

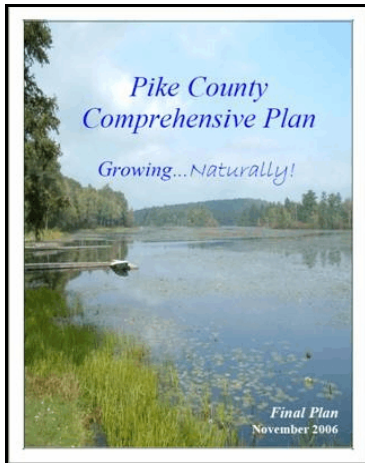
**PLANNING AND DEVELOPMENT
IN PIKE COUNTY, CONTIGUOUS MUNICIPALITIES, AND THE REGION**

Planning Code

The Pennsylvania Municipalities Planning Code (MPC) dictates, and common sense suggests, that planning and development in contiguous municipalities, the county and the region be considered when a local municipal plan is adopted. MPC §301.4(a) goes on to state that *municipal comprehensive plans which are adopted shall be generally consistent with the adopted county comprehensive plan.*

County Planning

In 1988 the Pennsylvania Municipalities Planning Code (MPC) was amended to require all counties in the Commonwealth to prepare and adopt a comprehensive plan within three years. Pike County adopted its first comprehensive plan in 1993 which identified a broad range of growth and development issues facing the County, suggested a framework to address the issues, called for ongoing planning, and recognized the importance of intemunicipal cooperation. The same, but much intensified, issues continue to face the County, and the Board of Commissioners and the County Planning Office of Community Planning initiated the preparation of a *Comprehensive Plan Update* in 2003 and the *Update* was adopted in November of 2006.



Given that the *County Plan Update* sets goals which are similar to those of this *Matamoras Borough / Westfall Township Comprehensive Plan* and will provide a broad framework for the future, no inconsistencies between the two plans are anticipated. In addition, local municipalities are responsible for many of the actions proposed by the *County Plan*, particularly those related to land use management and community facilities and services.

County Plan Mission

The Introduction of the County Plan notes:

The primary purpose of this update to the Pike County Comprehensive Plan is to set Countywide planning goals and priorities, develop partnerships, and enhance the quality of life for the residents of the County. The plan's mission is to:

- *Manage growth and development pressures;*
- *Stimulate progressive planning and visionary thinking;*
- *Improve County-Municipal partnerships/ cooperation;*
- *Identify infrastructure needs;*
- *Preserve sensitive lands/open space;*
- *Enhance local land use controls;*
- *Increase housing options;*
- *Enhance economic development;*
- *Enhance tourism opportunities;*
- *Improve on our quality of life .*

The goals and objectives and proposed actions of this *Matamoras / Westfall Comprehensive Plan* are consistent with, and largely mirror, the County Plan mission. In the case of tourism and economic development, Borough and Township goals and objectives recognize the need for county leadership.

The County Plan Update goes on to state:

In the end, the success in managing growth, improving the quality of development, protecting the natural resources of Pike County, and creating partnerships to achieve the vision for the County depends upon active participation of municipal officials; state and federal government agencies; municipal commissions, boards and committees; community associations; and most importantly, the citizens of Pike County. Ultimately, this plan is about the citizens of Pike County, intended to protect the quality of their environment and enhance the quality of their lives.

Municipal Guideline

This (Pike County) Comprehensive Plan is not an ordinance or regulation, but is a guideline for municipal plans and regulations and the basis for undertaking specific County functional plans designed to implement the policies set forth within this Plan. Each municipality retains the right to prepare multi-municipal or individual municipal plans; to control zoning within its boundaries, whether through individual zoning ordinances or a joint zoning ordinance; and to regulate subdivision and land development, and retain their autonomy. The County will be available as a resource that municipalities can utilize to assist in their planning efforts.

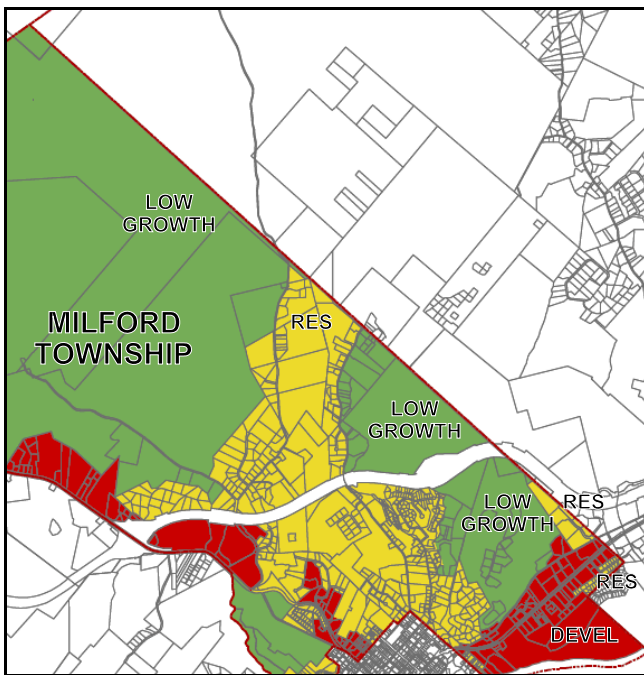
This Comprehensive Plan is not a means to stopping development but rather to ensure that development considers the County’s resources and occurs in designated growth areas where it will not adversely impact the County’s character and quality of life. Economic development is important to the County, but it should occur with better design, better mix of uses, and more attention to addressing traffic and environmental impacts.

Municipal Bottom Line

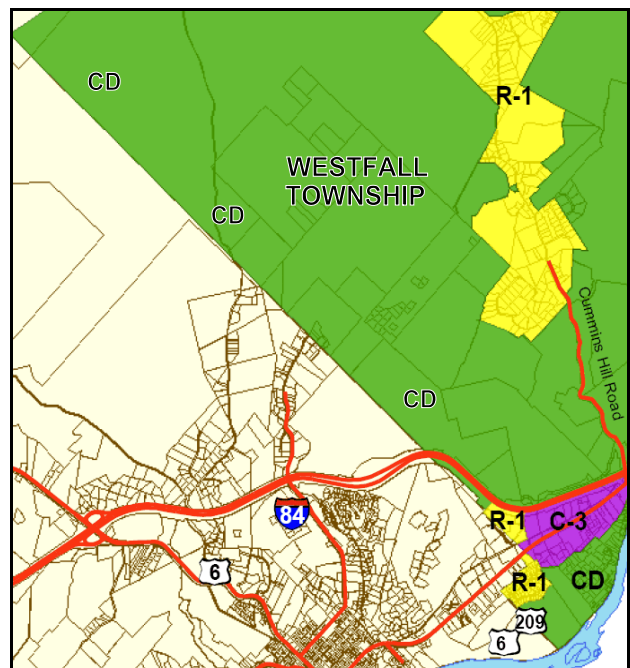
What does the Plan mean for the 11 Townships and 2 Boroughs in the County and why is it relevant to them? The Plan presents policies and actions that will guide how County government will work with the municipalities in the future to address growth issues. The Plan recognizes the important role the municipalities play in land use decisions and implementation of their individual municipal Comprehensive Plans. It indicates how the County intends to provide technical assistance to municipalities. In addition to identifying sources of funding, it supports and sets priorities for future planning efforts and grant applications which will benefit the municipalities.

Planning and Zoning in Contiguous Municipalities

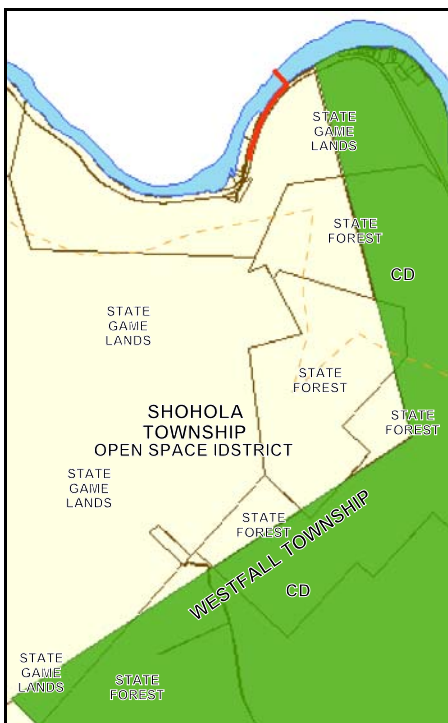
Two municipalities in Pike County adjoin the Matamoras / Westfall Planning Area, both contiguous to Westfall Township: Milford Township and Shohola Township. Milford Township adopted a comprehensive plan with Milford Borough in November 2006 and Lackawaxen Township and Shohola Township adopted a joint comprehensive plan in the fall of 2009. Although the 2006 Milford/Milford Plan and the pending Lackawaxen/Shohola Plan vary to a degree in content, each concentrates on similar issues related to quality of life and conservation issues and no significant inconsistencies are anticipated between those municipal planning programs and ongoing planning in Matamoras Borough and Westfall Township. The public review and adoption process for this *Comprehensive Plan* enabled municipal officials of the contiguous municipalities review and comment on the *Plan* and no potential inconsistencies were identified.



Milford Township Zoning Districts



Westfall Township Zoning Districts

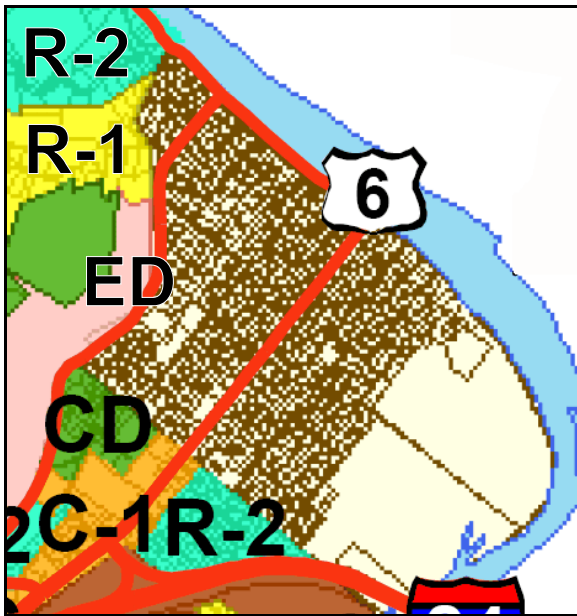


Shohola - Westfall Zoning Districts

The real issue in terms of effects on adjoining municipalities is zoning and the potential for land use conflicts is minimal.

- Milford Township and Shohola Township have each adopted a zoning ordinance.
- With the exception of the narrow strip between the Delaware River and the railroad in Pond Eddy, the entire border between Westfall Township and Shohola Township is either State Game Land or State Forest Land where development is restricted.
- In the area along the common border, Milford Township and Westfall Township are generally similar in character, that is, residential largely adjoins residential, commercial adjoins commercial, and open land adjoins open land.
- Milford Township zoning districts along the Westfall Township border include Residential, Development and Low Growth, and the Westfall districts include CD Conservation, R-1 Low Density Residential, and C-3 Mixed Commercial/Industrial.
- Based on the zoning district locations and uses permitted in the districts, the area along the Delaware River where the Milford Township Development District adjoins the Westfall Township Conservation District appears to be the area of most potential conflict. However, Pike County is in the process of acquiring the parcel for a park.

- While the potential for conflicting land uses does exist, this is the case where any two dissimilar districts adjoin, and zoning ordinance performance standards are expected to provide protection for adjoining uses.

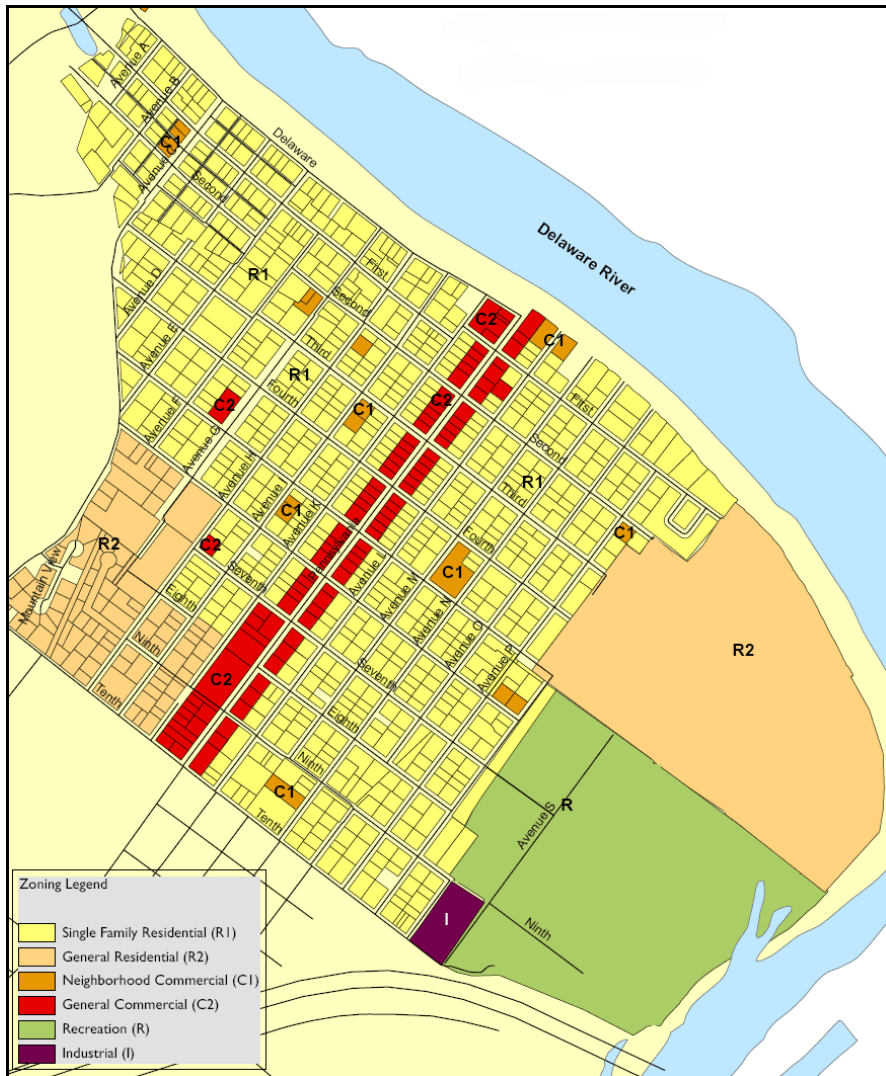


Westfall Zoning Districts

Matamoras - Westfall Border

The potential for land use conflicts along the border between Matamoras Borough and Westfall Township is also low. Based on this joint Comprehensive Plan, the Borough and Township can work together on zoning to allocate land uses in the Planning Area as a means to further minimize conflicts

- Residential districts adjoin residential districts.
- The Westfall C-1 Neighborhood Commercial District aligns with the Matamoras C-2 General Commercial District.
- The escarpment along Avenue C provides a buffer between the Borough and potential development in the Westfall Township ED Enterprise Zone District where a relatively wide range of residential and commercial uses are allowed.



Matamoras Zoning Districts

- The Matamoras I Industrial District adjoins a Westfall R-2 General Residential District but the land is owned by the Borough.
- The Westfall Township CD Conservation District adjoins a R-2 General Residential District in Matamoras but the CD District is largely developed with residences.

NJ and NY

The Matamoras - Westfall Planning Area is bordered by municipalities in New Jersey and New York. While the Delaware River provides a significant buffer in terms of direct landowner-to-landowner conflicts, planning in nearby communities can have an impact in terms of traffic, housing demand, tourism and economic development. All of the adjoining communities have adopted relatively recent comprehensive plans and supporting land use management ordinances. Clearly, the Borough and Township have no control over land use decisions in adjoining communities, but must continue to monitor any land use changes which may have a regional impact.

Existing plans in nearby communities of New Jersey and New York include:

- Town of Deerpark - 2003 Comprehensive Plan
- Town of Lumberland - 2003 Comprehensive Plan
- Township of Montague - 2004 Comprehensive Plan
- City of Port Jervis - 2003 Strategic Plan; Waterfront Revitalization Plan in progress

Contiguous Municipality Review

The Municipalities Planning Code (MPC) §502.1(b) provides standing for local municipal governing bodies to appear before and provide comments to any contiguous municipality considering a proposed subdivision, change of land use, or land development, thereby allowing issues of conflicts to be raised. Any changes made to zoning districts must be considered in terms of the zoning and existing land uses in any adjoining municipality to avoid such land use conflicts. For example, it would be inappropriate to designate an industrial or heavy commercial area adjacent to an existing residential development or residential zoning district in an adjoining municipality.

Borough and Township officials should work with the officials of adjoining municipalities to establish agreements to formalize this process among contiguous municipalities so that any municipality potentially affected by a zoning change or a development project has the opportunity for review. The MPC already requires this for comprehensive plans and plan amendments. This could also be extended to those communities across the Delaware in New Jersey and New York. The Upper Delaware Council serves to facilitate this process among the Upper Delaware communities as discussed in detail in the *Natural Resources Protection Plan*.

Regional Planning

Regional planning in the Pike County area of Pennsylvania is not formalized in any municipally organized body. Each county planning agency is responsible for review and coordination of planning within its jurisdiction. The Northeastern Pennsylvania Alliance, located in Pittston, Luzerne County, serves as a community and economic planning and development information source and funnel for grants and special projects for Carbon, Lackawanna, Luzerne, Monroe, Pike, Schuylkill and Lackawanna Counties, but has no municipally authorized regional planning power.