

## CHAPTER 6

### COMMUNITY FACILITIES AND SERVICES PLAN

#### **Introduction**

The goal for community facilities and services is to provide facilities and services, on a coordinated regional basis where possible, to meet the existing and future needs of the residents of St. Lawrence Borough, Exeter Township and Amity Township consistent with the financial capabilities of the Borough and Townships. The following are the objectives for community facilities:

#### *Objectives:*

- Evaluate the need and opportunity for additional, expanded or improved community services and facilities and plan for the efficient and economical provision of those services and facilities.
- Ensure that required infrastructure is constructed by developers.
- Identify opportunities and/or needs for regionalization and/or sharing of services, equipment and facilities and determine what efficiencies can be obtained in the provision of services to the region's residents.
- Protect water supplies in the region and require development to demonstrate adequate capacity that will not adversely affect other water supplies.
- Work with the School Districts to assure adequate, local school facilities are available to area residents and new facilities are located to be consistent with the goals and objectives of this plan.
- Identify opportunities for cooperation among municipalities and school districts in providing facilities and programs to area residents.
- Develop an energy conservation plan.
- Require developers to adequately manage stormwater runoff and erosion and sedimentation in manners consistent with the protection of natural resources in the region.

- Plan for a safe, clean water supply which will adequately serve the region in the future.
- Provide a variety of recreation facilities and programs for area residents.
- Support water conservation measures.
- Assure that the scale of development in the region is consistent with capacity of the region's infrastructure.
- Provide for adequate enforcement of municipal regulations and ensure regulations are up-to-date.
- Plan for coordinated, adequate emergency management services in the region.
- Support recycling and waste reduction programs and development of an effective, environmentally sound long range waste management system.
- Minimize adverse landfill impacts on the community and maximum future benefits from reuse of the landfill to the community.
- Coordinate public sewer and water planning with land use policies and establish growth areas where public sewer and water facilities are available.
- Restrict the extension of public sewer and water facilities to areas proposed to remain rural and in open space.
- Encourage cooperation among fire companies in the area to address the fire protection needs of the community.

### **Coordination of Sewer and Water Facilities and Land Use Planning**

One of the objectives is to coordinate sewer and water planning with land use planning. It is critical that policies on provision of public sanitary sewer and water facilities be coordinated with the Future Land Use Plan. The municipalities should work with the St. Lawrence Borough Authority, Exeter Township Authority, Amity Township Municipal Authority, Pennsylvania American Water Company, Mt. Penn Borough Authority and other authorities which might be created with regard to water and sewer to assure coordination of policies. As sanitary sewer and water systems are expanded and sewage treatment plant capacities expanded or sold, they should be expanded or sold to serve the Medium Density Residential, portions of Low Density Residential, High Density Residential, Neighborhood Commercial, Highway Commercial, Office Park, General

Industrial, Light Industrial, Shopping Center, and Town Center areas shown on the Future Land Use Plan. In some cases in Amity Township, sewer service could be extended into Rural Conservation Areas in the western portion of the Township to serve malfunctioning on-lot sewage disposal systems and cluster development at a density of one dwelling unit per two net acres. Otherwise, public sanitary sewer and water facilities in general should not be extended into Agricultural Preservation, River Conservation, Rural Conservation, Rural Preservation, and Rural/Institutional areas unless to address pressing health concerns. Extension to Low Density Residential areas could be appropriate if such areas are adjacent to Medium Density Residential areas, and will not increase development pressure on areas not intended for intensive development.

It is important to preserve stream corridors within the area and maintain the quality of streams as habitats, water resources and recreational resources. Sewage treatment plant discharges and standards should be consistent with the highest Stream Fishery Standards classification for receiving streams so the streams will not be degraded by the discharges through the plants. This should be monitored with the owners and operators of the plants.

### **Cooperative Efforts**

The municipalities should continue to review opportunities and/or needs for regional cooperation in the provision of services and facilities as demands for services and costs increase. Municipalities can also work with the school districts in providing facilities and programs to area residents.

Fire companies are finding it more difficult to get adequate numbers of volunteers, and cooperation among fire companies in the Region to address the fire protection needs of the community is encouraged. Water planning should involve fire companies in the area to insure that there will be adequate fire hydrants and volume and pressure of water to provide adequate fire protection in water service areas.

Other potential opportunities for regional cooperation which should be reviewed include purchase or use of equipment, such as road equipment, emergency services planning and coordination, and recreation facilities and programs.

As new school facilities are proposed by the school districts, the municipalities should work with the school districts to assure that school facilities are located to be consistent with the Comprehensive Plan. For instance, it would be desirable to consider location of school facilities in areas where development has or is expected to take place, rather than locate school facilities in Agricultural or Rural Conservation and Rural Preservation areas, which are intended to preserve rural and open space character of the region. School facilities should be located where public sewer and water is available.

To facilitate implementation of this Comprehensive Plan, and to address the needs and possibilities for cooperation in the future, municipalities should formalize the joint planning process that has begun with formation of a Joint Municipal Planning Committee. A committee comprised of representatives from all the municipalities should be created which will meet on a regular basis to review the Comprehensive Plan and to identify what steps should be taken to foster realization of the Plan. This concept of using committees composed of area residents to address major issues of concern within the area could be used on other issues.

The municipalities should continue to work together with the school districts to coordinate use of the recreation facilities within the Region.

### **Specific Projects**

Specific projects which are included on the Community Facilities map include:

- Completion of facilities at Hill Road Recreation area.
- Connect Old Airport Road Open Space with Township property.
- Complete new Middle School along Weavertown Road.
- Construct outdoor recreation facilities at Amity Community Park.
- Develop River Bend Park.
- Develop Hunter's Run Park.
- Develop Old Farm Park.
- Develop Crestwood Park.
- At Monocacy Hill Recreation Area:
  - Continue to improve site
  - Plan an environmental education center
  - Secure clear title
- Construct new Exeter Community Library
- Upgrade selected facilities at Lake Drive Recreation Area
- Construct new elementary school along Monocacy Creek Road

## **Monitoring of Needs**

It is important to continue to monitor the need, and opportunities, for additional, expanded or improved community services and facilities. Municipalities must plan for the efficient and economical provision of services and facilities and determine what efficiencies can be obtained in the provision of services.

## ***Trail and Greenway Planning***

### **Introduction**

In the St. Lawrence, Exeter and Amity area, settlements were generally founded along major travel routes, such as current Routes 422, 562, and 662, or along the Schuylkill River and railroad paralleling it. Residential neighborhoods, employment, community facilities, and cultural facilities were within walking distance. Increased development, sprawl, and motor vehicles have made pedestrian travel less safe and less possible. Many portions of the River are removed from pedestrian orientation.

A goal of this plan is to facilitate pedestrian circulation and connection of neighborhoods, commercial and industry areas, cultural and community facilities, the River, as well as the countryside. An inviting, convenient and safe pedestrian system is required. This may include sidewalk repairs, new sidewalks, and trails. Continuous routes, marked, safe crosswalks, handicapped access, and streetscape amenities such as benches, lighting and trash receptacles (where appropriate) should be considered.

The Schuylkill River Greenway Association is working to provide a continuous recreation trail parallel to the Schuylkill River from its headwaters in Schuylkill County to its confluence with the Delaware River. The Thun Trail transverses a portion of Amity Township before it crosses the river to the south side. Trail systems are found in Monocacy Hill in the Daniel Boone Homestead, on Neversink Mountain, and in the St. Lawrence Watershed.

A conceptual trail system throughout the Region is shown on the Pedestrian Circulation Map. The trail system would accomplish several things, including providing a recreational resource for bicycling and walking, and in some areas perhaps horseback riding; providing connections to the Schuylkill River Trail and the Horseshoe Trail, which passes through the southern portion of Berks County; connecting existing trails within the region; providing an alternative circulation system throughout the area which would provide access between developed areas, access to businesses and jobs, access to community facilities and recreation facilities, and access to historic resources. Connections would be made to the existing pedestrian circulation systems within the Borough and subdivisions.

This is a Conceptual Plan, and it will be necessary to refine the Plan with individual municipal Recreation Commissions and any Joint Trail Commission of the municipalities. Issues to be addressed are listed below.

A Feasibility Study For Neversink Mountain, Berks County, Pennsylvania was prepared in November 1997 for the City of Reading in cooperation with the Berks County Conservancy. The Report contains a proposed long range plan for development of Neversink Mountain Park within several municipalities, including western Exeter Township. Within the Plan, trail access is shown at Klapperthal and Reservoir Roads, a recreation area is shown north of Klapperthal Road, and trails in Exeter Township connect to the system of trails which extends throughout Neversink Mountain.

Land within the proposed Park in the Township is currently Berks County Conservancy owned and eased, Earl Trust land, County owned land, and privately held.

This Joint Comprehensive Plan supports continued examination of the feasibility of Neversink Park, planning for the Park, and implementation of a Plan which is acceptable to the municipalities which have land included within the Park.

#### **Issues to Address in Detailed Planning for a Trail System**

The first item to address is establishing destinations for the trail system. The conceptual trail plan has generally done this, but the destinations to be reached would have to be finalized and prioritized.

It also has to be determined what routes would be used to reach the destinations. The trail system could follow roads, creeks, rail beds, pipeline rights-of-way, sanitary sewer easements, electric company rights-of-way, and drainage easements.

It will also be necessary to determine the users to be accommodated, whether it be hikers, walkers, bikers, or horseback riders, or a combination.

Trail design studies would be necessary to actually design the trails. These studies would determine the actual locations, the extent to which existing pathways and sidewalks would be incorporated into the system, materials of the trails, and the width of trails.

It will be necessary to determine costs, including construction costs, land costs, and maintenance. It will also be necessary to determine what method would be used to control the area necessary for the trail, including usage of existing or dedicated road rights-of-way, donations, easements, lease or purchase.

Sources of funding for trail construction would have to be identified, such as Keystone Grants, TEA, and Land and Water Conservation Fund.

If roadside lanes will be utilized, standards for road design should be established referencing the *Pennsylvania Statewide Bicycle and Pedestrian Master Plan*.

The planning agency will have to determine what are the primary trail routes and secondary routes. Once the trails are prioritized, if it is determined that some trails will be within PennDOT rights-of-way, PennDOT should be approached for assistance in providing the trails. Bicycle lane width and shoulder width will vary with the average motor vehicle operating speed for a road, the average annual daily traffic volume, and the adequacy or inadequacy of sight distance along the road. PennDOT could be requested to pave wider shoulders where the rights-of-way permit.

### **1994 Berks County Open Space and Recreation Plan**

The County Plan identifies two greenways in the St. Lawrence, Exeter and Amity region:

- The Schuylkill River Corridor, along which the Schuylkill River Greenway Association has planned a Heritage Park that would include trail facilities.
- Antietam Creek Corridor, which would connect Antietam Lake with the Schuylkill River and the Thun Trail.

These greenways should be reserved along the streams within any parcels which are proposed for development.

### **Plan for the Reliable Supply of Water**

#### **Overall Approach**

Both surface and groundwater should be protected with regard to quality and quantity. Examples of techniques for the protection of water quality and quantity include:

- Riparian stream buffers
- Stream corridor overlay zoning
- Minimize effects of impervious surfaces
- Protect headwaters and groundwater recharge areas
- Wellhead protection

- Hydrogeologic impact analyses
- Preserve critical areas
- Best Management Practices
- Implement storm water management plans
- Restore stream banks and crossings
- Sewage treatment and discharge practices
- Greenway development
- Growing Greener approach
- Increase watershed awareness



## PROTECTING WATER SUPPLIES

Stream Corridor Protection	Aquifer Protection	Groundwater Resource Protection Provisions	Hydrogeologic Impact Analyses
<ul style="list-style-type: none"> <li>• Restrict development and impervious surfaces</li> </ul>	<ul style="list-style-type: none"> <li>• Review development plans to prevent groundwater pollution</li> </ul>	<ul style="list-style-type: none"> <li>• Wellhead Protection</li> </ul>	<ul style="list-style-type: none"> <li>• Proposed supply locations</li> </ul>
<ul style="list-style-type: none"> <li>• Require riparian vegetative buffers</li> </ul>	<ul style="list-style-type: none"> <li>• Limit impervious surfaces</li> </ul>	<ul style="list-style-type: none"> <li>• Increase watershed awareness</li> </ul>	<ul style="list-style-type: none"> <li>• Geologic conditions, recharge rate, degree of renovation</li> </ul>
<ul style="list-style-type: none"> <li>• Encourage use of best management practices</li> </ul>	<ul style="list-style-type: none"> <li>• Establish performance standards for commercial and industrial uses</li> </ul>	<ul style="list-style-type: none"> <li>• Regulation/restriction of potential contaminating uses</li> </ul>	<ul style="list-style-type: none"> <li>• Aquifer characteristics; groundwater movement, use, yield, quality, quantity, well interference</li> </ul>
<ul style="list-style-type: none"> <li>• Encourage stream habitat improvement</li> </ul>	<ul style="list-style-type: none"> <li>• Protect aquifers through controlling uses and potential polluting activities</li> </ul>	<ul style="list-style-type: none"> <li>• Performance standards</li> </ul>	<ul style="list-style-type: none"> <li>• Test well results and impacts</li> </ul>
<ul style="list-style-type: none"> <li>• Encourage conservation easements/donations/dedications</li> </ul>	<ul style="list-style-type: none"> <li>• Utilize appropriate sewage disposal and water supply techniques, with appropriate standards and management</li> </ul>	<ul style="list-style-type: none"> <li>• Design standards</li> </ul>	<ul style="list-style-type: none"> <li>• Plan to protect groundwater system underlying and adjacent to the site: prevention, remediation, emergency management</li> </ul>
<ul style="list-style-type: none"> <li>• Protect wetlands and wetland margins</li> </ul>	<ul style="list-style-type: none"> <li>• Protect headwaters and groundwater recharge areas</li> </ul>	<ul style="list-style-type: none"> <li>• Operating requirements</li> </ul>	<ul style="list-style-type: none"> <li>• Monitoring of groundwater quality and quantity</li> </ul>
<ul style="list-style-type: none"> <li>• Require floodplain and wetland studies where not identified</li> </ul>	<ul style="list-style-type: none"> <li>• Best Management Practices</li> </ul>	<ul style="list-style-type: none"> <li>• Review process</li> </ul>	
<ul style="list-style-type: none"> <li>• Restore stream banks and crossings</li> </ul>			
<ul style="list-style-type: none"> <li>• Greenway development</li> </ul>			

Where residential developments, businesses, or other uses propose to utilize ground water or surface water supplies in substantial amounts, hydrologic studies should be required; and, the party causing the extraction should be required to demonstrate that there will be no adverse effects on the water supplies of other entities in the Region.

Where watershed areas are used for public recreation purposes, any public access and usage should be consistent with the need to protect water supplies.

In order to protect the surface water within the St. Lawrence, Exeter and Amity region, Stream Corridor Preservation areas have been identified. These areas include floodplains, wetlands, and hydric soils in the Region. It is intended that the areas now in private ownership would be preserved as open space by private property owners. The granting of conservation easements or dedication of land to municipalities and conservation groups will be encouraged. If adjoining land is developed, developers will be encouraged to establish linear stream parks. Riparian forest buffers will also be encouraged.

Large areas of the Region have been designated Agricultural Preservation. Agricultural areas can serve as groundwater recharge areas, but Best Management Practices should be used by farmers.

Land along the Schuylkill River is generally designated River Conservation or Public.

### **Zoning Ordinance Provisions**

Zoning Ordinances should contain provisions to protect sources of water supply through the following techniques:

1. Natural Resource Protection standards protecting floodplains, wetlands, wetland margins, steep slopes, watercourses, water bodies, and lake and pond shores.
2. Conservation zoning to protect natural resources.
3. Lot averaging provisions to allow flexibility in lot layout so that houses can be sited away from natural features and resources.
4. Steep slope protection provisions to minimize erosion and sedimentation resulting from impervious surfaces and tree clearance.
5. Woodland protection provisions to maintain tree cover.
6. Wetlands, wetland margin, and hydric soil protection provisions to protect groundwater and surface water supplies from contamination and allow infiltration.

7. Floodplain protection provisions to protect surface water quality and quantity.
8. Aquifer protection standards to protect groundwater supplies from contamination through use and impervious restrictions and design standards.
9. Wellhead protection provisions to protect central water supplies by restricting and regulating potential contaminating substances and uses.
10. Stream Corridor Overlay Zoning to protect surface water from adverse impacts from development and other nearby disturbance.
11. Minimizing impervious cover.
12. Environmental performance standards and environmental assessment requirements for developments.

### **Other Strategies**

Zoning strategies should be coordinated with efforts of the Berks County Conservation District, Penn State Cooperative Extension, Watershed Associations, and other agencies to restore, protect, and stabilize stream banks and use other Best Management Practices to protect stream quality. Development of impervious surfaces should be limited, riparian buffers established, and stream habitats improved.

When development plans are reviewed, developers should be required to adequately manage storm water runoff and erosion and sedimentation in manners consistent with the protection of water resources in the area. Storm water management should be considered as part of the hydrologic cycle with consideration of infiltration, reducing pollution, and reducing thermal impacts through BMPs. Recommendations and ordinances pursuant to adopted Act 167 Stormwater Management Plans should be implemented.

Water planning and review of development should involve fire companies in the area to ensure that there will be adequate fire hydrants and volume and pressure of water to provide adequate fire protection.

Developers should also be required to identify the resources within their tracts, analyze the impacts of development, and mitigate those impacts. Natural resources should be incorporated into the open space system.

It should be noted that lawful activities such as extraction of minerals impact water supply sources and that such activities are governed by statutes regulating mineral extraction that specify replacement and restoration of water supplies affected by such

activities. Commercial agricultural production impacts water supply sources; and, Best Management Practices should be applied to mitigate the impact on water supply sources.

Existing watershed associations should be supported and the formation of new watershed associations and municipal environmental advisory councils supported.

Environmental Advisory Councils should be charged with protecting water resources in the region.

Public education programs should encourage the community to be aware of potential sources of water supply in their watersheds and to exercise good "housekeeping" and stewardship practices to help protect them.

Landscape management programs can be formulated to encourage residents to reduce nutrients and pesticides reaching streams and ground water. A regular program of household hazardous waste collection and public education programs should be maintained.

Pursuant to the State's Source Water Assessment Program (SWAP), source water areas of public water systems have been identified, potential pollution sources identified, and vulnerability of water supply to pollution sources assessed. The program also encourages and provides a tool for water suppliers, municipalities, and the public to develop methods and programs which reduce or eliminate the contamination of water used for drinking water supplies. Within the Region, the municipalities, watershed associations, and water suppliers should work together to develop a program to protect watersheds.

In 2002 the Water Resources Planning Act was passed. This Act establishes a State Water Resource Committee which will be responsible for coordinating the development of a state Water Plan for Pennsylvania. The Plan is to be completed by December, 2007. The recommendations of that plan will have to be reviewed as they may affect water suppliers in the Region.

Where separate water systems serve adjoining areas, and where appropriate and feasible, water systems should be interconnected for times of emergency and in order to provide better service.

Drought contingency plans should be prepared by all water suppliers to establish how water supplies will be continued during times of drought. Elements to address include alternative sources of supply, interconnections between systems, emergency water transfer agreements, and water conservation provisions.

Even outside times of drought, water suppliers should implement water conservation programs for both the system and individual users.

Monitoring groundwater quality relative to hazardous substances and drinking water quality is an ongoing process monitored by the PADEP and local health departments.

Stormwater management practices are increasingly being used to not only control stormwater runoff volume and velocity from sites being developed but also to protect surface water quality and preserve the hydrological cycle (i.e., the water budget). Precipitation (rain and snow) is ultimately the source of drinking water. For sites that rely on groundwater for a water supply, it is the precipitation that falls on the property and percolates into the ground that creates and replenishes the aquifer. When a property is developed, more impervious surface area is created, reducing the amount of precipitation that can percolate into the groundwater table. Furthermore, on site wells construct for new developments draw water from the existing aquifer, potentially reducing the groundwater table.

The objective of recharging stormwater runoff is to compensate for the loss of natural infiltration due to the addition of impervious surfaces. Other best management practices relative to water supply include the treatment and discharge of wastewater on site when appropriate (e.g., septic systems) rather than collecting wastewater and conveying it to an off site treatment facility.

The expansion of the public sewer system in Amity Township will help address groundwater and surface water pollution from malfunctioning on-site sewer systems. The Future Land Use Plan directs future growth to areas which will be served by public sewer or could potentially be served by public sewer in the future. In areas not to be served by public sewers, municipalities should work to establish programs to have malfunctioning systems addressed by lot owners (on-lot septic system management programs).

### **Wellhead Protection**

Wellhead protection programs are an element of protecting groundwater sources. Key elements of wellhead and watershed protection programs include:

- delineation of critical recharge areas surrounding groundwater sources;
- adoption and enforcement of ordinance provisions to ensure compatibility of land use with groundwater protection within delineated critical recharge areas;
- groundwater quality monitoring surrounding water supply sources;
- inventory of contaminant activities surrounding groundwater supply sources;

- coordination with EPA and DEP regarding enforcement of permitting, registration, or emergency planning requirements for contaminant activities; and
- creation of agreements with the County conservation district for routine inspection of land development erosion and sedimentation plans within delineated critical recharge areas.