

3. GOALS, OBJECTIVES, & STRATEGIES

Pursuant to the Municipalities Planning Code (MPC), Section 301(a)(1) and Section 606, "Community Development Objectives", a Comprehensive Plan should provide 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 also serve as a statement of community objectives". Accordingly, Steering Committee members identified goal themes considered critical to the future of Middle Smithfield Township. Many of the following themes are required Comprehensive Plan elements, while others are directly and uniquely relevant to Middle Smithfield Township. They are all fundamentally incorporated into the major Chapters and maps that comprise this Plan:

Goal Themes

1. Pocono's Environment
2. Transportation Efficiency & Effectiveness
3. Route 209 Corridor Enhancement
4. Economic Vitality
5. Design Guidelines for Community & Neighborhood Development
6. Conservation Design
7. Smaller Scale Commercial Development
8. Housing Opportunities & Choice
9. Park & Recreational Facilities (municipally owned and operated)
10. Tree Protection, Tree Replacement, and Landscaping
11. Community & Municipal Services
12. Community & Municipal Infrastructure
13. Route 402 Corridor and other appropriate locations
14. Tourism & Hospitality
15. Future Land Use

Concise goal statements, objectives and strategies are included on the following pages.

<p>GOAL #1: Pocono’s Environment (natural, scenic, cultural, and historic resources)</p> <p>Protect the natural, cultural, scenic, and historic resources of Middle Smithfield Township, while allowing economic development, and advocate the preservation of these resources in adjacent municipalities.</p>
<p>Objectives and Strategies:</p>
<p>1.1. Protect and maintain a high quality water supply.</p> <ul style="list-style-type: none"> 1.1.a. Protect surface and ground water from point and non-point source pollution. 1.1.b. Require buffers around public wellheads. 1.1.c. Identify aquifer recharge areas and amend the Township Ordinances to limit impervious surface in these areas. 1.1.d. Encourage connection to central sewer systems where feasible to prevent water contamination. 1.1.e. Incorporate recommendations and model ordinances from the Monroe County Water Supply and Wellhead Protection Plan into the Township Ordinances. 1.1.f. Collaborate on a watershed basis to update and implement stormwater management plans.
<p>1.2. Enhance wetland, floodplain, and surface water protection.</p> <ul style="list-style-type: none"> 1.2.a. Include 100% of the land area within wetlands, floodplains and surface water bodies for the calculation of Adjusted Tract Area. 1.2.b. Amend the Subdivision and Land Development Ordinance to provide a <u>minimum</u> 35-foot riparian buffer along all floodplains, wetlands, and streams/surface water where development is restricted, except that where a larger buffer is currently provided for in the Township Ordinance, the larger buffer should be maintained. 1.2.c. Limit development within the 100-year floodplain to that which would not impede flood levels or impede the flow of flood waters.
<p>1.3. Improve standards for development on steep (15% to 25% slope) and very steep slopes (greater than 25% slope).</p> <ul style="list-style-type: none"> 1.3.a. Enhance protection standards for development on steep and very steep slopes. 1.3.b. Continue to limit impervious cover on steep and very steep slopes. 1.3.c. Establish construction standards for development on steep and very steep slopes.
<p>1.4. Establish forest and tree protection standards.</p> <ul style="list-style-type: none"> 1.4.a. Amend the Subdivision and Land Development Ordinance to provide standards for tree preservation and replacement. 1.4.b. Amend the Subdivision and Land Development Ordinance to provide protections of Specimen Trees.
<p>1.5. Mitigate adverse environmental impacts.</p> <ul style="list-style-type: none"> 1.5.a. Amend the Subdivision and Land Development Ordinance to require an Environmental Impact Assessment and Mitigation Report for developments that impact natural, scenic or environmental resources.

- 1.5.b. Require greater mitigation in the T-1 and T-2 Character Areas, while permitting greater disturbance in T-4 through T-6 Areas.

GOAL #1: Pocono's Environment (Continued)

- 1.6. Identify and protect unique scenic vistas, ridgelines, wildlife corridors, and historic resources.
- 1.6.a. Designate natural, scenic (including ridgelines), cultural and historic resources as sending areas for transfer of development rights.
 - 1.6.b. Designate T-1 and T-2 Areas (Natural Preserve and Rural Reserve) as sending areas for transfer of development rights.
 - 1.6.c. Provide incentives for adaptive re-use and rehabilitation of historic buildings.
 - 1.6.d. Collaborate with nonprofit and other groups to encourage resource education and awareness programs.
 - 1.6.e. Encourage cultural and ecotourism in order to balance resource preservation with economic development.
 - 1.6.f. Consider a tiered approach to historic resource protection, similar to the protection levels for different natural resources.

GOAL #2: Transportation Efficiency and Effectiveness

Facilitate the safe and efficient movement of people and goods; and promote multimodal circulation.

Objectives and Strategies:

- 2.1. Create an efficient road network.
 - 2.1.a. Create a road system parallel to Route 209.
 - 2.1.b. Create an east/west connector to relieve traffic congestion.
 - 2.1.c. Coordinate with Monroe County to ensure an adequate transportation network.
- 2.2. Alleviate traffic congestion through an interconnected road network.
 - 2.2.a. Encourage a minimum of two through-streets between adjoining neighborhoods.
 - 2.2.b. Minimize cul-de-sacs.
 - 2.2.c. Install traffic control devices at selected intersections.
- 2.3. Create an interconnected network of pedestrian and bicycle paths.
 - 2.3.a. Require sidewalks and other options for pedestrian circulation in new development in T-4 through T-6 areas.
 - 2.3.b. Encourage trails in new development in T-3 areas.
 - 2.3.c. Extend existing sidewalks to adjoining neighborhoods in the T-4 through T-6 areas.
 - 2.3.d. Require new on and off-street multi-purpose paths to connect to existing and planned paths on adjacent properties.
 - 2.3.e. Participate in Monroe County and PennDOT efforts to formulate a cross-state bikeway system.
- 2.4. Provide travel choices to accommodate all segments of the population.
 - 2.4.a. Coordinate with the Monroe County Transit Authority (MCTA) to support and establish a public transportation system.
 - 2.4.b. Support the use of alternative energy in the public transportation system.

GOAL #3: Route 209 Corridor Enhancement

Redevelop the Route 209 corridor with cohesive, attractive, and expanded commercial development opportunities.

Objectives and Strategies:

- 3.1. Create opportunities for new, infill, and redeveloped commercial clusters.
 - 3.1.a. Encourage consolidation of parcels for redevelopment.
 - 3.1.b. Provide incentives for redevelopment along the Corridor.
 - 3.1.c. Amend the Zoning Ordinance to permit mixed uses.
 - 3.1.d. Amend the Zoning Ordinance to provide an Arterial Corridor Overlay in accordance with the CTLUMS study.
 - 3.1.e. Designate the corridor as a Transfer of Development Rights (TDR) Receiving Area.
- 3.2. Retrofit existing, underperforming commercial development.
 - 3.2.a. Encourage new buildings to be a minimum of two (2) stories in height.
 - 3.2.b. Screen existing off-street parking lots with a low wall or hedge.
- 3.3. Establish and enforce design standards to discourage strip development and create commercial clusters.
 - 3.3.a. Encourage new parking to be located to the rear or side of nonresidential buildings.
 - 3.3.b. Encourage new buildings to be constructed in clusters that create a continuous street wall.
 - 3.3.c. Encourage the development of Traditional Neighborhood Development (TND) with a mix of uses along the corridor.
 - 3.3.d. Encourage interconnected sidewalks in commercial areas.
- 3.4. Establish and enforce design standards for buildings and landscape.
 - 3.4.a. Require buffers for nonresidential sites and between incompatible uses.
 - 3.4.b. Establish effective standards for street trees and parking lot landscaping.
 - 3.4.c. Amend regulations to minimize freestanding signs.
 - 3.4.d. Maintain and/or restore scenic views.

GOAL #4: Economic Viability

Promote a strong, sustainable economy through a balanced tax base including expanded opportunities for compatible commercial development.

Objectives and Strategies:

- 4.1. Expand commercial development opportunities along Routes 209 and 402.
 - 4.1.a. Provide incentives for consolidation and redevelopment of existing commercial parcels.
 - 4.1.b. Provide sufficient land for expanded opportunities for commercial and other tax ratable development.
 - 4.1.c. Identify opportunities for business park development.
- 4.2. Attract high-end commercial office and clean industry.
 - 4.2.a. Increase employment opportunities.
 - 4.2.b. Cooperate with regional economic development agencies.
- 4.3. Strive for a balanced tax base.
 - 4.3.a. Emphasize nonresidential development in order to promote a greater balance between residential and nonresidential growth.
 - 4.3.b. Incorporate fiscal impact analysis as part of the subdivision and land development process.
 - 4.3.c. Create and implement a land use pattern that will facilitate financially self-supportive community utilities.
 - 4.3.d. Increase opportunities for diverse commercial and other tax ratable land uses, including live work units and TND.
 - 4.3.e. Minimize fiscal impact of tax-exempt properties.
 - 4.3.f. Promote seasonal and year round businesses.
- 4.4. Promote mixed-use development.
 - 4.4.a. Permit mixed-use development in commercial zones.
 - 4.4.b. Zone for traditional neighborhood development.

GOAL #5: Design Guidelines for Community and Neighborhood Development

Create effective design guidelines that address community function and appearance, and promote true neighborhoods.

Objectives and Strategies:

- 5.1. Actively promote and enforce design guidelines for preferred development in the Township.
 - 5.1.a. Develop design guidelines for compact and cluster development.
 - 5.1.b. Develop design guidelines for mixed-use development.
 - 5.1.c. Develop design guidelines for traditional neighborhood development (TND).
 - 5.1.d. Develop design guidelines for highly visible public corridors such as Routes 209 and 402.
 - 5.1.e. Establish design guidelines for attractive, small-scale commercial clusters.
 - 5.1.f. Establish design guidelines that reflect the “best practices” for each Proposed Character Area.¹
 - 5.1.g. Incorporate a design review into the development review process.
- 5.2. Increase vehicular and pedestrian interconnectivity.
 - 5.2.a. Encourage vehicular interconnectivity between adjacent parcels and uses when developed or redeveloped.
 - 5.2.b. Promote pedestrian interconnectivity in all Character Areas and between adjacent parcels and uses when developed or redeveloped.
 - 5.2.c. Encourage cross-access easements on new development.
 - 5.2.d. Provide incentives for vehicular and pedestrian interconnectivity.
- 5.3. Promote good examples of preferred development.
 - 5.3.a. Encourage “best practices” using models from other places for the T-3, T-4, T-5 and T-6 Character Areas.¹

¹ Please see Chapter 4 for a full explanation of Character Areas and the best practices and models for each.

GOAL #6: Conservation Design

Implement alternative development patterns that fulfill Middle Smithfield Township's desire for attractive development that is environmentally sensitive and fiscally sustainable.

Objectives and Strategies:

- 6.1. Facilitate development that fits into the natural features of the Township.
 - 6.1.a. Enhance and promote the Township's existing Conservation Design Ordinance.
 - 6.1.b. Require conservation or traditional neighborhood design on tracts in the T-3 and T-4 Character Areas located outside of the sewer service area.
 - 6.1.c. Support conservation easements with conservation organizations.
- 6.2. Prioritize natural feature conservation.
 - 6.2.a. Amend the Zoning Ordinance to limit encroachment on natural features.
 - 6.2.b. Establish priorities for Natural Resource Protection Areas.
 - 6.2.c. Designate Natural Resource Protection Areas and the T-1 and T-2 Character Areas as sending areas for Transfer of Development Rights.

GOAL #7: Smaller Scale Commercial Character

Provide opportunities for small-scale commercial nodes.

Objectives and Strategies:

- 7.1. Adopt and implement planning standards for small-scale commercial clusters.
 - 7.1.a. Identify small-scale commercial opportunities.
 - 7.1.b. Identify key design elements for smaller-scale commercial clusters.
 - 7.1.c. Zone for mixed-use commercial clusters with upper story residential opportunities.
- 7.2. Identify small-scale business opportunities.
 - 7.2.a. Permit no-impact home-based businesses in all residential districts.
 - 7.2.b. Continue to permit home occupations (home professional) in selected districts.
 - 7.2.c. Allow live-work units in selected commercial districts.
- 7.3. Promote seasonal and year-round businesses.
 - 7.3.a. Permit seasonal sales of homegrown products.

GOAL #8: Housing Opportunities and Choices

Encourage an affordable mix of housing and neighborhood choices and opportunities that meet the needs of the Township's diverse population.

Objectives and Strategies:

- 8.1. Promote quality affordable housing that is intermingled with and indistinguishable from market-rate housing.
 - 8.1.a. Encourage work-force housing.
 - 8.1.b. Support rehabilitation of existing dwellings for affordable housing.
 - 8.1.c. Promote adaptive reuse of buildings for housing.
 - 8.1.d. Permit accessory dwelling units with design criteria in residential zones.
 - 8.1.e. Provide incentives for work-force housing.
- 8.2. Promote a diverse range of housing types and sizes, including accessory dwelling units (or in-law suites).
 - 8.2.a. Provide sufficient land for projected housing needs.
 - 8.2.b. Zone for a variety of housing types and sizes.
 - 8.2.c. Encourage senior housing for all income levels.
- 8.3. Promote mixed-use development that will create housing within walking distance of jobs, neighborhood services, schools and recreation.
 - 8.3.a. Zone for Traditional Neighborhood Development with mixed housing types.

<p>GOAL #9: Park & Recreational Facilities (municipally owned and operated)</p> <p>Create adequate recreational opportunities to serve the diverse needs and desires of Township residents and visitors.</p>
<p>Objectives and Strategies:</p>
<p>9.1. Maintain and enhance existing municipally owned park and recreational facilities.</p> <p>9.1.a. Establish a capital improvements program for existing parks.</p> <p>9.1.b. Provide improved facilities.</p>
<p>9.2. Expand recreational programs and opportunities for residents of all ages and abilities.</p> <p>9.2.a. Undertake a comprehensive Open Space and Recreation Plan for the Township.</p> <p>9.2.b. Increase the capacity and range of recreational opportunities provided at existing facilities.</p> <p>9.2.c. Provide additional recreational lands to meet future demand.</p>
<p>9.3. Establish an interconnected system of parks, facilities, and trails that link historic, scenic and cultural assets to each other and the Township's neighborhoods and centers.</p> <p>9.3.a. Inventory existing trails.</p> <p>9.3.b. Identify opportunities to connect existing trails.</p> <p>9.3.c. Identify opportunities to acquire trail easements.</p> <p>9.3.d. Cooperate with Monroe County and other partners to build upon and implement the Eastern Monroe Open Space Plan and Monroe County Open Space Plan.</p> <p>9.3.e. Investigate potential sources and partnerships for trail improvement and maintenance.</p>
<p>9.4. Provide incentives for dedication of open space to the Township.</p> <p>9.4.a. Provide density bonuses for dedication of open space.</p> <p>9.4.b. Require a recreational fee-in-lieu for residential and nonresidential development.</p>
<p>9.5. Cooperate with other organizations and agencies to encourage full use of existing recreational assets.</p> <p>9.5.a. Collaborate with the National Park Service (NPS) to facilitate greater promotion, access, and use of existing park and conservation lands.</p> <p>9.5.b. Collaborate with the State, County, and Regional parks to facilitate greater promotion, access, and use.</p> <p>9.5.c. Collaborate with the school districts to increase the sharing of recreational facilities.</p> <p>9.5.d. Continue participation and collaboration with the Eastern Monroe Regional Park Commission.</p>

GOAL #10: Tree Protection, Tree Replacement, and Landscaping

Protect and replace trees and enhance landscape quality.

Objectives and Strategies:

10.1. Establish and enforce design standards for trees and landscaping.

10.1.a. Establish tree protection standards.

10.1.b. Enact tree replacement requirements.

10.1.c. Improve street tree planting requirements.

10.1.d. Ensure the use of native species in all required landscaping.

10.2. Buffer incompatible adjacent land uses with effective landscaping.

10.2.a. Expand and enforce Landscape Plan requirements in the Ordinances.

10.2.b. Establish landscape standards for buffer widths, species, and quantities.

GOAL #11: Community & Municipal Services

Provide effective community and municipal services to serve the Township residents, and support the regional provision of services by others.

Objectives and Strategies:

- 11.1. Investigate opportunities to expand and provide new services in the Township.
 - 11.1.a. Seek out opportunities to create youth and senior centers in the Township.
 - 11.1.b. Explore opportunities for a community college and other social services.
 - 11.1.c. Encourage community based nonprofit organizations.
- 11.2. Expand the provision of municipal services as needed to keep pace with growth.
 - 11.2.a. Cooperate with State, County, and adjacent municipalities for provision of regional services such as ambulance, public safety, library, and social services.
 - 11.2.b. Assess and monitor the need for a regional police force, (joint) local police force, and paid emergency services staff as the Township grows.
 - 11.2.c. Establish a mechanism for East Stroudsburg Area School District to participate and provide input into the subdivision and land development review process.

GOAL #12: Community & Municipal Infrastructure

Plan and implement community and municipal infrastructure to support development where desired and as needed.

Objectives and Strategies:

- 12.1. Help to ensure an adequate supply of drinking water is available for the projected population in accordance with the State Water Plan.
 - 12.1.a. Protect and maintain a high quality water supply.
 - 12.1.b. Promote water saving measures in new construction.
 - 12.1.c. Maximize the efficiency of water supply systems.
 - 12.1.d. Incorporate recommendations from the Monroe County *Water Supply and Wellhead Protection Plan* into the Zoning Ordinance and Subdivision and Land Development Ordinance.
- 12.2. Provide sufficient, self-supporting wastewater treatment capacity for desired population and economic growth.
 - 12.2.a. Implement the update to the Township's Act 537 Plan for modification of public sewer service area boundaries.
 - 12.2.b. Implement innovative on-lot and community sewage disposal systems.
 - 12.2.c. Support continued maintenance and repair of sewage disposal systems owned and operated by Middle Smithfield Municipal Authority.
 - 12.2.d. Establish a capital improvements plan for infrastructure expansion and improvements.
- 12.3. Improve stormwater management.
 - 12.3.a. Implement the use of Best Management Practices (BMPs) for stormwater management such as vegetative filtration, riparian buffers, buffer plantings, bio-retention areas, rain gardens, and vegetative flow conveyance.
 - 12.3.b. Incorporate elements and recommendations from the Brodhead/McMichaels's Stormwater Management Plan and Floodplain Model Ordinance into the Township Code.
 - 12.3.c. Advocate the completion of an Act 167 Plan for the Bushkill Watershed.

GOAL #13: Route 402 Corridor and other appropriate locations

Create opportunities for well-designed nodes of nonresidential development at appropriate locations within the Township.

Objectives and Strategies:

- 13.1. Identify and designate areas for nonresidential development along Route 402 and other appropriate locations within the Township.
 - 13.1.a. Zone for mixed-use commercial clusters with upper story residential opportunities.
 - 13.1.b. Promote nonresidential development within Traditional Neighborhood Development (TND).
- 13.2. Create design guidelines for small-scale nonresidential development.
 - 13.2.a. Identify key design elements for smaller-scale commercial clusters.
 - 13.2.b. Require key design elements in new development.

GOAL #14: Tourism & Hospitality

Foster Middle Smithfield Township's tourism industry by enhancing and capitalizing on the Township's natural resources, scenic qualities, outdoor recreation opportunities and hospitality potential.

Objectives and Strategies:

- 14.1. Promote the unique natural and historic features of the Township that attract tourism and provide recreational opportunities.
 - 14.1.a. Identify unique natural features for preservation and promotion.
 - 14.1.b. Identify unique historic features for preservation and promotion.
 - 14.1.c. Identify additional, unique recreational opportunities to attract visitors.
 - 14.1.d. Encourage year round recreational opportunities.
- 14.2. Support efforts for regional tourism.
 - 14.2.a. Increase and promote opportunities for hospitality.
 - 14.2.b. Promote Township attractions to Delaware Water Gap National Recreation Area (DWGNRA) visitors.
 - 14.2.c. Cooperate with the Pocono Mountains Visitors Bureau and others.

GOAL #15: Future Land Use

Balance growth and development with Middle Smithfield Township's small town and rural character.

Objectives and Strategies:

- 15.1. Develop and implement Zoning Ordinance amendments and Subdivision and Land Development Ordinance amendments based upon proposed "Character Areas".
 - 15.1.a. Identify Natural Resource Protection Areas of greatest priority and protect across Character Areas through overlay provisions.
 - 15.1.b. Provide more flexible protection regulations for Natural Resources in areas where growth is directed.
 - 15.1.c. Direct growth away from T-1 and T-2 Character Areas.
 - 15.1.d. Concentrate greatest concentrations of growth into the T-5 and T-6 Areas.
 - 15.1.e. Incorporate "best practice" models from other places for Character Areas T-3, T-4, T-5 and T-6 into existing Ordinances.
- 15.2. Develop and monitor a 10-year growth plan.
 - 15.2.a. Project population and housing growth for a 10-year period.
 - 15.2.b. Ensure sufficient land is available for the 10-year growth projection.
- 15.3. Establish a Transfer of Development Rights (TDR) program².
 - 15.3.a. Define receiving and sending areas for a Transfer of Development Rights program.
 - 15.3.b. Designate T-1 and T-2 Areas as Sending Areas.
 - 15.3.c. Designate T-5 and T-6 Areas as Primary Receiving Areas.
 - 15.3.d. Designate T-4 Areas as Secondary Receiving Areas.
 - 15.3.e. Evaluate and refine the TDR ordinance.

² TDR allows landowners to transfer the right to develop from a parcel(s) of land- called the sending area, the area to be preserved – to a different parcel(s) of land – called the receiving area, the area to accommodate growth.