Agricultural Rural Preservation," which permits agricultural and nursery operations (excluding mushroom farming) and single family dwellings (on minimum 1.5 acre lots).

Industrial uses, mushroom farms, and selected community facility uses are permitted by special exception. All of the land in Perry Township located on the west bank of the Maiden Creek is proposed for continued agricultural and/or conservation uses.

Richmond Township - The Richmond Township Comprehensive Plan identifies the majority of the land east of the floodplain of the Maiden Creek adjacent to Perry Township for "Woodland-Conservation" or "Rural-Agricultural" use. Neither of these land use types are proposed for any kind of intensive development. The only concentrations of existing development in Richmond Township near the planing area are the villages of Virginville and Moselem. As was the case with Greenwich Township, all of the land in Perry Township located adjacent to Richmond Township is proposed for continued agricultural and/or conservation uses.

Maiden Creek Township - Maiden Creek Township forms part of the southern boundary of Perry Township, as well as the eastern boundary of Ontelaunee Township. The entire northern portion of Maiden Creek Township,

bordering all of Perry Township and Ontelaunee Township south to railroad (near Bewley Lane), including the Lake Ontelaunee Watershed, is zoned "Agricultural". The Agricultural zone is a strong agricultural preservation zoning district, incorporating a "sliding scale" which greatly restricts the number of new lots which can be created. A small portion of Maiden Creek Township, located between the railroad and U.S. 222, is zoned for "R-2 Moderate Density Residential" and "CR - Commercial Residential" uses. The area from U.S. 222 south to the southernmost rail line is zoned "SIA - Special Intensified Agricultural", which provides for agricultural operations that are more industrial in nature - such as mushroom farming, poultry/egg production, etc. Proposed land uses in Perry and Ontelaunee Townships are very compatible with adjacent zoned lands in Maiden Creek Township. Agricultural and conservation uses are proposed south to rail line north of Snyder Road in Ontelaunee Township. From that point south, low density residential, commercial and light industrial uses in Ontelaunee generally coincide with similar uses to the east in Maiden Creek Township.

Muhlenberg Township - Muhlenberg Township forms the southern boundary of Ontelaunee Township, and the planning area. Zoning along Muhlenberg's steeply-sloping southeastern boundary with Ontelaunee Township is "R-1 Residential", which designates areas of more rugged terrain in the Township where only low density residential development is anticipated. A "Specialized Agricultural" district is located between U.S. 222 and the R-1 district. This district provides an areas for the growing and processing of mushrooms, although other forms of agriculture, along with residential dwellings and some community facility uses are also permitted. The portion of Muhlenberg Township between Leesport Avenue and U.S. 222 is zoned for commercial uses, with a "C-3 Highway Commercial" district straddling U.S. 222, and a "C-2 Shopping Commercial" district to the west. All of the remainder of Muhlenberg Township which borders the planning area to the west is zoned "LI - Limited Industrial". Proposed land uses along Ontelaunee Township's southern boundary with Muhlenberg Township for the most part mirror zoning designations in Muhlenberg.

Bern Township - Bern Township forms the southwestern boundary (across the Schuylkill River) of Ontelaunee Township, and encompasses West Leesport. The extreme southeastern portion of Bern Township, south of Cross Keys Road, is currently zoned "IR - Institutional / Recreational". This zoning district has a minimum lot size of five acres, and is reserved for institutional and recreational uses. The area in Bern Township from Cross Keys Road north to Sillman Road is zoned "RR - Rural Residential". The intent of this district is to "... permit limited residential development at low densities in an area predominantly characterized by farmland and wood land." Only single family dwelling are permitted in this district. An "UR - Urban Residential" district surrounds all of Leesport Borough located west of the Schuylkill River. This zoning district provides for higher density residential development - ranging from single family detached dwellings to townhouse, apartment houses, and mobile home parks. The Schuylkill River serves as a natural buffer between Bern and Ontelaunee Townships. The portions of Leesport west of the River which are located adjacent to Bern Township are all identified for low density residential

uses - which is generally compatible with the "Urban Residential" zoning category in the Township.

Centre Township - Centre Township is located on the western side of the Schulykill River, bordering portions of all three planning area municipalities. Virtually all of Centre Township adjacent to the river is included in the "R-2 Suburban Residential" district, whose purpose is to "encourage residential development which will blend in with existing uses." Permitted uses in this district include farming/agriculture, single family detached dwellings, semi-detached dwellings, planned residential developments (PRDs) and mobile home parks (by special exception). The extreme northeastern corner of Centre Township is in the "R-1 Farm" district, which encourages conservation of the rural character. As is the case with Bern Township, the Schulykill River serves as a natural buffer between it and the two Planning Area townships. The portion of Centre Township located adjacent to the proposed low density residential areas in Leesport Borough is zoned "Suburban Residential".

Tilden Township - A small portion of Tilden Township is located across the Schulykill River on the western boundary of Perry Township. The small portion of Tilden Township located between the Centre Township line and the Berne Bridge is zoned "R-2 Residential", which permits agricultural uses and single family dwellings by right, along with residential clusters and selected community facility uses by special exception. The remaining portion of Tilden Township adjacent to the planning area is zoned "OS - Open Space", which permits agriculture and low intensity parks and recreation areas, but prohibits any buildings. The Schulykill River provides a natural buffer between the two townships.

Shoemakersville Borough - Perry Township surrounds Shoemakersville Borough on three sides. The portion of the Borough adjacent to Perry Township, along Route 61 is in commercial uses. The majority of the remaining portions of the Borough adjacent to the Township line are zoned for residential uses. The proposed Perry Township land use located adjacent to the Borough are generally consistent with the Borough's zoning.

Berks County - The Berks County Comprehensive Plan Revision (December 1991) included a proposed Berks County Land Use Plan for the Year 2010. The County Plan identifies the Schuylkill River and numerous stream valleys as Environmental Hazard Areas and portions of the Lake Ontelaunee Watershed as Environmentally Sensitive Areas. The vast majority of Perry Township and the northernmost portion of Ontelaunee Township are proposed for Agricultural Preservation in the County Plan. Future growth areas in the County's plan are proposed around the Boroughs of Leesport and Shoemakersville in Ontelaunee and Perry Townships, respectively, between the Schuylkill River and Route 61 south of Leesport, and throughout southern Ontelaunee Township south of the Lake Ontelaunee Watershed. Limited development areas identified on the County Land Use Plan Map include area surrounding the Lake Ontelaunee Watershed in Ontelaunee Township; the Birch Hill Road/Shoemakersville Road area in Ontelaunee and Perry Townships; and the Stone Hill Road and Virginville areas in Perry Township. The proposed distribution of future

land uses in the Planning Area, as depicted on the Future Land Use Map, is consistent with the land use proposals in the County Plan.

TRANSPORTATION PLAN

The following is a summary of the recommended improvements resulting from the Planning Area roadway inventory conducted in the summer of 1995. In some cases, specifically along PA 61, improvements have already been designed and are currently scheduled for implementation by the Pennsylvania Department of Transportation (PennDOT). PennDOT's proposed improvements includes limiting cross-access at various locations along PA 61; construction of a Jersey Barrier; improvements including signalization at three intersections along PA 61; left turn lanes where warranted; and minor grade adjustments at several of the intersections. The recommended improvements are categorized by municipality within the planning area.

PROPOSED ROADWAY IMPROVEMENTS

PERRY TOWNSHIP

1. **PA 61 and Hughes Hill Road** - (area designated as #22 on the inventory map). This intersection falls on or near the Perry/Windsor Township line. While this intersection is not included in PennDOT's plans for improvements to PA 61, the area directly serves residents of Perry Township. As the problem appears to be primarily related to left turns from Northbound PA 61 and left turns from Hughes Hill Road because of lack of sight distance and the skew of the intersection, it is recommended that Perry Township work with Windsor Township and PennDOT to (1) eliminate the left turns or (2) improve the sight distance by realigning Hughes Hill Road or working to improve the approach grade on PA 61.

2. **PA 61/Zion's Church Road/Main Street/Hughes Hill Road** - (area #23). This intersection has been of concern for a long time. Very few drivers try to enter PA 61 from this intersection because of the limited sight distance. In addition to the sight distance, the configuration of Main Street and Hughes Hill Road is a problem because of the alignment the roads have with each other and with PA 61. PennDOT is not intending to install a traffic

signal at this intersection as it does not currently meet warrants. However, the conduits and similar facilities for future signalization of the intersection will be installed as part of the proposed PA 61 improvements. The improvements currently proposed for the intersection include the addition of left turn lanes on PA 61 for both Northbound and Southbound traffic. The intersection with Main Street and Hughes Hill Road will be realigned. A spur intersection will be utilized to access these roads. The spur will be aligned directly opposite the intersection with Zion's Church Road. In addition to the realignments, the grades will be lowered on both PA 61 and the local approaches to increase sight distance.

It should be noted that PennDOT intends to evaluate the traffic flow at the intersection again before making a final determination on whether or not a traffic signal will be installed as part of this maintenance project.

3. **PA 61 and Bellevue Avenue** - (area #24). This intersection is a problem because of left turns and cross traffic. Traffic must cross two or four lanes. The PA 61 approaches do not currently have protected turning lanes. PennDOT is planning to install left turn lanes for both northbound and

southbound traffic and to make some minor grade adjustments to the western approach.

4. **PA 61/Ridge Road/Church Avenue** - (area #25). This intersection has poor approach sight distance and unprotected left turns. PennDOT is planning to construct designated left turn lanes on both northbound and southbound PA 61. Some minor grade adjustments are also proposed for the Ridge Road approach. The adjustments should improve the sight distance.

The Church Avenue approach intersects PA 61 at a skew. Sight distance for vehicles turning left onto PA 61 northbound is limited because of the skew. While PennDOT has no plans for restricting this movement, Perry Township and Shoemakersville Borough may want to consider discussing this issue with PennDOT to possibly prohibit the left turns. The intersection is located in Perry Township; however, Church Avenue predominantly serves the residents of Shoemakersville.

5. **PA 61 and Shoemakersville Road** - (area #26). This intersection has very limited sight distance for northbound and southbound vehicles on PA 61. The recent installation of advance warning signs on PA 61 appears to have helped alert drivers to the hazard; however, the warning lights have not solved the

problem.

PennDOT is proposing to construct designated left turn lanes for northbound and southbound PA 61 traffic. This will greatly reduce or eliminate the rear-end collision hazard for PA 61 traffic; however, the left turns and cross traffic from Shoemakersville Road will still have limited sight distance. Perry Township should work with PennDOT to develop a sight distance improvement strategy including grade adjustments to PA 61 and Shoemakersville Road along with any required earthwork to remove the embankments adjacent to the intersection.

6. **The County Bridge at Five Locks Road** - (area #21). This bridge is showing signs of deterioration and neglect. The bridge is currently posted with a 3-ton weight limit. Perry Township should work with the County in making the necessary repairs to this bridge. The bridge deck appears to be in need of repair and resurfacing. While the Township has little or no jurisdiction on this structure, it does serve the residents of the Township. Efforts to upgrade and maintain the structure should be implemented as soon as possible. A maintenance program should be developed for the structure and the repairs recommended as a result of regular inspections should be performed in a timely manner.

- 7. **Water Street Railroad Crossing (grade crossing)** - (area #20). This location is very hazardous. While Water Street does not appear to be as heavily used as most of the other roads in Perry Township, it is a primary access for a large area of land that may be developed in the future. The severe right angle turns and approximate 20% to 30% grade on the western approach restrict the available sight distance. In addition to the restricted sight distance, the narrow section of road that crosses the tracks does not allow adequate space to avoid an oncoming vehicle.

Perry Township should work with PennDOT (believed to have assumed responsibility for the Schuylkill Secondary Line) and Conrail to adjust the approach grades of the crossing and to realign the crossing to allow for easier maneuverability through the crossing. As the area served by Water Street develops in the future, consideration should be given to the installation of a crossing signal at this location if the rail lines are still in service. The installation of a signal prior to any grade or alignment adjustments would make the area safer for conflicts between rail and motor vehicles but would not address the conflict between vehicles on opposing approaches to the crossing.

- 8. **Water Street Railroad Underpass** - (area #19). This location has very limited sight distance caused by the right angle turns and the view obstruction created by the rail overpass structure. The width of the road is a maximum of 15' and has an under clearance of 11'-6". It would be difficult and costly to upgrade the structure to eliminate the traffic hazard.

The recommended improvements to this area include restricting the area to a one-lane underpass by installing stop signs and signs advising motorists to yield to traffic in the underpass. Other improvements, including storm drainage upgrades, should also be considered.

- 9. **Kerns Road between Heather Road and Birch Hill Road** - (area #10). This area is very narrow, 13' - 15', and is currently two-way. Because the section of road is limited in length and there is not much area available for widening, it is recommended that this section of the road be considered for a one-way restriction. The restriction is recommended in a northerly direction from Heather Road to Birch Hill Road. The restriction does not appear to present a severe imposition for the few properties served by the section of road.

10. **PA 662/Dreibelbis Mill Road/Skyline Drive** - (area #38) This intersection is a heavily used area. Because this area will more densely develop in the future, improvements at this intersection are essential. The intersection of PA 662 and Skyline Drive's southern approach appears to be a problem area because of the limited sight distance and the approach grades from the south and west. (While sight distance has recently been improved at Skyline Drive by removing the bank, it could be further improved by grade alignment.) Unfamiliarity with the area could lead drivers headed east on PA 662 to enter Skyline Drive especially at night. The Dreibelbis Mill Road intersection on the north side of PA 662 provides a broad intersection opening. The lack of a visual barrier creates a hazard that allows motorists too much freedom in choosing a travel path. In addition, the sight distance from Dreibelbis Mill Road looking east on PA 662 is very limited.

It is recommended that Perry Township work with PennDOT to realign the approaches to the intersection and to adjust the grades to provide better sight distance. There appears to be adequate area available for both major and minor adjustments of these roads. It appears that PA 662 and Skyline Drive are in need of the most adjustment.
11. **Windsor Castle Road at Windsor Township Line** - (area #37). This section of road is winding and narrow. In addition, the outside lane is 1' to 2' wider than the inside lane. The road should be widened. The widening should preferably occur along the inside edge of the road. This will aid in improving sight distance as well as providing a wider travel area for vehicles. Shoulder grading should also be performed to help provide improved drainage.
12. **Windsor Castle Road south of Fairview Road** - (area #36). This section of road has a severe curve that limits sight distance and hides at least one driveway. The sight distance is reduced because of a high embankment. The embankment should be cut back as much as possible. In addition, the Township should consider widening the road on the inside of the curve to help improve maneuverability. Consideration should also be given to the installation of warning signs recommending a reduced speed and advising of the hidden driveway. The curve sign should recommend a reduced speed of 15 mph.
13. **PA 662 between West Shore Drive and Windsor Castle Road** - (area #28). The area in question is a severe curve that is currently posted with a 15 mph warning sign. It appears that traffic does not obey

the warning sign. This is a problem, especially for southbound vehicles, because it causes the vehicles to veer into the northbound lane. It should also be noted that some northbound traffic cuts the corner short by cutting through the southbound lane. Improvements recommended at this location include straightening and widening the curve. If enough travel area is provided for vehicles to maneuver through the curve at the posted speed limit, the problem will be greatly reduced. Another option would be to lower the speed limit on the road (if warranted). The Township should work with PennDOT to address this area.

- 14. **PA 662 and West Shore Drive** - (area #29). The main problem at this location appears to be the adverse grades traversed when making a left turn from eastbound PA 662 onto West Shore Drive. The problem appears to be somewhat related to the alignment of PA 662 at this location. It appears that PA 662 should be straightened or the lines of the curve should be smoothed. In addition, the West Shore Drive approach should have some minor grade adjustments. While sight distance appears to be adequate, it could be improved. The Township should work with PennDOT to address this area.

- 15. **PA 662 and Ontelaunee Trail** - (area #31). This area's predominant problem is the limited sight distance experienced on all approaches. There is a severe vertical curve east of the intersection that appears to be the cause of the limited sight distance. It is recommended that the grades on the eastern approach be adjusted accordingly to raise the elevation of the approach. This change will increase the sight distance. The Township should work with PennDOT to address this area.
- 16. **PA 143 Bridge to Virginville** - (area #32). The bridge at this location is currently a one lane bridge with a 3-ton weight limit. Plans for the replacement of the bridge are being implemented.
- 17. **PA 143 and Virginville Road** - (area #33). Vehicles turning right from PA 143 on to Virginville Road must traverse steep right turns. Because of the grades and the topography of the surrounding areas, widening the road and making grade adjustments would be costly and difficult. The major concern in the area is the deterioration of the roadway that appears to be caused by the movements required to travel the road. It is recommended that the paving be repaired and maintained in order to minimize the effort required to negotiate the area. The Township should work with PennDOT to address this area.

18. **Virginville Road and Witchcraft Road** - (area #34). The road surface at this intersection is difficult to negotiate because of the adverse paving grade transitions, especially at the northwest corner of the intersection. The grades of the roads and the skewed angle of intersection appear to be the primary cause of the problem. Realignment of Witchcraft Road to reduce the angle of intersection with Virginville Road would be the best solution; however, the size and use of the adjacent properties would make this difficult and costly. It is recommended that the grade on Witchcraft Road be adjusted to reduce the severity of the transition and that minor adjustments in the northwest corner of the intersection, including widening, would reduce the problems at this intersection. Consideration should be given to obtaining the property to realign Witchcraft Road if the property becomes available.
19. **Grandview Road and Fairview Road** - western intersection - (area #35). The main problem in this area is the road grades. Fairview Road has a grade of approximately 15%. This in combination with the skewed angle of the intersection creates undesirable conditions, especially in winter months. The sight distance at this intersection appears to be adequate. It is recommended that consideration be given to adjust the grades at the intersection to make it safer in poor weather conditions. Widening the eastern side of the intersection would also help reduce the skew.
20. **Mohrsville Road** - (areas #17 and #18). These areas are sections of roadway that appear to be prone to flooding because of their location with regard to the Schuylkill River. While these sections of roadway are approximately 15' above the mean elevation of the river, they are low in the drainage basins and appear to have inadequate culverts to convey the upstream flows to the river. The flooding of these locations has also caused the roadway to deteriorate. It is recommended that the culverts across the road be upgraded as necessary and that the road be reconstructed with an open graded subbase. The open graded subbase would allow the excessive flows to be conveyed through a layer of stone and would limit the amount of water that ponds on the upstream side of the road.
21. **PA 662 and Stitzel Lane** - (area #30). This intersection's problem is not as much related to alignment as it is the degree of curvature on the through movement on PA 662. The curve located at this intersection is narrow and provides limited sight distance. Large trucks frequently use both lanes to maneuver the curve. It is recommended that the

curve be widened; however, there is limited area available for widening. The intersection may meet warrants for multiple stop controls. The multiple stop controls will help ease the sight distance problem but will have limited impact on the degree of curvature and the maneuverability of the curve. It is recommended that the Township works with PennDOT to make improvements including widening or possible realignment of PA 662.

ONTELAUNEE TOWNSHIP

1. **PA 61 and Mohrsville Road** - (area #11). This intersection is heavily used on a daily basis, especially on Wednesdays when the Leesport Farmers' Market is open. Northbound PA 61 traffic desiring to make a left turn onto Mohrsville Road has no designated left turn lane. Rear end collisions are not uncommon. PennDOT has proposed to construct a designated left turn lane at this intersection. PennDOT is also proposing to install a traffic signal at this intersection.
2. **PA 61 and Bellman's Church Road** - (area #12). PennDOT is proposing to signalize this intersection and to provide designated left turn lanes for both northbound and southbound PA 61 traffic. The southbound turn lane will be necessary, as left turns

at the northern intersection of PA 61 and Indian Manor Drive (area #12) will be prohibited. The traffic signal will also allow easier left turn movements from Bellman's Church Road onto PA 61 south, as left turns from the southern intersection of Indian Manor Drive onto PA 61 south will be prohibited.

3. **PA 61 south of Orchard Lane** - (area #7). This area is of limited concern because of the potential for development. There is a vacant lot adjacent to the existing gas station/convenience store. The development of this lot could potentially create too many entrances to a major artery in a relatively small section of PA 61. The Township should work with PennDOT to try to develop a parallel access drive to enter this and other properties from the rear by using the existing protection of the traffic signal at Orchard Lane.
4. **PA 61 and PA 73** - (area #6). This intersection is very heavily used. The main concern is that future development in this area, including Berks Products Quarry, the Schuylkill Valley School campus, and properties adjacent to the Ames warehouse facilities will greatly increase the use of this intersection. The Township should work with PennDOT to monitor this intersection and to maintain the road surfaces in

- order to keep the intersection safe.
5. **PA 61 and Snyder Road** - (area #2). This intersection is frequently the site of rear end collisions. There is no protected left turn lane for the heavy southbound PA 61 left turn movement. The southbound approach sight distance is also limited for the speeds typically experienced on this section of PA 61. Traffic making the right turn from Snyder Road onto northbound PA 61 sometimes creates a problem during peak traffic periods. The township should work with PennDOT to develop a plan to provide left turn lanes for both northbound and southbound PA 61 and possibly provide a traffic signal at this location.
 6. **PA 61 and Berkley Road** - (area #1). This intersection is frequently used by trucks. There is limited sight distance on both the northbound and southbound PA 61 approaches as a result of a railroad bridge near the southbound approach and the road grades on the northbound approach. The Township should consider working with PennDOT to eliminate the movements at this intersection and make improvements to parallel roads to allow the traffic to utilize a signal at the Snyder Road intersection (as noted in No. 5 above).
 7. **Willow Creek Road** - (area #3). This road is important because it is the main access to several large properties in the southeast portion of the Township. The road is narrow and surrounded by wet areas. The road is difficult for the Township to maintain, yet it has the potential for being very heavily used if any of the larger properties that it serves would be developed. It is recommended that the Township develop a plan, including an implementation schedule, for this road. The plan should address drainage, geometry and environmental issues.
 8. **Heffner Lane and Slater Road** - (area #4). This intersection is awkward because of the skew and the location in reference to the railroad crossing. The poor sight distance at this location is compounded by the larger trucks that serve the local intensive type agriculture located east of the intersection. The Township should consider widening the intersection to adjust the alignment of Slater Road. This will improve sight distance.

Slater Road had considerable maintenance performed on it in 1990, including base repairs, minor widening, levelling and overlay. The deterioration of this road appears to be related to the truck traffic, even though it is limited, and the fact that the trees

along certain sections of the road shade the road and prevent it from drying after storm events. The Township should consider posting a weight limit on Slater Rd. and requiring trucks that use the road to bond against damage. The Township should also consider removing some of the trees along the road.

- 9. **Bower’s Road Bridge** - (area #5). This steel bridge is currently posted with a 3 ton weight limit. In addition to the weight limit, the approaches to the bridge are awkward and the road is narrow. The Township should consider replacing or upgrading the bridge to allow for a minimum 10 ton weight limit. Replacement of the structure would allow the approaches to be better aligned and the road could be widened. The 10 ton weight limit would permit school buses to use the route to better serve the residents in the southeast portion of the Township.
- 10. **Ontelaunee Drive and Kindt Corner Road** - (area #8). This intersection appears to be a heavily used area as a result of the Ames distribution center. The sight distance at this intersection could be improved. The road surface is severely weathered, creating a slippery surface in any wet weather conditions. This intersection and the surrounding roads were not designed to accommodate the amount of traffic they experience. The Township should consider

improving sight distance at this intersection. In addition to the sight distance improvements, the Township should consider posting weight limits on the roads and requiring bonding from the trucks that use the roads to repair any damage caused by the trucks.

- 11. **Kerns Road and Ontelaunee Drive** - (area #9). The turning movements at this intersection have very limited sight distance. The limited sight distance appears to be a result of the adverse grades of the roads and the location of the intersection with regard to the curve on Ontelaunee Drive. Traffic turning left from the southern approach must blindly cross the southbound traffic lane. The Township should consider adjusting the grades of the roads, especially Kerns Road, and improving the sight distance by widening the inside of the curve adjacent to the gun club property. It may also be necessary to prohibit the left turn from Ontelaunee Drive on to Kerns Road.
- 12. **Farm Market Access** - In order to ease some of the congestion created by the volume of traffic entering and leaving the market, an additional access may be constructed to connect the market to either Loose Lane or Kindt Corner Road. It appears that the market property has frontage or access to frontage on

both of these roads. This additional access to the market would help ease congestion for traffic whose destination is south on PA 61 or PA 73. The traffic would have a more direct access to Ontelaunee Drive. Ontelaunee Drive has easy access via a traffic signal controlled intersection to PA 73. PA 73 has easy access to both PA 61 and U.S. 222. This possible connection could reduce the amount of traffic entering PA 61 via Indian Manor Drive.

LEESPORT BOROUGH

1. **PA 61 and Arlington Drive** - (area #13). This intersection is directly impacted by the Leesport Farmers' Market. There is inadequate sight distance for left turns on and off of PA 61. PennDOT is proposing to construct a Jersey barrier median across this intersection to prohibit left turns. Right turns from Arlington Drive onto PA 61 are also difficult. The alignment with Indian Manor Drive compounds the problem. The Borough should consider prohibiting all turns from Arlington Drive onto PA 61.
2. **PA 61 and Shackamaxon Street** - (area #14). The major problem at this intersection appears to be left turns from Shackamaxon onto PA 61. The sight distance is limited to about 200'. In addition, the

approach grade of Shackamaxon is awkward because of the way it intersects PA 61. The Borough should work with PennDOT to evaluate whether or not the adjustment of the approach grade is necessary. The Borough should also consider prohibiting left turns onto PA 61. It does not appear that the sight distance could be improved at this intersection because of the buildings adjacent to the intersection and because of the grades on PA 61.

3. **West Main Street** - (area #15). The street is very narrow from the railroad crossing west. There is also a reverse curve that larger vehicles have difficulty negotiating. The street is two-way. The limited space between buildings and the railroad crossing make it difficult to provide realignment and widening of the street. There does not appear to be a solution to this problem that does not impact many residents and businesses of the Borough. It is recommended that the Borough conduct a study that includes the restriction of commercial vehicles on Main Street; the purchase of properties along the area in question; and an analysis of alternate routes to the western portion of the Borough.
4. **Main Street Bridge across the Schuylkill River** - The bridge is very narrow. It includes two (2) vehicle travel lanes, each approximately 10 feet in width,

and a 3-foot wide sidewalk. The bridge is in need of some cosmetic repairs. The main concern is how the bridge accommodates traffic. The travel lanes do not appear wide enough to accommodate passing commercial vehicles. One solution the Borough should consider is to eliminate the sidewalk portion of the bridge and use the area to widen the travel lanes. A new sidewalk area may be able to be cantilevered on the side of the bridge. While this option will widen the travel lanes, the lanes will still be less than a desirable width of 14 feet.

The Borough should also consider the replacement of the bridge or the construction of a new bridge at a different location. The construction of a new bridge at a different location could also address the concerns raised in Item 3 above. A traffic study and feasibility study should be performed in order to determine the best solution for the maintenance of traffic on Main Street.

5. **Parking** - While parking is a necessity as a result of the use of automobiles, it is usually forgotten or is outdated. The Borough experiences parking problems because of the mix of uses in the "Main Street" type of layout that makes up the eastern portion of the Borough. As part of the previously recommended traffic study, The Borough should

include a parking study. A central or community parking facility owned and maintained by either the Borough or a private entity appears to be the best solution for the area. However, economic impacts and the availability of land for such a facility is limited.

The Borough may also consider parking ordinances that restrict the times of day that parking is available on Borough streets. The ordinances could also make land owners responsible for adequate parking with regard to their respective properties. Enforcement becomes an issue with regard to these solutions and the fact that ordinances are not typically retroactive will only allow the ordinances to address future situations and not deal with the current problems.

6. **Canal Street** - While this area is not designated a problem area, there is a potential for industrial development along the rail lines in the southern portion of the Borough. It is recommended that this street be improved from the Borough south to Orchard Lane in Ontelaunee Township. The improvement of this road to Orchard Lane will allow truck traffic to use existing improved facilities to access possible industrial sites. This may also serve as an alternate route for some of the traffic currently using the Main Street Bridge.

FUTURE TRANSPORTATION PLANNING

The three municipalities in the study area should take continually active roles in making transportation improvements. The following recommendations should be considered in future transportation planning.

1. Develop a five-year road improvements program to be updated annually or biannually. The program should include prioritization of necessary improvements as well as normal maintenance issues.
2. Encourage developers' contribution to improvements of public facilities adjacent to development. Past improvements have failed to keep pace with the growth of the municipalities.
3. Expand efforts in both short and long range planning by identifying deficiencies and improvements required to correct these deficiencies.
4. Develop and enforce ordinances that protect the integrity of the municipalities with regard to the transportation network. Ordinances that require detailed study of traffic flows, both existing and projected, and parking needs will keep the potential problems under control of the municipality.
5. Work with PennDOT to promote continued maintenance and improvement of State-funded highways in the municipalities.
6. Develop and revise local regulations to limit the number of private intersections with municipal roads, especially arterials and major collectors.
7. Adopt and adhere to minimum roadway design criteria for both privately and publicly funded projects. PennDOT and AASHTO guidelines are recommended.
8. Use the options available under the Pennsylvania Municipal Planning code to identify, obtain and preserve rights-of-way that may be required for future road construction and improvements.
9. Re-evaluate the recommendations outlined in this plan on a 3-year to 5-year basis.
10. Coordinate projects involving State highways with Berks County, with the goal of having them included in PennDOT's 12-Year Transportation Capital Improvement Program.
11. Encourage local business and industry to utilize the railroad to ship goods and raw materials. This will

help reduce the amount of truck traffic and congestion associated with shipping materials by motor freight.

OTHER TRANSPORTATION FACILITIES

The limited amount of public transportation services currently made available to Planning Area residents should, at a minimum, be maintained. Any improvements and/or expansions in service would, however, provide better opportunities for Planning Area residents to avail themselves of such services.

The Planning Area’s ordinances governing land development should be updated to provide for alternate transportation system management strategies, such as van/car pooling, park-and-ride, etc.

Both air and rail transportation facilities will continue to play a minimal role in serving the needs of Planning Area residents. They will have to travel outside of the Planning Area to avail themselves of these services.

An identified system of pedestrian and bicycle ways should be developed 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, requires large areas of undeveloped land or the extensive acquisition of rights-of-way from existing landowners. It is recommended that the existing sidewalk network in the developed areas of the Planning Area be used for pedestrian movement. Improved signage and markings may be required at intersections of major vehicular routes. In the case of new development, it is recommended that, where topography and site designs allow, separate pedestrian ways be provided.

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. This alternative does not separate automotive from bicycle traffic but, with careful route selection and adequate safety precautions, the system can be successful.

HOUSING PLAN

The population of the Planning Area is projected to continue to increase into the foreseeable future. In order to accommodate this increased population, additional housing units will need to be provided. There will be a need for a mix of types of housing units so that individuals of all age groups, family size and economic level have equal opportunities to reside in the Planning Area.

One of this Plan's overall goals, as stated in Chapter 3, is **"To provide for the diverse housing needs of all planning area residents."**

Specific housing objectives include the following:

- *Encourage the development of a full range of housing types in order to meet the varying needs of all families, including a wide range of choices in housing types, costs and location.*
- *Encourage the rehabilitation, replacement or elimination of physically unsound or poorly located structures and facilities.*

- *Encourage housing and development procedures (such as cluster and PRD) which in addition to protecting established values, permit experimentation in housing types, construction methods, new materials and arrangement of units.*

The existing Planning Area Zoning Ordinances generally provide the specific detailed regulations to support the accomplishment of this Joint Comprehensive Plan's stated housing goals. Numerous dwelling types are currently permitted in the three municipalities' various zoning districts.

In Leesport Borough, single family detached dwellings are permitted in both the R-1 and R-2 zoning districts. In the R-2 district the following dwelling types are also permitted (either by right or spacial exception): single-family semi-detached dwellings, two family detached and semi-detached dwellings, attached dwellings (townhouses), multi-family dwellings, and mobile home parks. Multi-family dwellings, conversion apartments and combination dwellings/businesses are permitted in the CC (Community Commercial) district. Although the Future Land Use Map proposes some reduction in residential land use in the Borough, nevertheless, there remains numerous

opportunities for new construction and/or conversion of existing structures for residential purposes.

The current Ontelaunee Township Zoning Ordinance provides for single family detached dwellings in the A-1, A-2, R-1 and R-2 zoning districts - on lots ranging from 10,000 SF (in the R-2 district with public water and sewer service) to one acre everywhere else. Single-family semi-detached dwellings, two family detached dwellings, and multi-family dwellings are also permitted in the R-2 district. Mobile home parks are permitted only in the A-2 zoning district. While the Township currently has a considerable amount of land area zoned R-1, there is only one area (adjacent to Leesport Borough) zoned R-2, and only two relatively small areas zoned A-2 (including one in the northwestern portion of the Township which is comprised in large part by Conservancy land). As the Future Land Use Map does not propose any increase in medium density residential (R-2) land use, and proposes the elimination of the A-2 type land use in the northwest, the Township should review its zoning ordinance after the adoption of this Plan to ensure that opportunities exist in the Township for development of the various types of residential uses.

The Perry Township Zoning Ordinance provides for single family dwellings in the RA, RA-1, R-1 and R-2 zoning districts, as well as part of Planned Residential Developments (which are permitted in the RA, R-2 and R-3 districts). Two-family dwellings are permitted in the R-2 district, while garden apartments and mobile home parks are permitted (by right and by special exception, respectively). The Township's Planned Residential Development Ordinance permits a mix of dwelling types to be constructed, including single family detached dwellings, single-family semi-detached dwellings, single-family attached dwellings (townhouses), two family attached dwellings, three-family dwellings and multi-family dwellings. In the RA and RA-1 districts, the minimum lot size for single family detached dwellings is two (2) acres. In the R-1 district, lot minimum lot sizes range from 20,000 SF (with public water and sewer) to one (1) acre (without). Minimum lots sizes for single family dwellings in the R-2 district range from 10,000 SF (with public water and sewer) to 30,000 SF (without). The Future Land Use Map proposes a reasonably large area for medium density (R-2) residential development north of Shoemakersville Borough (west of PA 61). High density residential uses are proposed east of PA 61 and north of PA 662.

In order to provide for their fair share of affordable and specialized housing opportunities within the county, the three Planning Area municipalities should consider building into their zoning and subdivision/land development ordinances a system that ensures that a fixed portion of all residential development will be set aside for the affordable housing needs of the moderate, low, and very low income households and the specialized housing needs of elderly and disabled individuals anticipated to reside within that municipality. This can be done most efficiently by incorporating inclusionary provisions within the municipal zoning regulations that provide realistic incentives for developers to set aside a certain percentage of units in their proposed development for affordable and specialized housing needs. These incentives can take the form of density bonuses, flexible development and building standards, fast tracking the review process, and waivers and reductions in development fees. These incentives could also include financial assistance from county, state and federal governments to help subsidize the costs of providing affordable and specialized housing. Inclusionary zoning would not only allow each municipality to meet its fair share obligations, but it would enable a municipality to do so in a way that results in diverse and integrated

communities that provide housing opportunities for persons from all generations, cultures, and economic backgrounds.

It is anticipated that comprehensive updates of the three municipalities' zoning and subdivision/land development ordinances will be initiated after adoption of this Joint Comprehensive Plan, which will include an examination of additional techniques to promote the goals and objectives of both the Planning Area's and the County's housing goals.

COMMUNITY FACILITIES AND UTILITIES PLAN

Services and facilities must be provided according to the existing and projected needs of a community. It is important that these facilities be readily available. Therefore, suitable land which is conveniently located should be reserved for those purposes, and a capital budget should be established so that such facilities can be provided without incurring an excessive bonded indebtedness.

POLICE PROTECTION

The population projections for the Planning Area indicate that additional full-time police officers may be required in the future in the Leesport and Maiden creek/Ontelaunee departments. In addition, there could possibly be a need for additional clerical help. Budgeting in future years will have to take into consideration the increased requirements for equipment, vehicles and manpower.

In Perry Township, the Board of Supervisors should periodically review the level of service provided by the Pennsylvania State Police. Future increases in the Township population and in non-residential development may dictate the examination of providing local police coverage - either through a Township force, a regional arrangement, or through purchase of service from one or more adjacent municipalities.

FIRE PROTECTION AND AMBULANCE SERVICES

Based on current standards, the fire protection and ambulance services provided by the companies serving the Planning Area municipalities, as well as the adjacent fire

companies and ambulance services (working through cooperative agreements), appear adequate for existing as well as expected needs during the planning period. With continued development in the Planning Area, however, these services should be periodically reviewed by the local municipalities to ensure that there are continuing to meet the local needs.

SCHOOL FACILITIES

The educational needs of the Planning Area municipalities appear to be adequately addressed by the Schuylkill Valley and Hamburg Area School Districts. With the newly constructed Schuylkill Valley Elementary School and renovations at the High School, the school facilities serving the Leesport Borough / Ontelaunee Township portion of the Planning Area appear to have sufficient capacity to serve the anticipated needs area through the year 2000.

The construction of the new Hamburg Area Middle School will alleviate overcrowding and result in sufficient student capacity at all levels through at least the year 2000.

MUNICIPAL FACILITIES

Perry Township is fortunate to have a structure that was constructed specifically for use as a municipal building. As the population of the Township continues to grow, and as additional municipal services are made available to Township residents, additional space may be required for administration and equipment. Suitable land which is conveniently located should be reserved for those purposes, and a capital budget should be established so that such facilities can be provided without incurring an excessive bonded indebtedness.

The municipal buildings serving both Leesport Borough and Ontelaunee Township are limited in terms of administrative and public meeting spaces. In addition, when the proposed Route 61 improvements are constructed, access to the Ontelaunee Township building will be more difficult. Both the Borough and the Township should investigate ways to provide future administrative and meeting space, and to insure accessibility.

WATER SERVICE

The Community Facilities and Utilities Plan proposes the extension of public water service to serve areas within the Planning Area proposed for more intensive development. The Planning Area municipalities should encourage the provision of public water service to all new development locating in these areas, including areas proposed for residential, commercial and industrial development.

Those portions of the Planning Area not served by, or proposed for, public water service will continue to rely on on-site wells for water. Local ordinances should be reviewed and updated, if necessary, to insure that new development has access to safe and reliable supplies of water.

SANITARY SEWERAGE SERVICE

Both Ontelaunee and Perry Township's Sewage Facilities (Act 537) Plans propose the extension of public sewers developed and developing areas of the Planning Area, along with the continued use of on lot disposal where public sewers are not provided. The areas outside sewer service areas will be subject to additional regulatory scrutiny due to environmental limitations for on-lot sewage disposal. These

areas must also be reviewed in terms of the Township's current zoning and subdivision/land development regulations to determine if revisions to said ordinances must be made to ensure the continued reliance on such sewage disposal facilities. Public sewerage facilities are not proposed for outside the areas planned for development - unless necessary to alleviate a sewage disposal problem which can not be solved by other means.

STORMWATER DRAINAGE

As development occurs within the Planning Area and areas adjacent to it, problems resulting from stormwater runoff will increase. Act 167 Stormwater Management Plans are scheduled to be completed for both the Schuylkill River and Maiden Creek Basins in the foreseeable future. The Planning Area municipalities should adopt and/or modify zoning, subdivision and land development, building code, erosion and sedimentation and other ordinances as necessary to regulate development in a manner consistent with the recommendations of these Act 167 Plans, as well as other County, State and Federally-mandated regulations.

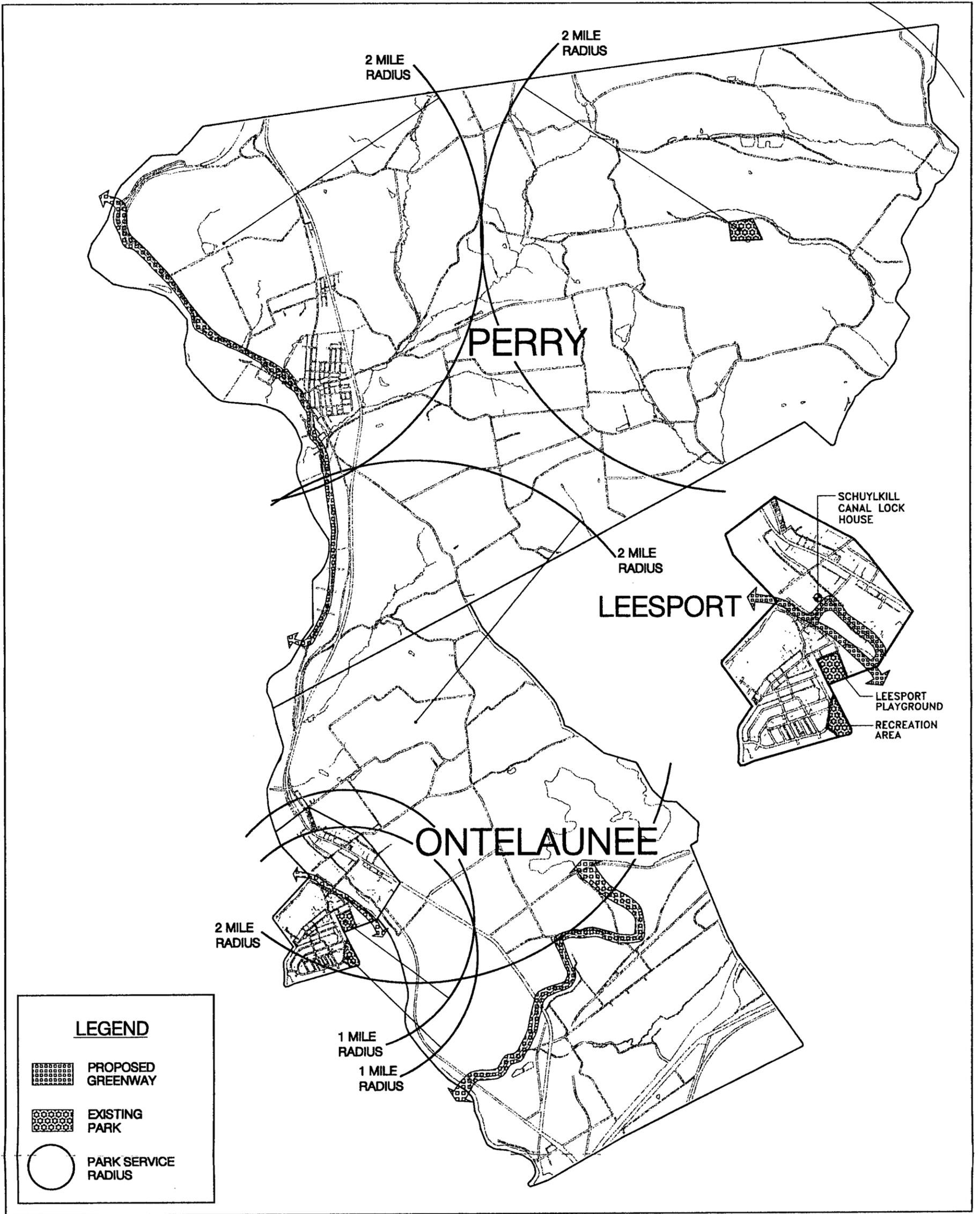
RECREATION, PARKS AND OPEN SPACE PLAN

As previously identified, a detailed Recreation, Parks and Open Space element has been prepared as part of the Joint Comprehensive Plan. The Recreation, Parks and Open Space Plan element includes a detailed analysis of the Planning Area's existing public and private recreation, parks and open space, identifies standards based on the existing and projected population, and provides detailed recommendations (including estimated costs) to meet the identified standards. A summary of the Plan's objectives and recommendations follows:

OBJECTIVES

Objective 1

Continue to assess community recreation needs and maximize the use of existing park facilities given the expanding needs and interests of the community.



LEGEND

-  PROPOSED GREENWAY
-  EXISTING PARK
-  PARK SERVICE RADIUS

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

8 OPEN SPACE, PARK AND RECREATION MAP

 
 NORTH

Recommendations

1. Develop park master plans for existing parks which identify improvements and additional recreation facilities. The master plans will serve as a blue print to guide the future development of the parks. Phases should be determined as appropriate to align with available funding/financial resources and the management capabilities of the operating and maintenance departments.

- Leesport Playground - The park is well developed at this time but facilities should be added to expand the park use to all ages and meet accessibility and safety standards. A sand volleyball court should be added in the lawn area. A pathway/trail should be installed which encircles the park to provide accessibility and a surface for walking and in-line skating. The outdated playground equipment must be removed. An age segregated tot lot and playground should be established which complies with safety and accessibility standards. The restrooms and pool area should be renovated to meet accessibility standards.
- Leesport/Bern Park - This park parcel is undeveloped at this time. A master plan should be completed which establishes the direction for development of the park. The Borough has

expressed an interest in developing two basketball courts and a in-line hockey rink which would have winter ice skating use in the park.

- Perry Township Recreation Area - This park is well developed offering numerous recreation opportunities to Perry Township residents. A trail should be developed to access each recreation facility and area and an accessible viewing areas should be added at athletic facilities. Develop a park master plan which incorporates a trail, second picnic pavilion and landscaping into the park.

2. Each municipality should have a Parks, Recreation, and Open Space Plan. Consideration should be given to a regional recreation plan or joint ventures for plan development. Pursuing a Keystone Community Grant should also be considered.
3. The Park and Recreation Boards should consider discussing the potential in indoor recreation programs in cooperation with the School District. Such programs should be fee based to avoid a tax burden. The cost of program personnel should be included in program fees.
4. The municipalities should incorporate recreation planning and good design into zoning and sub-division regulations to insure the adequate provision of recreation facilities and trail connections.

5. Stay in tune to trends such as in-line skating and street hockey and monitor the need for associated facilities or existing facility renovations to accommodate such trends.

Objective 2

Develop a comprehensive greenway network throughout The Planning Area.

Recommendations

Trail development should be the highest priority for facility development. Each municipality should develop and adopt a trail plan. Request assistance from the Schuylkill River Greenway for the plan. The Plan could be done as a cooperative effort among the three municipalities and others as identified such as Shoemakersville. The municipalities should support the Schuylkill River Greenway plans for trails in the greenway. Making people aware of the importance of trails should be considered and promoted through the newsletters, media, volunteers, and events organized to focus on trails. A trail loop through Leesport should be undertaken as a first priority. Methods of providing the trails through signage and road striping should be considered as the more arduous task of obtaining easements for rights-of way are negotiated.

The two greenways are identified as follows:

- Schuylkill River Corridor - The Schuylkill River Greenway Association is currently planning a Heritage Park along the entire length of the Schuylkill River. This includes the river in Perry and Ontelaunee Townships and Leesport Borough.
- Maiden Creek Corridor - This creek corridor In Ontelaunee Township links the Schuylkill River to Lake Ontelaunee.

Objective 3

Seek additional park acreage to meet the recreation needs of the current and projected municipal populations. Although The Planning Area's existing park and recreation system provide recreation opportunities to the citizens of the area, analysis revealed that the facilities are not meeting the applied standards based on population.

Recommendations

1. Amend the mandatory dedication provisions to align with the fair market value of property in each municipality and to further define the criteria of land that the municipality

will accept as recreational land. The minimum size of land that is offered for dedication should contain not more than fifteen percent floodplain. Land offered for dedication should not contain stormwater facilities designed to detain or retain stormwater for another site.

Land calculations for dedication of recreation land should be based on the current average household size and fair market value of land. If the municipality chooses to utilize a per lot fee, the fair market value of an acre of land must be determined. The value of land is dynamic and the municipality should strive to amend a per lot fee on a regular basis by resolution.

2. Perry Township should acquire a ten acre minimum size community/municipal park north of Shoemakersville Borough.
3. Ontelaunee Township should acquire a ten acre minimum size community/municipal park east of Leesport in the northern portion of the municipality.
4. Consider the acquisition of park land if the acquisition meets one or more of the following criteria:
 - The proposed site is compatible with the proposed park facility development.
 - The land will help to preserve significant environmental resources, area that contributes to the community's character, or add acreage to an

existing facility where acreage need has been established.

- The proposed site will facilitate the completion of a proposed greenway or trail link.
 - The site is within an area requiring stream stabilization or stream buffer zone.
5. Develop additional outdoor recreation facilities within the existing and proposed parks to meet immediate needs of the citizens. The following needs have been identified:

Leesport Borough

- 1 Tennis Court
- 1 Soccer Field

Ontelaunee Township

- 1 Basketball Court
- 1 Tennis Court
- 1 Volleyball Court
- 1 Baseball Field
- 1 Soccer Field
- 1 Softball Field

Perry Township

- 2 Tennis Courts
- 1 Softball Field

These facilities were identified to meet current needs. Consideration must be given to trends in sport popularity

and the possibility of expanding sports seasons. Both spring soccer and fall baseball are currently being played in many municipalities.

Objective 4

Provide facilities for public use that comply with all accessibility and safety regulations and guidelines.

Recommendations

1. Evaluate the existing park facilities to determine if the Americans with Disabilities Act (ADA) standards are currently being met. Playgrounds must offer play equipment which provides play options for the physically challenged. Pathways should be provided to access facilities within park sites. A playground must be accessible as well as the route to reach the playground. Trails cannot exceed specific slopes, including trails in natural areas.
2. Evaluate the playground area at Leesport Playground for compliance with the guidelines of the Consumer Product Safety Commission (CPSC) Guidelines for Public Playground Safety. Much of this equipment does not meet safety guidelines and should be removed. Leesport Borough Road Department should conduct ongoing safety inspections at the playground. Each play equipment piece

should have a use area designated that is surfaced with a safety material which meets the test requirements of the CPSC and the latest ASTM criteria.

3. Identify and prioritize improvements needed to bring existing facilities into compliance with the ADA and CPSC. A phased implementation schedule should be developed and improvements should be included in the capital improvement program budget.
4. Create policy statements that address the need to comply with all regulations and guidelines with regards to safety and accessibility. The policy statement should commit to the phased improvements implementation and capital expenditure within a set time table. The department should designate one person to lead the compliance efforts and interact with design consultants on master plans for existing facilities.

Objective 5

Develop a capital improvement program which will guide the planning area capital expenditures. Capital improvements identified in this Plan are outlined below, costs of improvements, as well as a timetable for implementation are provided. This list should be made a part of each municipality's capital improvement program.

NATURAL AND CULTURAL FEATURES PLAN

The unique and irreplaceable beauty, character, and sense of community in the Planning Area municipalities has been recognized as a resource worth protecting. This Joint Comprehensive Plan represents a vision both for conservation and for development within the Planning Area. Before land is allocated for future growth, it is important to (1) identify natural and cultural characteristics which require conservation and (2) identify means to accomplish their conservation.

TOPOGRAPHY

Lands with slopes in excess of 15 percent begin to cause serious problems for proper development due to (1) their susceptibility for erosion (and flooding) 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. Steep slopes should remain in their natural state in order to prevent soil erosion, provide for the enjoyment of open space, and serve

as greatly needed recreation areas. As a result, development in areas with slopes 20% or greater should be discouraged through zoning ordinance provisions.

SURFACE WATERS

Of the various water features in the Planning Area, the Schuylkill River, Maiden Creek and Lake Ontelaunee are the three most prominent. The Schuylkill River is the major source of drainage in the Planning Area. The River is an important source of habitat for both aquatic and non-aquatic species, as well as a source of recreation.

The Maiden Creek drains the eastern portion of the Planning Area and serves as the source for Lake Ontelaunee, which functions as a reservoir for the City of Reading's water supply. 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.

The 1991 watershed study of the Lake recommended the development of a watershed management plan to address

the water quality problems of the lake. Recommendations for the management plan included **(1) Agricultural Best Management Practices (BMPs)** - The Townships, working with the Soil Conservation Service, should encourage farming plans which employ BMPs; **(2) Construction Erosion Control, Roadway Erosion Control, Stormwater Management and Streambank Stabilization** - All three municipalities should upgrade their subdivision and land development ordinances to include regulations to accomplish the above-listed items; and **(3) Improved Septic System Management** - The municipalities need to implement the recommendations of their respective Act 537 Sewage Facilities Plans to minimize the potential for malfunctions, and the resultant groundwater degradation. While recommended specifically to address problems experienced at Lake Ontelaunee, these should be considered Planning Area wide.

In addition, to protect major drainage patterns, zoning provisions should be considered to provide for stream-side buffers, retained in their natural condition, to a width of not less than two hundred (200) feet on each side of the stream, or the width of the floodplain, whichever is greater.

Streams with the classifications of high quality, exceptional value or trout stocking fisheries possess fragile ecological characteristics. These streams require protection from the adverse effects of encroachment, sedimentation, and the removal of trees along stream banks which help maintain lower water temperatures. Conservation measures should emphasize protection of the entire drainage basins which feed these streams.

SCENIC RIVERS

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. The Scenic River Study for the Schuylkill identifies potential land use regulations and other methods which can be employed to enhance these values.

FLOODPLAINS AND WETLANDS

Floodplains

Floodplains act as natural barriers to prevent flooding of the

surrounding developed areas. Floodplains can often be extremely productive for vegetation, providing excellent areas for species habitat and diversity. Designating the allowable uses of a floodplain through zoning regulations is an important step in assuring its protection. 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.

Wetlands

The importance of wetlands lies both in their traditional values as areas of fish and wildlife protection, and stormwater management, as well as in the newly found value as areas for wastewater treatment. The Planning Area municipalities' subdivision and land development ordinances should be reviewed and updated, as necessary, to clearly define the requirements related to wetlands which must be adhered to in the subdivision/land development process.

GEOLOGY AND GROUNDWATER

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. 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.

The shale formations 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. Consideration should be given to requiring that proposals for new development in areas not proposed for service by public water and sewer provide supporting documentation that a safe and reliable (in quantity) water supply can be provided.

PRIME FARMLAND SOILS

Prime farmland soils should be preserved for agricultural production. 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. The limestone bedrock areas in southern Ontelaunee Township represent the largest concentrations of Class I and II soils.

The existing zoning ordinance for Perry Township provides for relatively strict agricultural preservation in most of the identified prime farmland soils areas of the Township. Ontelaunee Township should enact similar zoning provisions to protect its prime farmland areas.

ECOLOGICAL RESOURCES

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. To aid in the preservation of these unique and sensitive areas, the municipalities should consider techniques such as "overlay" districts in their respective zoning ordinances to provide additional levels of protection. The Berks County Natural Areas Inventory can

serve as the initial reference document to identify those areas requiring protection.

WOODLANDS AND FORESTED AREAS

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. Woodlands and forested areas provide many important uses including providing erosion control on steep slopes, and protecting watersheds. Forests are also extremely important areas of animal habitat.

Through zoning and subdivision/land development ordinance provisions, wooded areas should be conserved and developed only in such a manner which minimizes impacts on their present condition.

HISTORIC, ARCHAEOLOGICAL AND CULTURAL RESOURCES

The Berks County Conservancy and other organizations have expended considerable effort in the areas of research, public education and field location of historic sites or areas.

Most of the historic buildings/sites identified in the Planning Area are scattered throughout the area. However, at least one National Historic Register eligible site, the Berkley Historic District could be established as a rural historic zoning district. At a minimum, the municipalities should work with potential developers to attempt to retain the historic character of historic sites already identified (or to be identified) in the Planning Area. Private citizens, as well as municipal agencies, can support these activities through financial support and/or active participation.

As mentioned in Chapter 2, known archaeologically significant sites in the Planning Area have been mapped by the Pennsylvania Historical and Museum Commission (PHMC). Subdivision and land development proposals subject to PADEP Planning Module requirements will initiate PHMC review for the existence of any sites in the development area. The municipalities can consider additional ordinance provisions which would require PHMC comment for all development proposals.

The three Planning Area municipalities, either working collectively or individually, can provide financial and other forms of support to the many cultural activities and

organizations located in and/or serving the area.

Certain uses and structures can have an adverse effect on the aesthetics/visual appearance of an area. The proper regulation of signs and other accessory structures, along with the restriction of certain land uses in various zoning districts, can do much to minimize potential adverse impacts to the Planning Area's visual landscape.

ECONOMIC DEVELOPMENT

The Planning Area is part of the larger Berks County, regional, national, and even international economy. All levels of government know that the fostering of economic growth and development is an important concern, because economic growth provides both employment for residents and revenue to support municipal operations. All three Planning Area municipalities are blessed with a diverse commercial/industrial base. The Future Land Use Plan identifies additional areas in each of the three municipalities that are proposed for future commercial and industrial activity. In almost all cases, these proposed sites (1) are (or are scheduled to be) served by public water and sewer

service, and (2) are easily accessible to the principal transportation routes serving the Planning Area. However, they could be better served by public transit service - which would reduce vehicle(automobile) trips on the Planning Area's major thoroughfares and increase accessibility to the labor force.

The types of commercial and industrial activities proposed in the Future Land Use Plan (and provided for in the existing municipal zoning ordinances) range from small-scale, minimal-impact service commercial to heavy industrial uses. Labor-intensive industrial uses (i.e. "high-tech" manufacturing) are recommended, instead of warehousing operations, to provide local employment opportunities for Planning Area residents.

Efforts should continue to be made by local officials to attract new and to retain existing businesses in the Planning Area. Such steps could include, but not be limited to, the following: (1) less restrictive zoning requirements governing the expansion of existing commercial and industrial uses, (2) improvements in the availability of off-street parking and pedestrian access - particularly in Leesport Borough, (3) improvements to the local roadway network to improve

customer/employee access, and (4) extension of public water and sewer service to existing and proposed commercial and industrial areas.

In addition, the Planning Area municipalities should cooperate among themselves, with their neighbors, and with the County to support the location of new industrial and commercial employment centers which meet the Planning Area and the greater regional needs.

The current zoning ordinance in Perry Township greatly restricts non-farm development in the Agricultural Districts, so that the viability of the agricultural industry in the Township can be maintained. However, the Township's Agricultural District regulations, as written, have the potential to allow more incompatible, non-farm residential development activity than is desired in the agricultural area. It is recommended that these ordinance provisions be reviewed and strengthened to minimize the potential for future land use conflicts with the agricultural base. The zoning ordinance options available to the farmers to engage in accessory, farm-based businesses should also be reviewed and strengthened, as necessary, to keep the farmer "on the farm".

ENERGY CONSERVATION

The Future Land Use, Housing, Transportation, and Community Facilities and Utilities Plans are all in some way connected to the concern over the present and future use of energy in the Planning Area. The overall premise behind the Future Land Use Plan is the focusing of future development in and around the existing urban cores of Leesport and Shoemakersville Boroughs, and along the two principal highway corridors (PA 61 and US 222). The concentration of development activity in limited areas will result in the reduction of additional vehicle trips (and corresponding reduction of fuel consumption) from what would be experienced if random development would be permitted to occur throughout the Planning Area. The concentrated development - both residential and commercial/industrial - along the major traffic route can also better support the extension of public transit service to better serve the Planning Area. The Plan also proposes several mixed-use districts, where employment opportunities may be located within walking distance from residential areas.

As part of the implementation of this Plan, the Planning Area municipalities should consider the adoption of a

zoning and/or subdivision/land development ordinance provisions which will facilitate the use of passive solar energy and of landscaping techniques to reduce both residential and non-residential heating and cooling costs. The adoption of energy efficient standards in building codes and the elimination of excessive construction standards which might interfere with good energy conservation practices are also encouraged.

INTERRELATIONSHIPS AMONG PLAN COMPONENTS

The four major components of the Comprehensive Plan - Land Use, Housing, Transportation and Community Facilities - are all closely interrelated. The basic premise on which this Joint Comprehensive Plan is based is that the Planning Area will continue to be an attractive location for future residential, commercial and industrial growth. The Plan elements have been written with the understanding that this future growth must be accommodated in a way which best benefits the current and future residents of the Planning Area.

The population of the Planning Area is projected to continue to increase into the foreseeable future. In order to accommodate this increased population, additional housing units will need to be provided. There will be a need for a mix of types of housing units so that individuals of all age groups, family size and economic level have equal opportunities to reside in the Planning Area. The Future Land Use Plan provides for this by designating areas of the Planning Area for all different densities of residential development. The Zoning Ordinances - one of the techniques to implement the proposals of the Joint Comprehensive Plan - will need to be reviewed and updated as necessary to provide the specific detailed regulations to support the accomplishment of the Plan's stated housing goals.

The location of future development, particularly residential development, will have a major impact on the transportation facilities of the Planning Area. Concerns over the capacity of the existing thoroughfare system, and development pressures in the future, resulted in the proposed reduction in residential densities in certain portions of the Planning Area. Similarly, higher density residential and non-residential uses were proposed near the primary traffic routes to minimize impacts on the local road network.

The availability of public facilities, primarily water and sewer service, also has a direct impact on the location of and intensity of areas proposed for future development in the Planning Area. Those portions of the Planning Area which are not proposed for the extension of such utilities, along with areas of environmental concern - such as wetlands, floodplains and stream valleys, steep slope areas and prime agricultural areas - were the areas generally proposed for agricultural and open space uses in the Future Land Use Plan.

IMPLEMENTATION

The goals and policies for the future development of the Planning Area have previously been outlined. It is now imperative that methods of effectuating this program be considered. Examination of the community goals makes it apparent that the Planning Area municipalities should consider a program of effectuation from two viewpoints. The first should include a program of carrying out the local desires and goals at the municipal level, and should comprise those desirable elements which will not adversely affect neighboring communities.

The second approach involves effectuating elements of the plan from a broader regional viewpoint. Many long-range goals and policies involve not only the individual municipalities but adjacent and nearby municipalities as well. Each individual municipality can carry out those programs which affect the local community only, but they must participate with their neighbors and with larger government bodies in order to gain the necessary impetus required to carry out an overall program which would best suit the region as a whole.

SHORT-RANGE AND LONG-RANGE PLAN IMPLEMENTATION STEPS

One of the required elements of a municipal Comprehensive Plan is a discussion of short- and long-range plan implementation strategies, which may include "... (1) *implications for capital improvements programming*, (2) *new or updated development regulations*, and (3) *the identification of public funds potentially available*."

Short-Range Implementation Techniques

For the purposes of the Joint Comprehensive Plan, recommended implementation actions proposed in the five (5) years following plan adoption have been designated short-range implementation techniques. They include the following proposals:

- **Prepare and enact amendments to the individual municipalities' zoning ordinances and zoning maps to implement stated land use objectives.** As discussed in Chapter 4 and shown on the Future Land Use Map, the proposed changes to land use areas will require zoning ordinance/map amendments. Each municipality should also consider the development of cluster/open space zoning

provisions to protect natural resources, provide common open space, and enhance community cohesion in new developments. Zoning regulations should also be considered to discourage strip development along the Planning Area’s major thoroughfares.

Related Community Development Objectives include the following:

1. *Preserve the natural features of the planning area by discouraging development in the area’s more environmentally sensitive portions.*
2. *Preserve prime agricultural land by encouraging productive farming activities and farm-related businesses.*
3. *Encourage land use and development patterns which complement and accentuate the distinctive features of the planning area’s natural and cultural environment.*
6. *Identify areas for future growth in the planning area and direct growth to these areas.*
7. *Create an orderly pattern of growth by encouraging new development in areas which can be economically served by utilities and roadways, while discouraging new development in areas where construction and service costs would be excessive.*
8. *Update the individual municipalities’s existing zoning and subdivision/land development ordinances to guide future growth in a manner consistent with the Joint Comprehensive Plan.*
9. *Protect agricultural areas from encroachment by non-farm activities that interfere with or prevent normal farming activities.*
10. *Regulate intensive agricultural uses to minimize adverse impacts on adjacent residents and property owners.*
11. *Transform the scattered residential pattern which presently exists into more concentrated and identifiable residential developments within the proposed growth areas.*
12. *Limit the intrusion of incompatible nonresidential uses into residential areas.*
13. *Encourage economic diversity by reserving adequate land for commercial and industrial location in accordance with the Future Land Use Plan.*
14. *Limit the number of new commercial centers and concentrate on effectively using and developing existing commercial centers.*
15. *Discourage spot commercial and strip commercial development along highways and encourage instead planned clusters of commercial development.*
16. *Encourage a wide range of industry types in order to assure a more balanced future economic base.*
18. *Encourage the development of a full range of housing types in order to meet the varying needs of all families, including a wide range of choices in housing types, costs and location.*
20. *Encourage housing and development procedures (such as cluster and PRD) which in addition to protecting established values, permit experimentation in housing*

types, construction methods, new materials and arrangement of units.

- 25. *Provide adequate development controls to minimize any adverse impacts of future development proposals on the transportation system.*
- 26. *Eliminate "strip" development and on-street parking, and effectively control driveway entrances on major thoroughfares.*
- 27. *Provide for adequate off-street parking facilities and safe pedestrian access in those portions of the planning area where warranted by traffic and/or specific land uses.*

- **Review and amend, as necessary, the individual municipalities' subdivision and land development ordinances.** The existing Subdivision and Land Development Ordinances should be reviewed and amended, if necessary, to address the policies identified in Chapter 2.

Related Community Development Objectives include the following:

- 8. *Update the individual municipalities's existing zoning and subdivision/land development ordinances to guide future growth in a manner consistent with the Joint Comprehensive Plan.*
- 15. *Discourage spot commercial and strip commercial development along highways and encourage instead*

planned clusters of commercial development.

- 17. *Develop industry to modern standards with adequate sites which will allow for future expansion, adequate off-street parking and loading facilities, and adequate buffer areas where adjacent to other uses.*
- 20. *Encourage housing and development procedures (such as cluster and PRD) which in addition to protecting established values, permit experimentation in housing types, construction methods, new materials and arrangement of units.*
- 24. *Encourage the location of new roadway facilities in a manner which feasibly complements the Future Land Use Plan.*
- 25. *Provide adequate development controls to minimize any adverse impacts of future development proposals on the transportation system.*
- 31. *Wherever feasible, provide public water and public sewerage service to adequately serve all existing or potential growth areas within the planning area.*
- 33. *Provide all feasible areas with adequate storm sewer facilities.*

- **The individual municipalities should facilitate the extension of public water and sewer in a manner which is consistent with this Joint Comprehensive Plan and with the existing and future needs identified by their respective Sewage Facilities Plans.** Such services are critical to the health, safety,

and welfare of Planning Area residents, particularly in areas which have experienced malfunctioning on-lot disposal systems and groundwater pollution. The provision of public water and sewer services and the increased requirements related to development with on-lot water supply and sewage disposal will also serve to protect surface water and groundwater from further degradation.

Related Community Development Objectives include the following:

- 5. *Preclude the construction of public utilities or other public facilities in agricultural and other environmentally sensitive areas unless required to alleviate an existing problem.*
- 30. *Develop a maximum relationship between the development of land and the provision of adequate public facilities.*
- 31. *Wherever feasible, provide public water and public sewerage service to adequately serve all existing or potential growth areas within the planning area.*
- 32. *Preclude the extension of public sewerage and/or water service outside the designated growth areas except to alleviate an otherwise uncorrectable problem.*

- **The Planning Area municipalities should support regional highway and transit initiatives and should promote the road improvements and evaluations recommended in Chapter 4.**

Related Community Development Objectives include the following:

- 21. *Develop a area-wide circulation system which serves existing and anticipated future land uses, provides maximum convenience of movement to the population, and shapes the extent and direction of growth within the planning area.*
- 22. *Support and assist the Berks County Planning Commission and the Pennsylvania Department of Transportation in planning and designing major thoroughfares.*
- 23. *Improve existing road patterns in order to handle increased traffic.*
- 24. *Encourage the location of new roadway facilities in a manner which feasibly complements the Future Land Use Plan.*
- 28. *Concentrate local maintenance funds in areas of highest priority.*
- 29. *Support the increased coverage and frequency of public transportation service in the area.*

- **Implement the Open Space, Park and Recreation Plan recommendations for the Planning Area.** The Recreation, Parks and Open Space Planning Element provides detailed recommendations for consideration by local officials to meet the identified needs.

Related Community Development Objectives include the following:

- 38. *Support educational, recreational and cultural opportunities for all age groups.*
- 39. *Encourage cooperative planning and financing of recreational sites and facilities among the communities of the planning area and the region.*

- **Work with and support the School Districts and other area organizations to encourage adequate educational, and cultural opportunities for Planning Area residents.**

Related Community Development Objectives include the following:

- 37. *Encourage the development of adequate school facilities to serve the planning area's school age children.*
- 38. *Support educational, recreational and cultural opportunities for all age groups.*

The preceding actions should be considered short-range implementation measures since they represent planned solutions to problems identified in the context of the Plan. However, the successful completion of these

implementation measures does not suggest that the Planning Area municipalities are finished with their comprehensive planning process.

In addition to these short-range implementation measures, the following is presented to address the status of the remaining Community Development Objectives:

- **4. Encourage the preservation and protection of the planning area's cultural, historic, architectural and archaeological resources.**

The Planning Area's pattern of historic growth has not substantially impacted areas of historic significance or areas of high probability for archaeological resources. However, if in the future it is determined that significant historic and/or archaeological resources remain unprotected from development, additional requirements could be established within the individual municipalities' zoning ordinances or through the adoption of special ordinances.

- **34. Provide for adequate police protection to assure the welfare and safety of the residents in all parts of the planning area.**

- **35. Support adequate fire protection and medical and emergency service to all planning area residents.**
- **36. Continually review police, fire and emergency service needs and coordinate the provision of these services with adjoining municipalities.**

The Maidencreek/Ontelaunee Police Department, the Leesport Police Department and the Pennsylvania State Police (serving Perry Township) are considered to be providing an adequate level of service to Planning Area residents and businesses. However, based on the anticipated growth identified in this Plan, it is likely that there will soon be a greater demand for municipal and regional police services. The volunteer fire and rescue companies and ambulance services serving the Planning Area are an invaluable asset and should be assisted in every way possible as the need for their services increases with the Planning Area's growth.

- **40. Provide mechanisms for discussion and choice among the citizenry concerning the**

development of the planning area and for citizen participation in public affairs.

In order to meet the needs and expectations of their constituents, the Planning Area's municipal leaders need to know what those needs and expectations are. They should endeavor to regularly disseminate information to their residents - through newsletters, periodic mass mailings, etc. Efforts should also be made to solicit citizen input (through surveys, etc.) as well as citizen participation on advisory boards and committees.

Long-Range Implementation Techniques

For the purposes of the Joint Comprehensive Plan, the following recommended implementation actions proposed beyond five (5) years following plan adoption have been designated long-range implementation techniques. This designation, however, does not preclude them from being instituted prior to that timeframe.

- **Evaluate the adoption/amendment of building/housing codes to regulate new construction and ensure the maintenance/upkeep of existing structures.** This action would help to accomplish the

following stated objectives in Chapter 2:

19. *Encourage the rehabilitation, replacement or elimination of physically unsound or poorly located structures and facilities.*

- **Prepare a Capital Improvements Program** to finance public improvements such as road construction, recreational facilities, municipal buildings, etc. This action would help to accomplish the following stated objectives in Chapter 2:

21. *Develop a area-wide circulation system which serves existing and anticipated future land uses, provides maximum convenience of movement to the population, and shapes the extent and direction of growth within the planning area.*

28. *Concentrate local maintenance funds in areas of highest priority.*

31. *Wherever feasible, provide public water and public sewerage service to adequately serve all existing or potential growth areas within the planning area.*

33. *Provide all feasible areas with adequate storm sewer facilities.*

39. *Encourage cooperative planning and financing of recreational sites and facilities among the communities of the planning area and the region.*

PARTICIPANTS

Putting the proposals of a comprehensive plan into effect requires the active participation of many agencies at different governmental levels. Aside from the purely local controls which are available, many departmental actions at county or state levels already are, or can be, interrelated with municipal action to implement local planning. Among others, the School Districts can become effective planning allies, particularly in the provision of recreation facilities, since these are normally provided as part of any school plant and can readily be put to wider use outside of school hours. State health inspections and requirements can supplement municipal efforts, as can highway planning at both county and state levels. Highway planning and development is the one activity at higher governmental levels which ordinarily has the greatest impact on municipal development. Alterations in the regional and road network can vastly change the situation in the community. Equally important, some of the circulation problems which are already apparent in the Planning Area can best be resolved in conjunction with the state and the county.

State and county programs for planning and development are becoming daily more important in Pennsylvania. The

various components of the Pennsylvania Department of Commerce, the Department of Transportation, the Department of Environmental Protection, the Department of Conservation and Natural Resources, the Soil Conservation Service and the Berks County Planning Commission are effective planning allies for any municipality.

Semi-official bodies, such as the Industrial Development Authorities, Private Industry Councils, Transportation Authorities and Chambers of Commerce have specialized knowledge which they will willingly place at the disposal of the municipalities. Altogether, effective long-range planning depends not on purely regulatory measures and fiscal effort alone but on ingenuity applied to the solution of particular problems, especially on the merging of activities which form part of the planning concern of several municipal bodies.

In view of the suburbanization which has taken place in the Planning Area and in Central Pennsylvania in general, and of the future transportation movements foreseeable in the area, it would be fitting that local planning commissions meet together at intervals in an effort to resolve common problems, particularly highway and circulation problems, which are basically regional in nature. In Pennsylvania, as

almost everywhere else, intermunicipal cooperation represents an underutilized area of problem solving. This lack of cooperation is unfortunate.

PRIORITIES

Some of the planning proposals presented assume a priority of implementation over the other proposals. This is the case for the following reasons:

- the severity of need (as it relates to community health and safety)
- the number of Planning Area residents affected
- funding availability
- the degree to which a given proposal is interrelated to other proposals.
- the relative ease of implementation - both from a legislative and timing standpoint

ORDINANCES AND REGULATIONS

In itself, a comprehensive plan has little direct power over what will come to pass in the future. The plan represents the results of surveys and studies of present conditions and prospects for future growth of the municipality.

The concepts and purposes of the comprehensive plan are embodied in ordinances specifically enacted to implement it. Three basic ordinances - zoning, subdivision and land development, and official map - are necessary to achieve safe, stable land development, according to the objectives established by the plan and by the planning enabling statutes.

In addition to these basic ordinances, building and housing standards in code form are desirable to assure quality of construction in new buildings or, alternatively, to establish standards for occupancy and maintenance of existing buildings. Building standards and codes ensure structural soundness, proper plumbing and electrical installations, and reasonable safety from fire.

Zoning

Zoning is one means by which the uses of land are regulated. Underlying the concept of zoning is the idea that the health, safety and general welfare of property owners. The legal basis for zoning ordinances is found in the police power which permits governmental units to enact laws to provide and protect the health, safety and general welfare of the community. However, this power can never be used to restrict the use of private property in such a way that the restrictions amount to an unconstitutional deprivation of property without due process of law.

The existing municipal zoning ordinances and zoning maps reflect the majority of the land use policies established in the municipalities' outdated Comprehensive Plans. As a result, many of the current day development problems encountered at the local level are not adequately addressed in the existing ordinances. Revisions to the individual zoning ordinances subsequent to adoption of the Joint Comprehensive Plan will include adjustments to the respective zoning maps and possibly addition and/or alteration of provisions based on the Joint Comprehensive Plan proposals.

With respect to sewage facilities planning, it is important to examine zoning provisions relating to wastewater facilities. Minimum lot size requirements and the location of planned growth areas are of particular importance. Minimum lot sizes must accurately reflect the area which is needed to ensure long range suitability for on-lot sewage disposal. The proposed Future Land Use Plan and resultant revisions to the individual municipal zoning ordinances and zoning maps should direct growth to areas which can be served by public wastewater facilities.

Subdivision and Land Development

Subdivision and land development regulations are concerned with establishing locational controls which ensure sound community growth while at the same time safeguard the interest of all property owners. Such regulations can assure that the subdivision and development of land will create permanent assets for the municipality. Since the subdivision and/or development of land is both a technical and a business venture, affecting not only the return to investors in land but also municipal finances, consideration of subdivision and development proposals should be very thorough.

Each Planning Area municipality has adopted a Subdivision and Land Development Ordinance, which governs subdivision and land development activity. The provisions of these ordinances are administered by the municipal governing bodies with advisory input from the local Planning Commission and the Municipal Engineer. These ordinances should also be updated after adoption of the Joint Comprehensive Plan to reflect the current situation.

The individual subdivision and land development ordinances contain regulations pertaining to sewage disposal methods. These regulations set forth standards for the approval of public sewer designs for projects within proximity to existing sewer lines, approval and maintenance of private community systems, as well as standards relating to demonstration of compliance with the Pennsylvania Sewage Facilities Act for individual on-lot sewage disposal systems. The ordinances also contains requirements for stormwater management.

Official Map

Two of the community development objectives relating to future transportation facilities in the Planning Area deal with

(1) developing an area-wide circulation system and (2) encouraging the location of new roadway facilities in a manner which feasibly supports the Future Land Use Plan. One method of achieving these objectives is through the adoption of an Official Map. The legal basis for adoption of an Official Map lies in Act 247, as amended, the Pennsylvania Municipalities Planning Code. An Official Map would show the exact location of the lines of existing and proposed streets (after detailed surveys are conducted) for the whole of the municipality. The Official Map could also identify the locations of existing and proposed public facilities (municipal buildings, schools, parks, and recreation areas). The purpose of an official map is to notify property owners in the municipality of the intention of the municipality to develop or expand the street network or locate public facilities at some time in the future. Under the provisions of an official map ordinance, when a parcel of land identified on the Official Map is proposed for development, the municipality would have the opportunity to acquire that portion of property needed for its future project, or to begin condemnation proceedings to acquire such property.

As mentioned, a detailed study and survey is required to identify the exact geographical limits of the proposed road network on an Official Map. This study/survey would require the expenditure of municipal funds for technical assistance in its preparation.

Building Controls

The Planning Area municipalities have available to them numerous other powers that they may employ to implement the proposals of the Joint Comprehensive Plan. Among these are building, housing and fire codes. A building code provides minimum requirements designed to protect life and health and yield a maximum of structural safety. Specific provisions apply to construction, alteration, equipment, use and occupancy, location, and maintenance of buildings and structures.

A housing code is concerned with individual structures and is one of only a few retroactive regulatory devices. It establishes minimum housing standards relating to health and safety. It does so by governing dwelling facilities (such as plumbing and heating systems), providing minimum standards relating to safe, sanitary maintenance of dwelling units, specifying the responsibilities of owners and

occupants, and indicating minimum space, use and location requirements. Since a housing code provides a legal basis for condemnation, it is particularly useful in arresting or removing conditions of spot blight.

There are a number of standard or model building codes available. The two most commonly used are those prepared by the Building Officials Conference of America (BOCA) and the National Board of Fire Underwriters. As in the case of building codes, there are a number of standard or model housing codes available. These can be obtained from such sources as the American Public Health Association.

The adoption of building and/or housing codes would, however, necessitate the hiring (or appointment) of a building/housing inspector for administration and enforcement of the codes. The inspector should be an individual with a technical background and familiarity with the building trades and one who could conceivably perform additional administrative functions for the municipality. In addition, it is not uncommon for two or more municipalities to jointly employ a building/code inspector(s).

CAPITAL IMPROVEMENT PROGRAMMING

Capital improvement programming is the scheduling of public improvements over a given period of time. Scheduling is based on a series of priorities which are established according to need, desire and/or importance of the improvements, and on the present and anticipated ability of the community to pay for those improvements.

Capital improvement programming is the vital bridge between the Comprehensive Plan and the actual accomplishment of public improvements. Because the provisions, nature and location of public facilities exert a great influence on the pattern of community growth, a well conceived capital program is probably the most important plan implementation tool available to the community. While ordinances concerning zoning and subdivision and land development are guides for private development, a capital improvement program gives direction to public development.

CONTINUING PLANNING

Continuing review of specific problems and proposals forms an essential part of the planning process. Implementation of the policies contained in the Joint Comprehensive Plan and related ordinances and regulations will demand subsequent and repeated re-evaluation, addition, and modification, as circumstances dictate. It is the responsibility of municipal officials to see that the municipal regulations continue to reflect established policy decisions. If particular problems cannot be solved in the light of such policies, changes or additions will be necessary in policy, and these will once again be subject to review by the public and adoption by the governing body.

- (1) **Route 61 and Berkley Road**
 - Two inlets are half full with debris.
 - Broken and failing pavement.
 - Left turn onto and off of Berkley Road has minimum sight distance.
- (2) **Route 61 and Snyder Road (near Good's Furniture)**
 - Left turns from any direction are difficult
 - Pavement fatigue at shoulders.
 - Inlet has small tree growing inside it.
- (3) **Willow Creek Road**
 - Small areas of base failure.
 - Pavement surface rough and crumbling (need overlay).
 - At Leesport Road, erosion evident, inlets not efficient.
- (4) **Heffner Lane and Slater Road**
 - Sight distance is inadequate at train tracks.
 - Minor pavement surface deterioration.
- (5) **Bower's Road**
 - 3-ton weight limit on bridge, with truck and bus prohibition.
- (6) **Route 61 and Route 73**
 - Southbound left turn lane has deep wheel ruts.
 - Height of Route 61 prevents cars on Hess's side of Route 61 from seeing oncoming cars on west side of Route 61.
- (7) **Route 61 near Orchard Lane**
 - Minor shoulder erosion on west side of Route 61.
- (8) **Ontelaunee Drive and Kindt Corner Road**
 - Road surface is weathering (aggregate surfacing).
 - Traffic stripes are undetectable.
- (9) **Kerns Road and Ontelaunee Drive**
 - Left turn onto Kerns Road exhibits adverse change of pavement grade. Inadequate sight distance is also prevalent.
 - Overall turning movements are awkward.

(10) Kerns Road between Heather Road and Birch Hill Road

- Road is very narrow, 13'-15' wide. It is presently a two-way street.

(11) Route 61 and Mohrsville Road

- Mohrsville Road is all concrete. Cracks are prevalent.
- Northbound vehicles making left turn from Route 61 onto Mohrsville Road are stopped in the middle of the highway waiting to turn. There are no warning signs or left turn only lanes. An unaware motorist could easily hit a left-turning motorist.

(12) Route 61 and Indian Manor Drive at Ontelaunee

- Right turn from northbound Route 61 is dangerous. Motorist must slow down below safe speed to make right turn safely. Left turn from Route 61 southbound is dangerous because motorist must stop in middle of highway to make left turn.

(13) Route 61 and Arlington Avenue

- Left turn from Arlington Drive onto Route 61 South provides inadequate sight distance to northbound Route 61 vehicles (200' maximum).
- Retaining wall at property of house #241 is failing. It presently leans over sidewalk and may be

dangerous to pedestrians.

(14) Route 61 and Shackamaxon Street

- Left turn onto Route 61 South provides 200' maximum sight distance.

(15) Main Street in Leesport

- Main Street in Leesport is narrow from the railroad crossing to the west. Two-way traffic exists.

(16) Wall Street in Leesport

- Wall Street is narrow between the Schuylkill River bridge and Main Street. Two-way traffic exists.

(17) Mohrsville Road

- Roadway at this point is 20' above river level.

(18) Mohrsville Road (near Shoemakersville)

- Roadway is 15'-20' above river level. A culvert exists under the roads which outlets into the river. This culvert may backup and flood the roadway.

(19) Water Street

- Railroad underpass provides only 11' 6" clearance. The road width is 15' maximum. Turns are very tight. Virtually no sight distance exists.

(20) Water Street Railroad Crossing

- Very steep grade (30%) exists on west side of track. Vehicles cannot see oncoming cars from either direction until they reach the track itself. Southbound motorists crossing the track must navigate a 90° turn with little or no warning.

(21) County Bridge at Five Locks Road

- Pavement surface shows minor deterioration.
- 3-ton weight limit; prohibition on trucks and busses.

(22) Route 61 and Hughes Hill Road

- Northbound vehicles on Route 61 making left onto Hughes Hill Road must stop in middle of highway and then cross two lanes of swift moving traffic. Vehicles speed in excess of 60 mph in this area and have only 500' maximum of sight distance between them and an idling left turning vehicle.

(23) Route 61 at Zion's Church Road

- Southbound Route 61 vehicles must dangerously stop on highway to make left onto Mt. Zion Church Road. Sight distance of rear-approaching vehicles is 350'.
- Vehicles making left turn from Mt. Zion Church Road onto Route 61 South must cross two lanes of

highway traffic and have a maximum of 400' sight distance for northbound Route 61 vehicles.

(24) Route 61 and Bellevue Avenue

- All turning movements at this intersection must cross 2-4 lanes of heavy traffic.
- Route 61 South vehicles turning left onto Bellevue Avenue must stop on highway. Rear end collisions are possible.

(25) Route 61 and Ridge Road

- Left turning Route 61 vehicles must stop on highway.

(26) Route 61 and Shoemakersville Road

- Vehicles turning left from Shoemakersville Road onto Route 61 South have only 150-200' sight distance for oncoming southbound vehicles.
- Vehicles turning left off of Route 61 must stop in middle of through lanes of highway.

(27) Adam's Hotel Road between Berk Road and Adam's Hotel

- Left turn sight distance from Berk Road onto Adam's Hotel Road is minimal. Vehicles must inch out into the intersection to see adequately.

(28) Route 662 Moselem Springs Road (between Sunset and Windsor Castle)

- A 15 mph curve is posted. Vehicles veer into the opposing traffic lane while making the turn. Cars don't slow down to 15 mph.

(29) Route 662 and West Shore Drive

- Vehicles making left turn onto West Shore Drive must drive over adverse pavement slopes.

(30) Route 662 and Stitzel Lane

- No problems are apparent.

(31) Route 662 and Ontelaunee Trail

- Only 150' of sight distance exists for vehicles making any turning movements at the intersection. A sharp dip 140' east of the intersection causes limited sight distance.

(32) Route 143 Bridge to Virginville

- Bridge is 12' wide. Traffic can only flow one direction at a time.
- 3-ton weight limit.

(33) Route 143 and Virginville Road

- Vehicles making right onto Virginville Road must

make extremely steep and tight right turns. This pavement area is failing.

(34) Virginville Road and Witchcraft Road

- Adverse pavement grade transition exists.

(35) Grandview Road and Farview Road (western intersection)

- Farview Road is steep and follows a 15 percent grade down to Grandview Road. Sight distance is adequate.

(36) Windsor Castle Road

- Embankment reduces sight distance of car making left into driveway. The sight distance is very minimal until turning vehicle crosses into opposing lane.

(37) Windsor Castle Road at Windsor Castle Line

- Road is winding and narrow, 16' wide maximum. In some turns, the inside lane is narrower than the outside lane by 1' - 2'.

(38) Route 662 and Dreibelbis Mill Road and Skyline Drive

- All turning movements have 200' sight distance. Traffic striping on Skyline Drive is undetectable. Hump in South Skyline Drive impairs sight distance.

APPENDIX B

RESIDENTS' SURVEY RESULTS

Question	Leesport Borough	Ontelaunee Township	Perry Township	Total
1. I am a resident ____ landowner ____ in:				
Resident	32	24	50	106
Landowner	31	32	58	121
2. How long have you lived in the Borough/Township?	43	42	76	161
Less than 1 year	2%		1%	.1%
1-5 years	12%	7%	13%	11%
6-10 years	14%	12%	13%	13%
10-25 years	12%	21%	30%	23%
More than 25 years	60%	60%	42%	52%
3. Were you born here?				
Yes	12	4	18	34
No	30	36	49	115
4. Please enter the number of people in each of the following:	93	96	188	377
0-18	19%	11%	16%	16%
19-24	1%	8%	5%	5%
25-34	20%	6%	15%	13%
35-44	11%	9%	14%	12%
45-54	9%	21%	20%	18%
55-64	15%	15%	15%	15%
65-74	15%	23%	10%	14%
75+	13%	9%	5%	8%

Question	Leesport Borough	Ontelaunee Township	Perry Township	Total
5. What is the total acreage of the land that you own rent in Borough/Township?	35	39	79	153
Less than 1 acre	100%	69%	34%	58%
1.1 - 5.0 acres		21%	47%	29%
5.1 - 10.0 acres			3%	1%
10.1 - 25.0 acres		3%	4%	3%
25.1 - 50.0 acres		3%	3%	2%
50.1 - 100 acres		3%	1%	1%
More than 100 acres			6%	3%
Don't know		3%	3%	2%
6. How is your property presently used? Please rank all items below that apply. Rank the most used as 1.				
Residential	1	1	1	
Agriculture		2	2	
Commercial	2		4	
Industrial				
Woodland		3	3	
Recreation	3		5	
Other				
7. Are there special features on your property that you consider noteworthy for their natural, historic, or other significance? If so, what are they?				
Old Buildings	1		1	

APPENDIX B

RESIDENTS' SURVEY RESULTS

Question	Leesport Borough	Ontelaunee Township	Perry Township	Total
Woodland		1	2	
View		2	3	
Wildlife			4	
Wetlands			5	
8. What is the most likely thing(s) that will happen to your land within the next ten years?	16	24	36	76
Remain same	69%	79%	83%	79%
Get public sewer			6%	3%
Sell	13%		3%	4%
Flood	6%	4%		3%
Be worthless	6%			1%
Develop around		17%		5%
More Valuable			3%	1%
Develop			3%	1%
Rent			3%	1%
9. What is the primary occupation of each person in your home?				
10. Is your work located in:	34	39	85	158
Borough/Township	24%	15%	15%	17%
Berks County	44%	46%	54%	50%
Outside Berks County	9%	8%	13%	11%
Retired	24%	31%	18%	22%

APPENDIX B

RESIDENTS' SURVEY RESULTS

Question	Leesport Borough	Ontelaunee Township	Perry Township	Total
11. What is the principal route(s) you take to work?				
12. Business location				
How many employees do you have?				
What will happen to the business in the next 10 years?				
13. What type of agricultural operations are you engaged in?				
14. Do you consider yourself a full-time farmer?				
Yes		1	5	
No		1	3	
15. How many acres do you farm?				
Less than 50		1		
50-100		1	2	
+ 100			4	
16. What percentage of your family income would you say is derived from farming?				
Less and 50%		2	3	
More than 50%			5	
17. Have you adopted an approved soil conservation plan for your farming?				
Yes		1	5	
No		1	2	
18. What is your primary water source?	41	41	81	163
Public water	100%	22%	0	31%

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RESIDENTS' SURVEY RESULTS

Question	Leesport Borough	Ontelaunee Township	Perry Township	Total
Drilled well	0%	78%	93%	66%
Hand-dug well	0%	0%	5%	2%
Spring	0%	0%	2%	1%
19. If not a public water, have you ever experienced periods when your spring or well ran dry?		30	79	109
Yes		0	0	0
No		100%	100%	100%
20. Do you use bottled water for drinking?	34	39	74	147
Yes	18%	31%	12%	18%
No	82%	69%	88%	82%
21. Do you treat your water?	31	38	74	143
Yes	10%	39%	26%	26%
No	90%	61%	74%	74%
22. Are you on public sewers?	40	40	74	154
Yes	100%	13%	1%	30%
No		88%	93%	68%
Soon			5%	3%
How old is your septic system?		36	75	111
0-5 years		6%	4%	5%
5-10 years		6%	21%	16%
10-20 years		14%	13%	14%

Question	Leesport Borough	Ontelaunee Township	Perry Township	Total
20+ years		56%	33%	41%
Don't know		17%	27%	23%
No answer			1%	1%
Holding Tank		3%		1% 1
How often do you have your septic tank pumped?		35	72	107
0-1 year		6%	8%	7%
2 years		11%	21%	18%
3 years		31%	22%	25%
4 years		20%	1%	7%
5 years		3%	18%	13%
6 years				
7 years		9%	3%	5%
8 years				
9 years				
10 years				
Over 10		6%	7%	7%
Never			3%	2%
No answer		14%	17%	16%

APPENDIX B

RESIDENTS' SURVEY RESULTS

Question	Leesport Borough	Ontelaunee Township	Perry Township	Total
23. What are your (your family's) 3 major forms of outdoor recreation in the Borough/Township?				
Hunting	7	4	3	
Swimming	3	6	5	
Winter sports	9	8	9	
Run/walk	1	2	2	
Biking	4	7	4	
Team Sports	6	9	10	
Fishing	5	3	6	
Hiking	8	10	8	
Nature study	10	5	7	
Gardening	2	1	1	
24. List one or more recreation or leisure facilities you would like to see in the Borough/Township that do not currently exist?				
25. Please rank the following on a scale from 1 to 5, with 1 being most important:				
Rural lifestyle	9	1	2	
Peace and quiet	1	2	1	
Good schools	3	5	4	
Family ties	5	10	6	
Natural beauty	7	4	3	
Natural areas	11	3	5	
Ag areas	10	8	7	

APPENDIX B

RESIDENTS' SURVEY RESULTS

Question	Leesport Borough	Ontelaunee Township	Perry Township	Total
Public services	4	11	10	
Emergency service	2	6	8	
Economic opportunities	12	12	13	
Shopping areas	6	7	11	
Good transportation services	13	14	14	
Recreational opportunities	14	13	12	
Attractive town/community	8	9	9	
26. Do you consider the Borough/Township	38	38	64	140
Rural	55%	79%	89%	77%
Suburban	45%	21%	11%	23%
27. Which of the following public services are needed in the Borough/Township? Rank your choices with 1 being most important (N/A if not applicable):				
24-Hour police protection	1	2	2	
Minor road improvements	2	1	1	
Municipal-operated park/playground	5	5	5	
Public sewer system	8	4	7	
Major road improvements	7	3	3	
Public transportation	3	7	8	
Public water supply	6	8	6	
Indoor recreation/community center	4	6	4	

APPENDIX B

RESIDENTS' SURVEY RESULTS

Question	Leesport Borough	Ontelaunee Township	Perry Township	Total
28. Are there any things that detract from the Borough/Township?				
Weeds	2			
Traffic	1			
Poor sidewalks	3			
Mushroom odors		2		
High taxes		1		
Unkept property		3	2	
Junk yards			1	
Over building			3	
29. Are emergency services in the Borough/Township adequate?	40	36	67	143
Yes	97%	97%	96%	97%
No	3%	3%	4%	3%
30. Name 3 things about the Borough/Township that have changed since you moved here?				
Sewer and water	2			
More homes/people	1	1	1	
More businesses	3			
More Traffic	3	2	2	
Higher Taxes		3	3	

APPENDIX B

RESIDENTS' SURVEY RESULTS

Question	Leesport Borough	Ontelaunee Township	Perry Township	Total
31. What are some things you hope never change in the Borough/Township?				
Rural/small town atmosphere	1	1	2	
Ag areas	2	2	1	
Emergency services	3			
Taxes	3	3		
No public sewer/water			3	
32. If you could change anything about the Borough/Township, what would it be?				
Add door to door mail	1			
Control speeders	2	3	2	
Better playgrounds	3			
Lower taxes		1	1	
Traffic controls on Route 61		2	3	
33. Should agricultural areas in the Township be protected from mass development?	36	40	79	155
Yes	94%	98%	92%	94%
No	6%	2%	8%	6%
34. Should there be additional housing development in the Borough/Township?	37	39	69	145
Yes	32%	23%	30%	29%
No	68%	77%	70%	71%
35. Should there be additional commercial development in the Borough/Township?	38	38	71	147
Yes	58%	42%	38%	44%
No	42%	58%	62%	56%

APPENDIX B

RESIDENTS' SURVEY RESULTS

Question	Leesport Borough	Ontelaunee Township	Perry Township	Total
36. Should there be additional industrial development in the Borough/Township?	33	35	67	135
Yes	42%	37%	30%	35%
No	58%	63%	70%	65%
37. Do you have any additional thoughts, comments, or concerns? Please discuss them below or on additional sheets.				

PARKS, RECREATION, AND OPEN SPACE

Seventy-nine percent of Pennsylvanians consider outdoor recreational activities an important part of their lives according to a recent statewide survey conducted by the Department of Conservation and Natural Resources. Parks and recreation facilities contribute to the overall quality of life in the community. Research shows that family life, health, and financial well-being are the main contributors to overall life satisfaction. Recreation plays a central role in life satisfaction, and consequently how citizens view their community. Public recreation should be supported as an essential community service in the same manner as public safety such as police and fire protection. In contrast to the traditional regulatory and enforcement types of municipal functions, recreation has the capacity to build strong, healthy communities through leisure opportunities. People value parks and recreation in communities - whether they actually use the facilities or not!

Benefits of Parks and Recreation

Decision-makers need good information to make informed decisions. Since parks and recreation are relatively new functions of small municipalities, it is important for decision-makers to be aware of the benefits of parks and recreation. The benefits show that municipal spending on recreation is an investment rather than a cost.

Economic Benefits

- Property values are higher when located near open space
- Tourism is a big business in Pennsylvania, generating more than \$16 billion dollars a year and supporting almost 300,000 jobs.
- For every dollar a municipality invests in recreation has a multiplier effect of 1.02 to 1.42 percent
- An area's quality of life is more important than business factors alone when it comes to locating a business, according to the Joint Economic Committee of the U.S. Congress.

Social Benefits

- Recreation facilities are a great source of community pride.
- Recreation opportunities deter crime, juvenile delinquency, and

substance abuse. It costs \$36,000 per year to incarcerate one youth while communities in Pennsylvania spend only about \$20 per capita on recreation.

- Citizen satisfaction with a community depends to a large extent on parks and recreation
- Sports help people develop self-esteem, more disciplined attitudes, greater awareness of health and hygiene, and confidence leading to the development of responsible citizens.

Personal Benefits

- Recreation has been found to be the single most important factor in building healthy families, the keystone of our society.
- Every mile a person walks for exercise adds twenty minutes to his/her life - and saves the United States 20 cents in health care costs, a finding of the Rand Corporation.
- Participation in leisure activities reduces anxiety and depression
- People who use parks report their health as good to excellent while park non-users more frequently report fair to poor health.

Environmental Benefits

- Living close to natural environments enhances the quality of life of the residents.
- The most popular activity among Pennsylvanians is walking, an activity with the least impact on the environment.

- Investing in the environment through parks and open space in residential areas leads to an increase in property values through accessibility to environmentally friendly green spaces and the recreation opportunities available.
- While only six percent of the American public use wilderness areas, 60 to 95 percent are willing to be taxed to preserve them.

At a time when fiscal resources are scarce, anti-tax sentiment is high, and accountability to tax-payers is crucial, it is important for decision-makers to be aware of these benefits. Recreation plays a broad role in the quality of life in the community. Responding to the personal, social, economic, and environmental needs of the citizens as we approach the next century can be accomplished through parks, recreation, and the provision of open space.

The three municipalities have different levels of park and recreation services. The nature of parks and recreation in each municipality is consistent with its level of development; the more developed a municipality, the higher the demand for parks and recreation services.

Leesport Borough

Leesport, as a Borough, offers the most highly developed of the three which is typical of urbanized small towns. The Borough provides parks, a variety of recreation facilities including a swimming pool, an historic lock house, and trails. The Borough also provides summer recreation programs, an aquatics program, and supports community volunteer efforts for organized sports. The Borough has a Parks and Recreation Board that serves as a citizens advisory group to the Borough Council.

Perry Township

Perry Township has a showcase community park, the Perry Recreation Area. With its ballfields, game courts, playground, and picnic area, the Perry Recreation Area is the hub of recreation in the Township. Volunteer efforts via the Perry Township Recreation Board and the organized sports groups support the operation and maintenance of the park. Programs are directed

towards youth sports managed by community volunteers. The Perry Elementary School has outdoor recreation facilities that include a basketball court, a playground, an all-purpose field and indoor recreation facilities including a library, gymnasium and community all-purpose room. Township recreation needs are met in part by the Borough of Shoemakersville. Shoemakersville Park has a swimming pool and tennis court that are available to the residents of Perry Township as well.

Private and commercial recreation facilities in Perry Township include the Perry Township Golf Course and the Perry Township Game Association, a shooting club. The Commonwealth of Pennsylvania owns the Schuylkill Canal Five Locks property including lands transferred to the state by the Township via the Berks County Conservancy.

Ontelaunee Township

Ontelaunee Township has no municipal parks and

recreation areas. However, Lake Ontelaunee serves a recreation facility for the Township. The City of Reading owns the 3,142 acre lake as its reservoir. Recreation opportunities at the Lake include fishing and picnicking. At one time the Borough leased 29 acres of parkland but determined that maintenance costs exceeded the value of the land for recreation and gave up the lease. Recreation facilities on public school grounds at Schuylkill Valley Intermediate School and Schuylkill Valley High School include basketball and tennis courts; baseball football, field hockey, soccer, softball and all-purpose fields. Indoor recreation facilities include gymnasiums, libraries, and all purpose community rooms. The Intermediate School also has an indoor swimming pool. Ontelaunee citizens also make use of the programs and facilities in Leesport Borough.

Commercial recreation facilities in Ontelaunee Township include the Schellhammer Race Track, the Blue Falls Grove, and the Family Grand Prix. The race track offers cart racing. The Grove offers picnicking, fishing, boating, swimming and game fields. The Grand

Prix offers batting cages, bumper boats, go-carts, mini-golf, and a game room.

PARKS, RECREATION, AND OPEN SPACE ASSESSMENT

The assessment of existing parks, recreation, and open space in Leesport, Ontelaunee and Perry can be used to identify needs for the future and serve as the basis for developing strategies to address the needs. An assessment usually begins with a comparison of the existing parkland with an established set of standards for park acreage and recreation facilities. The standards provide a guideline for the amount and service areas of recreation areas that should be available locally and regionally.

Park and Recreation Standards

Standards established by the National Recreation and Park Association (NRPA), the official organization of public parks and recreation, offer the standards

generally accepted throughout the United States. The standards express the minimal acceptable facilities for communities. The standards are a guide by which communities can set their own goals for parkland and recreation facilities. The NRPA has classified park and recreation facilities into seven classifications, these classifications are summarized below.

- Regional:** Larger natural areas for nature-oriented, passive recreation experiences. Typical facilities may include: picnic areas, trails, nature centers, camping, boating, and/or fishing facilities.
- Community:** May include typical neighborhood park facilities, as well as diverse recreation opportunities for both passive and active experiences. Active areas may include an athletic complex, swimming pool, courts, and age-segregated playgrounds. The park may include natural areas for hiking, bird watching, and nature study.
- Neighborhood:** Facilities provide opportunity for active recreation and may include athletic fields, basketball and tennis courts, playgrounds, and picnic areas.
- Mini-Park:** Specialized facilities that serve a limited population such as children or senior citizens.
- Linear:** Often called greenways these parks are natural and man-made corridors of public and private lands and water made available for recreational purposes. Linear parks

may link parks, schools, neighborhoods, and retail areas and provide recreational opportunities for biking, walking, horseback riding, and cross country skiing.

Special Use: Areas for single purpose recreational activities such as golf courses, swimming pools, nature centers, outdoor theaters, historic sites, etc.

Conservancy: Areas for the protection and management of natural environmental resources.

Table 1 presents the NRPA standards by which many parks and open space are evaluated. No quantitative standards have been established to determine acreage needs for linear parks, special use facilities and conservancy areas. These facilities are unique and characteristics are variable. Needed acreage depends upon what is necessary to protect the resources and/or provide maximum recreational use.

Park Type	Acres/1000 Population	Minimum Size	Service Area Radius
Mini-Park	0.25 to 0.50	1 acre or less	< 1/4 mile/5 min. walk
Neighborhood Park	1.0 to 2.0	15 acres	1/2 mile/12 min. walk
Community Park	5.0 to 8.0	25 acres	1-2 miles/5 min. drive
Regional Park	variable	200+ acres	30 miles/1 hr drive

Source: *Recreation, Park and Open Space Standards and Guidelines*, National Recreation and Park Association, 1983.

Berks County Open Space and Recreation Acreage Standards

Since the national standards are intended to be guides which jurisdictions can use to customize their own standards to reflect special local circumstances, the Berks County Planning Commission adapted the NRPA standards for Berks County municipalities in consideration of urban, suburban, and rural population. Table 2 shows the classification of municipalities according to population density.

While Leesport’s population is 1,270, the Borough’s density

falls in the urban classification. In Leesport, large tracts of open space are scarce although space for neighborhood or sub-neighborhood parks is available as shown in the Borough’s recent negotiation for park land in a new development adjacent to Bern Township. The County recommends that urban areas have many small parks of five acres or less and a few larger parks for more passive pursuits. According to County standards, Leesport meets the standard of 7.9 acres with the Leesport Playground at 8 acres. However, the Borough is seeking additional parkland because of the great use the Leesport Park already has. The Borough is also pursuing trail development for which there is no acreage standard.

Ontelaunee and Perry Townships are considered rural under Berks County standards. Since open space is the norm in rural communities, not including farmland, many rural residents satisfy their recreation needs on their own property. In contrast to neighborhood and sub-neighborhood parks, centrally located municipal parks for organized recreation activities should be available.

Both the NRPA and Berks County recommend a *minimum* of 6.25 acres per 1,000 persons for local public park land. In addition, Berks County recommends 15 acres of regional public park land per 1,000 persons.

Table 2 Classification of Berks County Municipalities by Population Density		
Classification	Population per Square Mile	Municipality
Urban	2,500 +	Leesport
Suburban	500 to 2,499	N/A
Rural	less than 500	Ontelaunee, Perry

Berks County adapted these standards to reflect the unique size and diversity of the communities in the county. The tailored standards reflect the mix of urban, suburban, and

rural characteristics found not only in Berks County but sometimes within each municipality. Table 3 presents the Berks County standards for acreage by park type.

Park Type	Classification	Urban Park Acreage	Suburban Park Acreage	Rural Park Acreage
Minipark	Local	up to .5	N/A	N/A
Sub-neighborhood	Local	.5 - 5	N/A	N/A
Neighborhood	Local	6 - 15	up to 15	N/A
Community	Local	15+	16-75	N/A
Community/ Municipal	Local	N/A	N/A	10-100
Metropolitan	Regional	N/A	75+	N/A
Sub-Regional	Regional	N/A	N/A	100+
Regional linear	Regional	N/A	N/A	1,000+
Conservancy, Special Use	N/A	No Standard	No Standard	No Standard

The Planning Area will utilize both the NRPA standards and the Berks County standards and the criteria specified below to evaluate current and future open space needs:

- The Planning Area will seek to provide a minimum of 6.5 acres of open space for 1,000 residents.
- Public school recreation land and open space will not be included in the calculations for open space requirements.
- Home-owners Association lands and other non-public

recreation lands will not be included in the calculations for open space.

- Perry and Ontelaunee Townships desire community/ municipal park land at a minimum size of 10 acres to serve residents living within two miles.
- Leesport Borough desires community parkland at a minimum size of 15 acres to serve residents living within one mile.

- Special use and conservation land will not be included in the calculations for open space requirements.
- The Planning Area will not accept any property for recreational use which does not meet the following criteria:
 - The land must be a minimum of 5 acres in size (unless the intended use is for a special use park or linear park development).
 - The land is configured to include natural features worthy of preservation.
 - The land is easily and safely accessible for vehicles, pedestrians and/or bicycles.
 - A maximum of 15% of the tract can consist of floodplain, wetlands, steep slopes, utility easements or rights-of-way, or other feature that renders the lot undevelopable for its intended recreation use.
 - The tract should have accessibility to utilities including, water, sewer and power unless deemed unnecessary by the Township for the intended park facility development such as greenway/linear park development.

- The tract should not contain stormwater facilities designed to detain or retain stormwater for another site.

PARK AND RECREATION FACILITY INVENTORY

Regional Parks

County Parks, State Parks and State Game Lands serve as regional facilities and there are several located within a short drive of the municipality. Within 30 miles of The Planning Area are Nolde Forest, French Creek, Swatara, Locust Lake, and Tuscarora State Parks. Also within the same distance are several State Game Lands and Blue Marsh Lake. Within The Planning Area is Lake Ontelaunee, the water reservoir for the City of Reading and a regional park offering passive recreation opportunities.

Community Parks and Community/Municipal Parks

Leesport Playground is classified as a community park because of the wide variety of recreational facilities located there. The swimming pool is a facility that draws users from the entire community. Perry Township Recreation Area is a community/municipal park facility. Ontelaunee Township has no community/municipal parks.

Neighborhood, Sub-Neighborhood, and Miniparks

Because of the small scale of Leesport Borough and the associated management and maintenance issues that accompany multiple small parks, within a municipality, neighborhood, sub-neighborhood, and minipark classifications have not been analyzed or recommended for the Borough.

Linear Parks

Linear parks, trails and greenways are an important component of any park and recreation system. Community surveys in Pennsylvania consistently show that trails and greenways are among the greatest interests of the citizens regarding preferred recreation facilities. Greenways benefit a community by providing:

- Open space preservation;
- Buffer zones of non-developed land to protect sensitive water resources;
- Maintenance of natural filter systems which trap pollutants prior to reaching streams and drainage

areas;

- Safe havens for the habitat and passage of endangered species;
- Recreational and educational opportunities for the outdoor environment;
- Linkages and connectors to people from urban and suburban areas to rural open spaces; and
- Transportation pathways between residential areas, commercial areas, and schools and public facilities.

In 1987, the President’s Commission on America’s Outdoors found that America’s open spaces were losing ground to development at an alarming rate. The Commission made the following recommendations: "Communities should establish Greenways-corridors of private and public recreation lands and water-to provide people with access to open spaces close to where they live, and to link together the rural and urban spaces in the American landscape." This concept has been supported at the federal level by the creation of a National Trails System. At the state level, Pennsylvania has developed the Pennsylvania Trails Program. These initiatives have been further supported and

expanded through efforts at the county and local level. Communities throughout the Commonwealth are developing trails and greenways as recreation facilities for their residents.

Leesport, Ontelaunee, and Perry are fortunate in being located in the Schuylkill River Heritage Corridor, a state Heritage Park designed to preserve the natural, cultural and recreational resources along the Schuylkill River. The Park is a 128 mile long greenway extending through Schuylkill, Berks, Montgomery, Chester, and Philadelphia Counties. The Heritage Park offers exciting opportunities for trails, ecotourism, and open space protection for Leesport Borough and Ontelaunee and Perry Townships.

The Schuylkill River Greenway and the National Park Service have conducted a number of planning studies designed to locate trails for biking to connect Hamburg with Reading through Perry, Ontelaunee, and Leesport. Plans such as the Leesport to Gibraltar Trail Plan developed by the National Park Service in 1985 identify desirable routes. The goal is to keep the trail along back roads and the riverfront. Where necessary, the trail could be located on highways that could be striped for bike lanes. One of the challenges

in developing the trail is that part of the desirable route goes along private property along the river and easements must be obtained.

Since trail planning is a long term effort, the most immediate steps should be taken to heighten the awareness of the need for trails in the area before more development occurs. This awareness can be created through community walks and promotional efforts through the media. An immediate goal should be to develop a loop trail in the Borough of Leesport along the river and near Five Locks connecting the Leesport Playground. The Leesport Jaycees have been active in this effort.

Special Use and Conservancy Lands

Lake Ontelaunee is a 3,142 acre facility owned by the City of Reading as a reservoir. It is considered a passive preserve. Recreation facilities are minimal consisting of a few picnic tables. Park visitors can enjoy nature, picnic, fish, walk, and birdwatch. It is anticipated that the passive, nature and preservation mission of this lake will continue in the future as a function of its primary purpose as a water supply.

The Fish Commission owns a 1.7 acre parcel of land at the Bern Bridge in Perry Township. The Schuylkill River Greenway is seeking private funding to construct a canoe launch ramp here.

Privately-Owned Parks or Recreation Facilities

There are several privately-owned recreation facilities in The Planning Area as noted on Table 16 in Chapter 2. Significant among those listed are the Perry Township Golf Course and Blue Falls Grove.

Home-owners associations are another form of privately-owned recreation facility provider. There are currently no home-owners associations which provide recreation area in The Planning Area. Table 2 below identifies the parks and recreation open space of The Planning Area.

**Table 4
Park and Recreation Facility Inventory
Leesport Borough/Ontelaunee Township/Perry Township**

Facility Name	Ownership	Acreage	Facilities	Park Type	Condition	ADA Accessibility
Leesport Playground	Leesport Borough	9.59	2 softball fields, 1 baseball field, amphitheater, playground, swimming pool, basketball court, picnic pavilions	Community Park	Fair	An accessible walkway should access all facilities, play equipment is not accessible
Leesport/Bern Park	Leesport Borough	4 ±	Undeveloped	Community Park	-	-
Perry Township Recreation Area	Perry Township	19.88	2 baseball fields, sand volleyball court, basketball court, horseshoe courts, picnic pavilion, soccer field, pond	Community /Municipal Park	Good	Accessible walkway and viewing area should access facilities

SPATIAL PARK ANALYSIS

Standards and Planning Considerations

As communities in Pennsylvania experience growth and development, it is important for rural and suburban communities to protect open space and obtain sufficient recreation and park land to meet the future needs of the population before desirable locations are developed or the

cost of land becomes prohibitive. Many suburban communities in the Commonwealth experienced a rapid rate of development that left them hard-pressed for adequate land to meet recreation needs as well as facing expensive bond issues for land acquisition. Even when growth appears to be remote, it is important for municipalities to be vigilant in their watch over growth patterns to assure the provision of adequate recreation lands for the future.

Regional Parks

According to the Berks County Open Space and Recreation Plan, the County is well supplied in terms of regional recreation acreage, although it is not distributed sufficiently. However, in the Leesport, Ontelaunee, and Perry area, Blue Marsh lake and French Creek State Park meet regional recreation needs by nature of their facilities, size, and convenient locations.

Community and Community/Municipal Park Analysis

The community park land needs of the municipalities have been investigated. This analysis explored the recreational land acreage provided and its ability to meet the needs of existing and future populations. Table 5 applies the *minimum* standard of 6.25 acres of park land for each 1,000 residents and illustrates the excess or deficit of park acreage through the year 2010.

Because 6.25 acres per 1,000 population is a minimum standard the analysis has also been completed utilizing the NRPA standard of 10 acres per 1,000 population as illustrated in Table 6. The NRPA standard reflects the current trend in both urban and rural communities where more park land acreage is needed than promoted by the

standards. This trend results from expanding league and programming use of park, introduction of new sports, expansion of seasons when sports are traditionally played, and the introduction of more girls to sports activities.

Findings

Perry Township

The Perry Township Recreation Area is a community/municipal park located in the western portion of the Township which is currently providing for the recreation needs of the municipality.

Perry Township is currently meeting the recreation needs of its citizens and is projected to satisfy the acreage requirement through the year 2010 with consideration of the minimum standard. The results of Table 6 indicate that by the NRPA standard an additional 10+ acres of park land will be required by the year 2010. To meet this need a second community/municipal park is recommended for western Perry Township, north of Shoemakersville. This area is designated for low, medium, and high density residential use on the future land use map.

Leesport Borough

Leesport Borough is meeting the recreation need of the municipality in recreation acres with the recent acquisition of the Leesport/Bern Park. The development of the Leesport/Bern Park should be prioritized to provide the recreation opportunity of this acreage.

2010 is 9.8 acres and 15.71 acres for the minimum and NRPA standard respectively. The acquisition of a community/municipal park is recommended for Ontelaunee Township to meet the park acreage deficit. The northern portion of Ontelaunee Township, east of Leesport Borough is targeted for a community/municipal park.

Ontelaunee Township

Ontelaunee Township has no community recreation land. The Township has the unique situation of having a large regional park within its boundary. Lake Ontelaunee provides passive recreational opportunities to residents of the Township. Additionally, the campus of the Schuylkill Valley School District is in Ontelaunee Township. The three schools of the campus provide community recreation facilities typically located in a community park. Although the school campus provides active recreation opportunities the use is not guaranteed for the future. School policies regarding access to recreation facilities can change and building expansion can reduce available acreage.

The park land need for Ontelaunee Township for the year

Table 5 Municipal-Wide Park Land Park and Open Space Analysis 6.25 Acres/1,000 Population				
Municipality/Year	Population	Municipality-Wide Park Land Open Space (Acres)		
		Required by Standard	Presently Owned	Deficit/Excess
Leesport Borough				
1990	1,825	11.4	13.59	+ 2.19
2000	1,963	12.3	13.59	+ 1.29
2010	2,055	12.8	13.59	+ 0.79
Ontelaunee Township				
1990	1,359	8.5	0	- 8.5
2000	1,453	9.1	0	- 9.1
2010	1,571	9.8	0	- 9.8
Perry Township				
1990	2,516	15.7	19.88	+ 4.8
2000	2,789	17.4	19.88	+ 2.48
2010	3,040	19	19.88	+ 0.88

Table 6 Municipal-Wide Park Land Park and Open Space Analysis 10 Acres/1,000 Population				
Municipality/Year	Population	Municipality-Wide Park Land Open Space (Acres)		
		Required by Standard	Presently Owned	Deficit/Excess
Leesport Borough				
1990	1,825	18.25	13.59	- 4.66
2000	1,963	19.63	13.59	- 6.04
2010	2,055	20.55	13.59	- 6.96
Ontelaunee Township				
1990	1,359	13.59	0	- 13.59
2000	1,453	14.53	0	- 14.53
2010	1,571	15.71	0	- 15.71
Perry Township				
1990	2,516	25.16	19.88	- 5.28
2000	2,789	27.89	19.88	- 8.01
2010	3,040	30.4	19.88	- 10.52

Linear Park Analysis

Analysis of linear parks in The Planning District involved the following steps:

- Inventory of existing open space, parks, and community interest area in the Township.
- Inventory resources influencing the creation of a linear park such as streams, ridge tops, inactive/active railroads, easements and wide road rights-of-way.
- Identify areas that contain potential linear parks.

Findings

In The Planning Area the following greenways/trails were identified:

- Schuylkill River Corridor - The Schuylkill River Greenway Association is currently planning a Heritage Park along the entire length of the Schuylkill River. This includes the river in Perry and Ontelaunee

Townships and Leesport Borough.

- Maiden Creek Corridor - This creek corridor in Ontelaunee Township links the Schuylkill River to Lake Ontelaunee.

FACILITY STANDARD ANALYSIS

The parks and recreation areas within The Study Area should be analyzed to determine if there are sufficient facilities to support the needs of the municipality's population. This analysis is completed by comparing the number of existing facilities with the national standard developed by the NRPA. Facility analysis will reveal if there are adequate numbers of game courts, playing fields and swimming pools to meet community needs. The NRPA standards are presented in Table 7.

Table 7 NRPA Facility Development Standards		
Activity/Facility	No. Of Units Per Population	Service Radius
Badminton	1 per 5,000	1/4-1/2 mile
Basketball - Youth - High School - Collegiate	1 per 5,000	1/4-1/2 mile
Handball (3-4 wall)	1 per 20,000	15-30 minute travel time
Ice Hockey	Indoor-1 per 100,000 Outdoor - depends on climate	1/2-1 hour travel time
Tennis	1 court per 2,000	1/4-1/2 mile
Volleyball	1 court per 5,000	1/4-1/2 mile
Baseball - Official - Little League	1 per 5,000 Lighted - 1 per 30,000	1/4-1/2 mile
Field Hockey	1 per 20,000	15-39 minutes travel time
Football	1 per 20,000	15-30 minutes travel time
Soccer	1 per 10,000	1-2 miles
Golf-Driving Range	1 per 50,000	30 minutes travel time
1/4-Mile Running Track	1 per 20,000	15-30 minutes travel time
Softball	1 per 5,000 (if also used for youth baseball)	1/4-1/2 mile

Table 7 NRPA Facility Development Standards		
Activity/Facility	No. Of Units Per Population	Service Radius
Multiple Recreation Court (basketball, volleyball, tennis)	1 per 10,000	1-2 miles
Trails	1 system per region	N/A
Archery Range	1 per 50,000	30 minutes travel time
Combination Skeet and Trap Field (8 station)	1 per 50,000	30 minutes travel time
Golf - Par 3 (18-Hole)	-	
- 9-Hole standard	1 per 25,000	1/2 to 1 hour travel time
- 18-hole standard	1 per 50,000	
Swimming Pools	1 per 20,000 (Pools should accommodate 3 to 5% of total population at a time)	15 to 30 minutes travel time
Beach Areas	N/A	N/A

Source: National Recreation and Park Association, 1983.

**Table 8
Recreation Facility Analysis for Year 2010**

Activity/Facility	Leesport Borough Required by Standard/ Unit Provided/ -Deficit + Excess	Ontelaunee Township Required by Standard/ Unit Provided/ -Deficit + Excess	Perry Township Required by Standard/ Unit Provided/ -Deficit + Excess
Basketball	1/1/0	1/0/-1	1/-1/0
Tennis	1/0/-1	1/0/-1	2/0/-2
Volleyball	1/1/0	1/0/-1	1/1/0
Baseball	1/1/0	1/0/-1	1/2/+1
Soccer	1/0/-1	1/0/-1	1/1/0
Softball	1/2/+1	1/0/-1	1/0/-1

Findings

When the municipalities park and recreation facilities are compared to the NRPA Facility Development Standards based on population, needs emerge in the municipality for specific park facilities. Analysis of facilities must consider the context of the municipality and the trends and popularity of the sport which the facility serves. The

recreation facilities were analyzed on a community-wide basis for the year 2010 and the results are tabulated in Table 8. It was determined that there is a general need for athletic fields and game courts in the community.

School Recreation Facilities

Generally school facilities are available for public recreation use. Organized sports groups can obtain permits for the regular use of recreation facilities on school property when the facilities are not being used for school-related purposes. Individuals can use these outdoor facilities when they are not in use by groups. While school recreation facilities are an important source of recreation opportunities for communities, they are not used in calculating the facility needs because their primary purpose is to support the educational functions of the schools. The protection of the recreation facilities on school grounds is also not guaranteed in the future although it may reasonably be assumed that they will continue to be provided.

Citizen Recreation Interests

Berks County conducted a county-wide recreation survey to determine citizen interests in parks and recreation. A survey of 2,000 households yielded a 23 percent return, more than twice normally generated in a mail survey. Table 9 presents the top five facility and program preferences of the respondents of the survey.

PROGRAMS AND SERVICES

Typically in rural areas such as Berks County, recreation programs and services are minimal. Community organizations and volunteers pitch in to provide community recreation services. Such services are targeted primarily at summer, youth sports and special events. Leesport, Ontelaunee, and Perry offer a mix of services.

Table 9 Top Five Facility and Program Preferences of Berks County Recreation Survey Respondents	
Facility Preferences	Program Preferences
Hiking/Walking trails	Trips/Tours
Bicycle Trails	Holiday Events/Festivals/Concerts
Natural Areas	Arts and Crafts/Hobbies
Picnic Areas and Pavilions	Senior Citizen Programs
Indoor Recreation Space	Aerobics/Adult Exercise/Weight Training

Findings of the survey include:

- 63 percent of respondents use local parks
- Local parks are the most frequently used of all park facilities in the County
- The most important recreation and park needs were: trails, protection of natural areas, more recreation facilities closer to home
- Respondents saw a more pressing need for indoor recreation facilities than additional outdoor facilities
- Generally people are satisfied with public recreation facilities; the facility preferences are consistent with this finding as they are the least available in Berks County.

Leesport

The Borough of Leesport with the Leesport Playground has facilities conducive to running a full-service summer recreation program and three season sports leagues. Leesport also serves citizens from Ontelaunee Township. Programs include:

Swimming

The Leesport Pool is open from June through Labor Day. The pool has about 100 members who purchase a season pass for less than \$100. Pool programs include recreational swimming and instructions.

Playground Program

The summer playground program attracts children from ages six through 12. In 1996, there were about 110 participants with daily attendance at about 30. Instructors offer a variety of programs, games, arts & crafts, and special events. Participation trends appear to be stable..

Bingo

Operated by a private organization at the Leesport Playground, proceeds from bingo fund the parks and recreation budget. It is very popular as shown in the \$700 proceeds from the month of March that went to parks and recreation.

Leesport Athletic Association

The LAA controls the Leesport Playground playing fields. They schedule all games and perform maintenance functions. The LAA operates a concession stand which produces revenues to offset their costs. Sports offered include little league, girls softball, football, and basketball.

Special Events

Community special events are organized by organizations such as the Jaycees. Special events include a Halloween parade and community walks.

Schuylkill Valley Community Library

In addition to supplying reading materials, the library offers programs such as storytime and special events to encourage reading through leisure activities.

Self-Directed Activities

The Borough's goal is to provide recreation facilities which the citizens can enjoy for their own self-directed activities. To that end, the Borough has negotiated with a developer for land on which to build a neighborhood park. The Borough directs its capital improvement program to enhancing existing facilities.

In keeping with the top leisure interests of the citizens: walking and biking, the Borough is working to develop trails for walking and biking in partnership with the Schuylkill

River Greenway.

Perry Township

Perry Township offers outdoor recreation programs at the Perry Recreation Area. Volunteers run the programs and provide facility maintenance. Programs include the following:

Girls Softball

About 100 girls participate in the girls softball league. The league is incorporated and serves girls 8 to 17.

Baseball

The baseball league serves primarily boys as well as younger girls who play tee ball on coed teams. About 48 participants were involved in 1996.

Soccer

Soccer is a relatively new and growing sport in Perry Township. It is played in the fall on the outfield of the

baseball fields. It is anticipated that there will be a greater demand for soccer in the future and field considerations must be made for soccer. Participant numbers were not available.

Volleyball

The Recreation Board offers volleyball on Tuesday evenings. Participant numbers are not available.

Swimming

Perry Township residents use the swimming pool at Shoemakersville Park. Residents purchase a seasonal pass.

Self-Directed Activities

The Perry Township Recreation Board is interested in establishing trails consistent with the Schuylkill River Heritage Corridor Plans. A potential canoe launch near the Bern Bridge would provide a boating opportunity on the river.

Volunteerism

The Lions Club, the Boy Scouts, and the Recreation Board participate in volunteer activities in the Perry recreation Area. These activities include capital improvements, maintenance, and programs.

Ontelaunee Township

Ontelaunee Township, as a very rural community, offers no recreation programs. Citizens use the Schuylkill Valley Schools and the Borough of Leesport for recreation activities. They also use the commercial recreation facilities available at the Family Grand Prix and the Race Track.

MANDATORY DEDICATION OF LAND

One mechanism that many municipalities use to ensure that future residents have adequate park and recreation opportunities is to require developers to dedicate public open space within proposed developments. Each of the three municipalities does include provisions for mandatory dedication of park land in its Subdivision and Land

Development Ordinance.

Mandatory Dedication of Land: Section 503(11) of the MPC enables municipalities to require the mandatory dedication of land from developers for park and recreational purposes. To comply with the legislation, the Township must meet these requirements:

1. Adopt a recreation plan that establishes open space standards and park service areas, identifies areas in need of open space, and includes a capital improvement program.
2. Develop a mandatory dedication ordinance that contains definite standards for determining the portion of a development to be dedicated and the amount of any fee to be paid in lieu of land.
3. Create a separate interest bearing account for the placement of any collected fees.

APPENDIX C

RECREATION, PARKS AND OPEN SPACE PLAN

The Planning Area municipalities should consider increasing their mandatory dedication amount as justified by the following calculations:

The municipalities (L.B. = Leesport Borough, O.T. = Ontelaunee Township, P.T. = Perry Township) have developed a goal of providing 10 acres of park land per 1,000 residents. To derive a per unit calculation, the 1,000 population figure is divided by the municipality's 1990 U.S. Census average household size. (L. B. = 2.5, O.T. = 2.5 and P. T. = 2.79). The following calculation results.

L.B. - $1,000 / 2.5$ persons per dwelling unit
= 400 dwellings.

O.T. - $1,000 / 2.5$ persons per dwelling unit
= 400 dwellings.

P.T. - $1,000 / 2.79$ persons per dwelling unit
= 358 dwellings.

Dividing this number by the desired 10 acres per 1,000 residents goal yields this amount of land.

L.B. - 10 acres/400 dwellings = .025 acres

O.T. - 10 acres/400 dwellings = .025 acres

P.T. - 10 acres/358 dwellings = .028 acres

Therefore, a subdivision of 50 homes would require a net 1.25 acres of park land in Leesport Borough and Ontelaunee Township and 1.4 acres of parkland in Perry Township.

As an alternative to land dedication, a developer can pay a fee. This approach can only be used in those instances where the developer agrees to the alternative. To relate the open space requirement to a fee, the municipalities should require the fair market value of the land to be dedicated. Using the above example, for a 50-unit subdivision, the developer would provide the municipality with an appraisal of the 1.25-acre in Leesport Borough and Ontelaunee Township and the 1.4 acre parcel in Perry Township. If the land was appraised at \$30,000 per acre, then the Leesport and Ontelaunee would accept the \$37,500 and Perry \$42,000 as its fee in lieu of the land dedication.

Another method used for calculating fee contributions is to require a flat fee per lot of a proposed subdivision. Following through with the above example, the following calculations results:

L.B. - $1 \text{ acre}/.025 = 40$ dwellings.

O.T. - $1 \text{ acre}/.025 = 40$ dwellings.

P.T. - $1 \text{ acre}/.028 = 36$ dwellings.

L.B. - $\$30,000/40 = \750 .

O.T. - $\$30,000/40 = \750 .

P.T. - $\$30,000/36 = \833 .

The fee calculation per unit in the example is \$750 for Leesport Borough and Ontelaunee Township and \$833 per dwelling unit for Perry Township. The per lot fee is set by the municipality and adopted by resolution.

MANAGEMENT AND FINANCING

Municipalities are responsible for planning, directing,

maintaining, and financing public recreation and park facilities. In an era of scarce resources, it is impossible for municipalities to provide all of the services and facilities that residents would like. Consequently, jurisdictions throughout Pennsylvania are exploring alternative ways of providing public recreation than through tax dollars alone. Other options include partnerships, volunteerism, fundraising, private sector involvement, and joint ventures with other communities.

Leesport Borough

Management

Leesport Borough operates with a citizen advisory group for parks and recreation. The Parks and Recreation Board has nine members including the Mayor and representatives of the Borough Council. The Board operates under an ordinance that specifies roles, responsibilities, mission, and terms of office. The Board makes recommendations to the Borough Council which has the policy making authority for parks and recreation. The Public Works Department provides maintenance. Maintenance of ballfields is provided by citizen volunteers from the Leesport Athletic Association. A seasonal recreation staff is hired for the summer

playground program and the pool. The Borough hires a Summer Playground/Pool Manager to oversee these functions. The Manager provides an annual report of recommendations for the Borough to consider.

Financing

The Borough of Leesport had an operating budget for Parks and Recreation of \$42,100. This amount has been stable over the last five years; increases have been consistent with cost of living increases. Of this amount, 51 percent is generated through non-tax sources while 49 percent is invested through tax dollars. The operating budget represents per capita spending of about \$23 which is above the average per capita expenditure of Pennsylvania municipalities for parks and recreation. Generating over half of the budget through fees and charges is a notable accomplishment for Leesport Borough.

Ontelaunee Township

Management

The Township Supervisors oversee all municipal functions. As a rural community, there are no parks, recreation areas,

or programs. Any management functions should deal with supporting volunteer efforts, coordination with the Schuylkill River Greenway for trails development, and planning efforts consistent with assuring adequate recreation facilities and park land in the future as the area develops or citizens interest is indicated.

Financing

There is no parks and recreation budget in Ontelaunee Township

Perry Township

Management

Perry Township has a Recreation Board. The Recreation Board should operate within the parameters set forth in the Commonwealth's codes for townships of the second class. The code specifies roles, functions, mission, responsibilities, and terms of office. The Perry Township Recreation Board services in an advisory capacity. The Board makes recommendations to the Board of Supervisors regarding parks and recreation.

The Township has been forward thinking in contracting out mowing functions. Contracting out such a function is a cost-efficient way of doing park mowing. The Township does trash pick-up at the Perry Recreation Area. Volunteers from the Recreation Board, the Lions Club, the Boys Scout and citizens do other park maintenance and improvements.

Financing

According to the 1992 Local Government Financial Statistics produced by the Pennsylvania Department of Community Affairs, Perry Township spent \$12,340 on parks and recreation. This was about \$5 per capita. It is important to consider that this is a rural community and that the municipal investment is complemented by extensive volunteer efforts.

CONCLUSIONS

Leesport, Ontelaunee, and Perry are located in one of the most scenic areas in Pennsylvania. The area is characterized by rural agrarian charm, rolling hills, and scenic landscapes. The Borough of Leesport serves as a small town hub that offers businesses, shopping, historic, cultural, and recreation amenities. The location in the Schuylkill River Heritage

Corridor offers immense potential for the development of a greenway and trails. The preservation of natural resources and the development of trails are the most important interests among the citizenry of Berks County according to a recent survey conducted by the Berks County Planning Commission.

Generally the municipalities appear to satisfied with the current parks and recreation opportunities. The Borough of Leesport offers the most highly developed facilities in Leesport Playground and is seeking to expand facilities in neighborhood parks in new housing developments, by improving existing facilities, and through the development of trails for biking and cycling. The Borough does an exceptional job of raising more than half of its recreation operating budget through fees, charges, volunteerism, and donations. Perry Township's recreation opportunities thrive on the efforts of volunteers and creative approaches to maintenance management. Because of its rural nature, Ontelaunee Township has minimal services. As in most rural areas, the residents provide their own recreation or seek opportunities in neighboring communities and commercial enterprises.

Given the rural nature of the area and the small town of

Leesport, several opportunities in parks, recreation, and open space can be considered as follows:

Natural Resource Protection

The rural agrarian character should be protected from sprawling development. This should be considered in the overall comprehensive plan for the municipalities.

Greenways and Trails

Working with the Schuylkill River Greenway will provide great assistance to the municipalities in developing greenways and trails here. A number of planning efforts already been undertaken could help to launch the development of trails. Trails for walking and cycling are the top interest of citizens according to surveys across the Commonwealth of Pennsylvania

Parkland

Because Perry and Ontelaunee are still rural, the Townships are in the enviable position of being able to identify parcels of land that would make good community parks. In accordance with the Berks County Recreation Plan, the

Townships should identify and consider the acquisition of land before land is developed or land values exorbitant. While this may not occur for many years, the communities should be watchful.

Recreation Facilities

The first order of business in recreation facilities is insuring safe, clean and attractive appearance. All facilities should meet public safety standards. Additions and improvement to recreation facilities should be made consistent with changing interests, recreation trends, and emerging opportunities. All three municipalities have limited funds and will need to rely on grants, private sector support, partnerships, and fundraising. There appears to be an interest in year round indoor recreation according to the Berks County recreation survey. Working with the School District could be an avenue of providing indoor recreation opportunities for the citizens.

Planning and Grants

Each municipality should have a plan for parks, recreation, and open space that examines the issues and provides recommendations in depth. While Leesport, Ontelaunee,

and Perry are of different sizes and at different levels in the provision of public recreation, joint planning efforts could be considered. Community recreation plans would enable the municipalities to be more competitive for grants under Pennsylvania’s Keystone Community Grant Program. Keystone provides grants for acquisition and development of parks and recreation facilities, feasibility studies for recreation facilities, and planning grants for parks and recreation plans.

Partnerships

Because of the scarce resources, partnerships with municipalities, the school district, the Schuylkill River Greenway, and the private sector should be considered. Examples include Perry Township working with Shoemakersville on the swimming pool and tennis court and possibly expanding recreation facilities near Shoemakersville. Regional recreation efforts make sense in terms of providing effective public services at the lowest cost.

Volunteerism

Volunteers are the backbone of parks and recreation in

Leesport, Ontelaunee, and Perry. While municipal operations a small in scale, elected officials should continue their efforts in recognizing and supporting the volunteers. The Borough of Leesport regularly thanks people in the community for their assistance. Appreciation goes a long way!

LEESPORT BOROUGH, ONTELAUNEE TOWNSHIP AND PERRY TOWNSHIP PARK AND RECREATION RECOMMENDATIONS

GOAL: *To provide parks and recreation facilities at an adequate level of service that ensures equitable distribution and access to all citizens throughout the community.*

OBJECTIVES

Objective 1

Continue to assess community recreation needs and maximize the use of existing park facilities given the expanding needs and interests of the community.

Recommendations

1. Develop park master plans for existing parks which identify improvements and additional recreation facilities. The master plans will serve as a blue print to guide the future development of the parks. Phases should be determined as appropriate to align with available funding/financial resources and the management capabilities of the operating and maintenance departments.
 - Leesport Playground - The park is well developed at this time but facilities should be added to expand the park use to all ages and meet accessibility and safety standards. A sand volleyball court should be added in the lawn area. A pathway/trail should be installed which encircles the park to provide accessibility and a surface for walking and in-line skating. The outdated playground equipment must be removed. An age segregated tot lot and playground should be established which complies with safety and accessibility standards. The restrooms and pool area should be renovated to meet accessibility standards.
 - Leesport/Bern Park - This park parcel is undeveloped at this time. A master plan should be completed which establishes the direction for development of the park. The Borough has expressed an interest in developing two basketball courts and a in-line hockey rink which would have winter ice skating use in the park.
 - Perry Township Recreation Area - This park is well developed offering numerous recreation opportunities to Perry Township residents. A trail should be developed to access each recreation facility and area and an accessible viewing areas should be added at athletic facilities. Develop a park master plan which incorporates a trail, second picnic pavilion and landscaping into the park.
- In general park master plans should be developed with the following general objectives:
- Provide walking trails to park facilities. Trails are enjoyed by all segments of the population.

- Enhance the visual image of the park sites through park beautification programs. Improvements may include street trees along road frontage, planting native plants to enhance the natural image of the site, park identification signs, and landscaping that adds color and identifies a park’s entrance.
 - Provide gathering and sitting areas in the park that accommodate seniors. Seniors desire shady locations for many activities.
 - Consider the safety of the park user. If possible limit the extent of vehicle penetration into the site. Provide safety zones around sports facilities and play equipment.
 - Provide facilities for life-time recreation/leisure pursuits such as trails, volleyball courts, tennis courts, picnic pavilions, and ice skating areas.
 - Provide sports fields that do not overlap. Overlapping fields contribute to the wear and tear of field facilities and does not allow for field rest periods.
 - Sports field and court lighting should be considered as a way to extend the playing time on facilities and generate revenues through user fees.
 - Consider the need for storage of sports organization equipment on-site at community park sites.
 - Play areas should be age segregated and should be developed to include facilities for imaginary and group play.
2. Each municipality should have a Parks, Recreation, and Open Space Plan. Consideration should be given to a regional recreation plan or joint ventures for plan development. Pursuing a Keystone Community Grant should also be considered.
 3. The Park and Recreation Boards should consider discussing the potential in indoor recreation programs in cooperation with the School District. Such programs should be fee based to avoid a tax burden. The cost of program personnel should be included in program fees.

- 4. The municipalities should incorporate recreation planning and good design into zoning and subdivision regulations to insure the adequate provision of recreation facilities and trail connections.
- 5. Stay in tune to trends such as in-line skating and street hockey and monitor the need for associated facilities or existing facility renovations to accommodate such trends.

Objective 2

Develop a comprehensive greenway network throughout The Planning Area.

Recommendations

Trail development should be the highest priority for facility development. Each municipality should develop and adopt a trail plan. Request assistance from the Schuylkill River Greenway for the plan. The Plan could be done as a cooperative effort among the three municipalities and others as identified such as Shoemakersville. The municipalities should support the Schuylkill River Greenway plans for trails in the greenway. Making people aware of the importance of

trails should be considered and promoted through the newsletters, media, volunteers, and events organized to focus on trails. A trail loop through Leesport should be undertaken as a first priority. Methods of providing the trails through signage and road striping should be considered as the more arduous task of obtaining easements for rights-of way are negotiated.

The two greenways are identified as follows:

- Schuylkill River Corridor - The Schuylkill River Greenway Association is currently planning a Heritage Park along the entire length of the Schuylkill River. This includes the river in Perry and Ontelaunee Townships and Leesport Borough.
- Maiden Creek Corridor - This creek corridor In Ontelaunee Township links the Schuylkill River to Lake Ontelaunee.

Objective 3

Seek additional park acreage to meet the recreation needs of the current and projected municipal populations. Although The Planning Area's existing park and recreation system provide recreation opportunities to the citizens of the

area, analysis revealed that the facilities are not meeting the applied standards based on population.

Recommendations

1. Amend the mandatory dedication provisions to align with the fair market value of property in each municipality and to further define the criteria of land that the municipality will accept as recreational land. The minimum size of land that is offered for dedication should contain not more than fifteen percent floodplain. Land offered for dedication should not contain stormwater facilities designed to detain or retain stormwater for another site.

Land calculations for dedication of recreation land should be based on the current average household size and fair market value of land. If the municipality chooses to utilize a per lot fee, the fair market value of an acre of land must be determined. The value of land is dynamic and the municipality should strive to amend a per lot fee on a regular basis by resolution.

2. Perry Township should acquire a ten acre minimum

size community/municipal park north of Shoemakersville Borough.

3. Ontelaunee Township should acquire a ten acre minimum size community/municipal park east of Leesport in the northern portion of the municipality.
4. Consider the acquisition of park land if the acquisition meets one or more of the following criteria:
 - The proposed site is compatible with the proposed park facility development.
 - The land will help to preserve significant environmental resources, area that contributes to the community's character, or add acreage to an existing facility where acreage need has been established.
 - The proposed site will facilitate the completion of a proposed greenway or trail link.

- The site is within an area requiring stream stabilization or stream buffer zone.
5. Develop additional outdoor recreation facilities within the existing and proposed parks to meet immediate needs of the citizens. The following needs have been identified:

Leesport Borough

- 1 Tennis Court
- 1 Soccer Fields

Ontelaunee Township

- 1 Basketball Court
- 1 Tennis Court
- 1 Volleyball Courts
- 1 Baseball Field
- 1 Soccer Fields
- 1 Softball Fields

Perry Township

- 2 Tennis Courts
- 1 Softball Fields

These facilities were identified to meet current needs.

Consideration must be given to trends in sport popularity and the possibility of expanding sports seasons. Both spring soccer and fall baseball are currently being played in many municipalities.

Objective 4

Provide facilities for public use that comply with all accessibility and safety regulations and guidelines.

Recommendations

1. Evaluate the existing park facilities to determine if the ADA standards are currently being met. Playgrounds must offer play equipment which provides play options for the physically challenged. Pathways should be provided to access facilities within park sites. A playground must be accessible as well as the route to reach the playground. Trails cannot exceed specific slopes, including trails in natural areas.
2. Evaluate the playground area at Leesport Playground for compliance with the guidelines of the Consumer Product Safety Commission (CPSC) Guidelines for Public Playground Safety. Much of this equipment does not meet safety guidelines and should be removed. Leesport Borough Road Department should conduct ongoing safety inspections at the

playground. Each play equipment piece should have a use area designated that is surfaced with a safety material which meets the test requirements of the CPSC and the latest ASTM criteria.

part of each municipalities annual capital improvement program.

3. Identify and prioritized improvements needed to bring existing facilities into compliance with the ADA and CPSC. A phased implementation schedule should be developed and improvements should be included in the capital improvement program budget.

4. Create policy statements that addresses the need to comply with all regulations and guidelines with regards to safety and accessibility. The policy statement should commit to the phased improvements implementation and capital expenditure within a set time table. The department should designate one person to lead the compliance efforts and interact with design consultants on master plans for existing facilities.

Objective 5

Develop a capital improvement program which will guide the planning area capital expenditures. Capital improvements identified in this Plan are outlined below, costs of improvements, as well as a timetable for implementation are provided. This list should be made a

Table 8 Park Facilities Cost Opinions Capital Improvement Program Leesport Borough/Ontelaunee Township/Perry Township				
Perry Township				
Park Improvements	Quantity	Cost	Park Phase	CIP Year
Perry Township New Community/Municipal Park (PTNCMP)				
Master Site Plan (including survey)	-	\$12,000		3
Park Sign	1	1,200	1	3
Benches	6	3,900	1	3
Tot Lot with safety surface	1	25,000	1	3
Youth Playground with safety surface	1	35,000	1	3
Trash Receptacles	3	900	1	3
Bike Rack	1	500	1	3
Trails	.5 mile	35,000	1	3
Parking Area	40 cars	28,000	1	3
Erosion Control	-	5,000	1	3
Stormwater Management	-	14,000	1	3
Seeding	-	18,000	1	3
Softball Field	1	25,000	2	5
Tennis Courts	2	78,000	2	5
Restrooms/Storage Building	1	35,000	2	5
Utility Extensions	-	10,000	2	5
Picnic Pavilion	1	20,000	2	5
Picnic Tables	6	3,000	2	5
Grills	2	1,000	2	5
Landscaping	-	15,000	2	5
SUBTOTAL		\$353,500		
Bond/Mobilization/Layout (3% of subtotal)		10,600		
Design and Engineering (8% of subtotal)		28,300		3
Contingency (10% of subtotal)		35,350		
TOTAL IMPROVEMENT COSTS		\$427,750		
Land Costs (\$30,000/acre) (10 acres)	10	300,000		3
Master Plan		12,000		
TOTAL COSTS		\$739,750		

Ontelaunee Perry Township				
Park Improvements	Quantity	Cost	Park Phase	CIP Year
Ontelaunee Perry Township New Community/Municipal Park (OTNCMP)				
Master Site Plan (including survey)	-	\$12,000		3
Park Sign	1	1,200	1	4
Benches	6	3,900	1	4
Tot Lot with safety surface	1	25,000	1	4
Youth Playground with safety surface	1	35,000	1	4
Trash Receptacles	3	900	1	4
Bike Rack	1	500	1	4
Trails	.5 mile	35,000	1	4
Parking Area	40 cars	28,000	1	4
Erosion Control	-	5,000	1	4
Stormwater Management	-	14,000	1	4
Seeding	-	18,000	1	4
Soccer Field	1	30,000	2	5
Tennis Courts	1	39,000	2	5
Restrooms/Storage Building	1	35,000	2	5
Utility Extensions	-	10,000	2	5
Picnic Pavilion	1	20,000	2	5
Picnic Tables	6	3,000	2	5
Grills	2	1,000	2	5
Landscaping	-	15,000	2	5
SUBTOTAL		\$319,500		
Bond/Mobilization/Layout (3% of subtotal)		9,600		
Design and Engineering (8% of subtotal)		25,600		3
Contingency (10% of subtotal)		31,950		
TOTAL IMPROVEMENT COST		\$386,650		
Land Costs (\$30,000/acre) (10 acres)	10	300,000		2
Master Plan		12,000		2
TOTAL COSTS		\$698,650		

Leesport Borough				
Park Improvements	Quantity	Cost	Park Phase	CIP Year
Leesport Playground (LP)				
Master Site Plan (including survey)	-	\$5,000		1
Park Sign	1	1,200	1	1
Benches	4	2,600	1	1
Tot Lot with safety surface	1	25,000	1	1
Youth Playground with safety surface	1	35,000	1	1
Trash Receptacles	3	900	1	1
Bike Rack	1	500	1	1
Trails	.25 mile	12,000	1	1
Seeding	-	3,000	1	1
Sand Volleyball Court	1	4,000	1	1
Landscaping	-	20,000	1	1
SUBTOTAL		\$104,200		
Bond/Mobilization/Layout (3% of subtotal)		3,100		
Design and Engineering (10% of subtotal)		10,400		
Contingency (10% of subtotal)		10,400		
TOTAL IMPROVEMENT COSTS		\$128,100		
Master Plan		5,000		
TOTAL IMPROVEMENT COSTS		\$133,100		

Cost Opinion does not include renovations to the restrooms or pool area to meet ADA.

Leesport Borough				
Park Improvements	Quantity	Cost	Park Phase	CIP Year
Leesport/Bern Park (LBP)				
Master Site Plan (including survey)	-	\$7,000		1
Park Sign	1	1,200	1	1
Benches	4	2,600	1	1
Basketball Courts	2	80,000	1	1
In-line Hockey Court	1	40,000	1	1
Trash Receptacles	3	900	1	1
Bike Rack	1	500	1	1
Trails	.25 mile	12,000	1	1
Seeding	-	3,000	1	1
Parking Area	20 cars	14,000	1	1
Landscaping	-	20,000	1	1
SUBTOTAL		\$164,200		
Bond/Mobilization/Layout (3% of subtotal)		4,900		
Design and Engineering (10% of subtotal)		16,400		
Contingency (10% of subtotal)		16,400		
TOTAL IMPROVEMENT COSTS		\$201,900		
Master Plan		7,000		
TOTAL IMPROVEMENT COSTS		\$208,900		

Perry Township				
Park Improvements	Quantity	Cost	Park Phase	CIP Year
Perry Township Recreation Area (PTRA)				
Master Site Plan (including survey)	-	\$3,000		1
Walkway (HC viewing area)	1 mile	50,000	1	1
Mile Markers	10	1,500	1	1
Landscaping	-	15,000	1	1
Picnic Pavilion	1	20,000	1	1
Picnic Tables	6	3,000	1	1
Grills	2	1,000	1	1
SUBTOTAL		\$90,500		
Bond/Mobilization/Layout (3% of subtotal)		2,700		
Design and Engineering (10% of subtotal)		9,050		1
Contingency (10% of subtotal)		9,050		
TOTAL IMPROVEMENT COSTS		\$111,300		
Master Plan		\$3,000		
TOTAL IMPROVEMENT COSTS		\$114,300		

Table 9 Capital Improvement Program Summary Chart by Year					
Project Description	Year 1	Year 2	Year 3	Year 4	Year 5
LP - MP	\$5,000				
LP - D&E	\$10,400				
LP - 1	\$133,100				
LBP - MP	\$7,000				
LBP - D&E	\$16,400				
LBP - 1	\$185,500				
PTRA - MP	\$3,000				
PTRA - D&E	\$9,050				
PTRA - 1	\$114,300				
OTNCMP - ACQ		\$300,000			
OTNCMP - MP		\$12,000			
PTNCMP - ACQ			\$300,000		
PTNCMP - MP			\$12,000		
OTNCMP - D&E			\$25,600		
PTNCMP - D&E			\$28,300		
PTNCMP - 1			\$188,150		
OTNCMP - 1				\$188,150	
OTNCMP - 2					\$172,900
PTNCMP - 2					\$211,300
TOTAL COSTS/YEAR	\$483,750	\$312,000	\$554,050	\$188,150	\$384,200

LP - Leesport Playground
LBP - Leesport/Bern Park
PTRA - Perry Township Recreation Area
OTNCMP - Ontelaunee Township New Community/Municipal Park
PTNCMP - Perry Township New Community/Municipal Park

ACQ - Acquisition
MP - Master Plan
D&E - Design and Engineering
1,2 - Park Phase 1, 2