

9. Interrelationship of Plan Components

Section 301(a)(4.1) of the Municipalities Planning Code requires that the Comprehensive Plan include 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.”

The Middle Smithfield Township Comprehensive Plan is meant to be viewed as a holistic document in which each of the components affects and interacts with the others. While some like transportation and utilities are needed to direct and support development in accordance with the Land Use Plan, others such as Community Services will need to be in place to serve the residents once they have arrived. It is through the balance and coordination of each of these components that will allow the Township to enhance its economic vitality and balanced tax base that is necessary to achieve its vision for the future.

Each of the components is described more fully as follows:

The Plan for Land Use focuses on the Character Areas and represents the Township’s vision for development. The Land Use Plan is embodied in the Proposed Character Areas Map (Map 4-2) which depicts not only where the Township will support and direct growth, but also the character of the community that growth should create. This map does not operate on its own, but interacts with the Natural Resources and Historic Resources maps, which should act as overlays that will further influence and refine development in these areas. These overlays are vital to the Township’s ability to protect its unique and rural character in the face of new growth and development.

Emphasized within the Land Use Best Practices and Guidelines is development that is sensitive to its environment and provides opportunities for mixed use and compact development. Economic development opportunities are also stressed in this section in order for the Township to be able to balance its tax base and prevent further burden on taxpayers.

The Plan for Utilities focuses on the sewer and water capacity that will be needed to support development where the Township has deemed appropriate and in accordance with Federal and State regulations for resource protection. In many areas depicted on the Land Use Plan, particularly those within the T-6 zone, the planned improvements to the treatment plant and increased capacity, as described in the newly adopted Act 537 Plan, will need to be closely coordinated with growth for optimal use of the Township’s financial resources.

The Plan for Circulation and Transportation describes the necessary improvements that need to be made over the long term in order to support the Township’s desired growth pattern while protecting the quality of life for residents, business owners, and visitors. Improvements to the transportation system will require long-term cooperative effort, but should not focus solely on physical vehicular improvements. Policy changes that encourage and support the development of alternative transportation measures that will be needed in the future should also be considered. In addition, planning for these

improvements ahead of development will allow for developer contributions, dedications and other sources of support that will be timelier, more appropriate, and less costly to the Township.

The Plan for Housing focuses on the demand for housing and the types of housing that will be needed. It is important to the Township that the housing choices within its boundaries are attractive and affordable to people of all ages and incomes. This plan provides recommendations for how the Township Ordinances can better incentivize mixed housing types and more affordable alternatives.

The Community Facilities and Services are intended to serve the population that will come and to provide the Township a blueprint for its capital improvements planning. The demand for these services will rise as growth in the Township occurs. As the need for additional services and facility space arises, the Township will need to include space for these needs as part of the land use plan.

Together these components are intended to promote a desirable, sustainable pattern of development for the Township in the future. The design and implementation of the complimentary plan components and promote a vibrant natural cultural, and social environment, stable and diverse economic base, and fiscal viability.

10. Regional Relationships

Just as the Municipalities Planning Code requires an explanation of how the Comprehensive Plan components relate to one another, it also requires a statement describing the compatibility of the Township's plan with existing plans and development in the region. More specifically, MPC Section 301(a)(5) requires: "a statement indicating that the existing and proposed development of the municipality is compatible with the existing and proposed development and plans in contiguous portion of neighboring municipalities" and a statement indicating that the plan "is generally consistent with the objectives and plans of the county comprehensive plan."

The Township supports continued and enhanced regional communication and cooperation on planning initiatives and community facilities and services in order to produce positive impacts and benefits for the region as a whole.

Monroe County

The Middle Smithfield Township Comprehensive Plan Update is generally consistent with the goals of Monroe County as outlined in their 1999 Comprehensive Plan. The following are examples of specific areas where plan goals and objectives are fully aligned:

- As part of its overriding goal to protect groundwater resources, Monroe 2020 supports the expansion of sewer lines and treatment facilities where appropriate.
- The Township's Comprehensive Plan is consistent with and incorporates the policies, recommendations, and model ordinances of the *Water Supply and Wellhead Protection Plan*.
- The Township's goals to improve the overall appearance and attractiveness of the Route 209 corridor, including signage controls, are consistent with the goals of Monroe 2020.
- The Township's Proposed Character Areas Map proposes mixed uses, concentrating development in areas where utilities exist, and the creation of village or town center type areas that can meet local and regional employment and services, and civic and residential needs.
- The Township Comprehensive Plan Update advocates for Intermunicipal cooperation and participation in areas of regional significance. These areas include, but are not limited to:
 - Cooperation in watershed planning in accordance with the Water Supply and Wellhead Protection Plan;
 - Participation on the Northeast Pennsylvania Rural Transportation Planning Organization Committee;
 - Coordinate with the Monroe County Transit Authority to advocate for expanded bus service; and

- Participate in regional open space and preservation efforts as outlined in the Monroe County Open Space Plan.

Price Township:

Price Township in Monroe County borders Middle Smithfield to the north and west. Price Township adopted its comprehensive plan in June of 2002. Lands bordering Middle Smithfield Township are currently zoned as Open Space Conservation (OSC) and Rural Residential (RR) to the north and west, with R-1 (1 acre/dwelling unit zoning) and R-2 (0.5 acre/dwelling unit zoning) zoning to the southwestern corners.

Smithfield Township:

Smithfield Township aligns Middle Smithfield along its entire southern boundary. The latest comprehensive plan for Smithfield Township was adopted in 2000. Zoning in the area immediately adjacent to Middle Smithfield consists of Resort, R-1 (1.14 acre/dwelling unit), and Residential Conservation (2 acres/dwelling unit).

Pike County:

Pike County released its Comprehensive Plan Update in November of 2006. Broad goals of the Plan include greater preservation of open space, greater Intermunicipal cooperation, increased housing options, and increased tourism opportunities. In all of these areas, the goals are consistent with those of the Middle Smithfield Comprehensive Plan.

In addition, the Pike County Conceptual Growth Plan shows a Major Growth Area in Lehman's Township, north of Bushkill Village along Bushkill Road. No growth area is proposed for Porter Township. This is generally consistent with the Middle Smithfield Comprehensive Plan in that growth remains along the Route 209 corridor. Zoning in the areas bordering Middle Smithfield Township consist of the following:

Porter Township:

The majority of lands within Porter Township and adjacent to Middle Smithfield Township are zoned as public parkland or conservation zoning (3-5 acres/dwelling unit).

Lehman Township:

The lands in this area are currently zoned as rural residential (2 acre/dwelling unit) and low density residential (1 acre per dwelling unit).

New Jersey:

The municipalities immediately adjacent to Middle Smithfield on the New Jersey side are both included in the Delaware Water Gap Recreation Area and thus are consistent with the rural character of Middle Smithfield Township. Hardwick Township in Warren County lies directly east of the Delaware River. Remaining lands outside of the DWGRA are classified as New Jersey State Planning Areas 4 (Rural), 4B (Rural- environmentally sensitive), and 5 (environmentally sensitive). Walpack Township, in Sussex County,

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New Jersey, is entirely designated within the DWGNRA. In the 2000 Census, this Township had a population of 41 people.