

4.1 LAND USE REGULATIONS AND PLANNING

4.1.1 Matamoras Borough and Westfall Township Comprehensive Plan.

The Comprehensive Plan Committee, Borough and Township Planning Commissions, Matamoras Borough Council, and Westfall Township Board of Supervisors completed the Matamoras Borough Westfall Township Comprehensive Plan in February 2011. The Comprehensive Plan was undertaken by the local officials of both Matamoras Borough and Westfall Township based on the importance of a comprehensive approach to guiding future development and more effectively managing municipal services to provide for the health, safety, convenience, and general welfare of its citizens. As required by Section 301.2 of the PA Municipalities Planning Code, "basic studies" were performed including surveys, studies, and analyses of housing, demographic and economic characteristics and trends; amount, type, and general location of interrelationships of different categories of land use; general location and extent of transportation and community facilities; natural features affecting development; natural, historic, and cultural resources; and the prospect for future growth in the municipality. These basic studies elements also inventory select characteristics of neighboring communities.

The individual sections of the 2011 Comprehensive Plan, when taken as a whole, outline a consistent theme for Matamoras Borough's and Westfall Township's future growth and development. While in previous planning, this area would have been considered rural, it is now classified as a Gateway Community.

Objectives and recommendations include the following:

- "Protect and enhance Matamoras-Westfall Planning Area's quality lifestyle by maintaining the Borough's small town character and the Township's open space; and, recognize forest land and other land as important elements of the local economy, character, and scenic setting"
- "Conserve natural resources and open space and use the resources in a way to sustain the area's economy, including maintaining a strong connection to the Delaware River"
- "Protect historic sites and structures as an important part of the character of the Borough and the Township"
- "Establish and maintain an adequate circulation system to safely and efficiently move people and goods"
- "Develop a Borough-Township coordinated land use plan that integrates all aspects of growth and development including residential, commercial, industrial, and open space"
- "Provide for secure and sound housing in a variety of types and densities"
- "Ensure that community facilities and services are provided to meet the needs of the Matamoras- Westfall Planning Area"
- "Provide adequate recreation facilities and program for Planning Area residents and provide open space open to the public"

Some of the community Facilities and Service goals include the following:

- "Evaluate the extension of any central water supply or central sewage disposal service in terms of stimulating unwanted development"
- "Monitor the need to extend the sewer system to serve new customers as demand dictates and the treatment capacity permits"
- "Monitor the effectiveness of on-lot sewage disposal systems and evaluate central

- sewage disposal as a means of correcting any widespread problems"
- "Ensure that on-site sewage systems are maintained, and that failing systems are repaired and new systems are installed in accord with DEP standards"

Community Policies:

The community understands that goals of all of the residents in the community are not all the same. As a result, the community planning process seeks to strike a balance between different expectations and develop a shared vision to meet goals of the community.

The comprehensive plan recognizes the importance of maintaining the small town character of the Borough and open space in the Township. It also acknowledges the forest land and other open land as important elements of the local economy, character, and scenic setting.

The community also recognizes importance of careful planning and management of natural resources. These resources have a major role in the local economy quality of life within the community and must be protected, maintained and preserved for future generations. As a result, natural and scenic resources of the area shall be protected, conserved and preserved in an effort to create an environmentally healthy and visually attractive place for current and future residents.

Another policy of the community is to protect historic sites and structures as an important part of character of the Borough and the Township. Historic buildings are preserved, and new development is encouraged to be consistent with the existing historic character of the planning area.

The Township and the Borough also recognize the importance of establishing and maintaining roads. They are vital as they provide a means of travel within the community, but also a direct link to the region and beyond. It is important for local officials to provide adequate funding for the improvement and maintenance of municipal roads, especially because of the projected increased traffic as the community grows. If pedestrian circulation is also made safer, the amount of car trips can be reduced.

A land use plan coordinated between the Borough and Township is also important as the planning area grows in popular.

Another policy of the community is to ensure that there is secure and sound housing for a variety of types and densities. The special needs of young families and senior citizens with fixed incomes are high priorities to be addressed. The Borough and Township can employ cooperative zoning to direct housing types and densities to the optimal locations.

The Borough and Township recognize that they must ensure that community facilities and services must meet the needs of the planning area. Some of these services include transportation, education, water supply, sewage disposal, police protection, and other daily livings needs. While the municipalities cannot provide all the facilities and services, it is important that it is adequately serving its residents. In regards to wastewater, the municipalities monitor the effective of the OLDS and evaluate central sewage disposal as a means to correcting any widespread problems. The on-site sewage systems should be repaired and installed in accordance with DEP Standards.

The planning area must provide recreation facilities and open space to the public. Airport Park in

Matamoras serves as a regional park. This Comprehensive Plan enables the Borough and Township to work together to identify any recreation needs and improve and develop new facilities and programs. There are 4,500 acres of public forest land, which provide outdoor recreation opportunities. It is also important to ensure the conservation of this open land.

Land Use Plan:

The Land Use Plan for Westfall Township and Matamoras Borough allows the municipalities to direct the growth and development of the community using land use management ordinances, programming of public facilities, and participation of residents. The Land Use Plan also outlines in more detail the location of land use planning districts and describes how the Township should be developed in the future. Land use in the Matamoras Borough has not changed significantly in the last 20 years because it is a mature community with very little land available for new development. Similar to overall county growth, Westfall Township has seen significant increases in both residential and commercial land. There has also been a noticeable increase in traffic especially on Pennsylvania Avenue and Route 6/209.

A generalized classification of the Township's land base data was compiled from County tax assessment records, recent aerial photographs, and the Planning Committee review. The Delaware River, the bluff line overlooking the River Valley, and the thousands of acres of public and private forest land in Westfall Township are key features of the Planning Area Landscape.

A build-out analysis was conducted to examine the effect of land use policies and implementation strategies. In Table No. 4.1, the build out plans included in the Comprehensive Plan are shown. The existing land use in Matamoras Borough and Westfall Township as of 2008 is shown. The first build out scenario shown in Table No. 4.2, where the land use policies and zoning regulations remained unchanged. The second scenario would be the projected results if policies and regulation that promote conservation design development and preservation of open space were implemented. Matamoras Borough is unaffected as it is largely built out, but there is a large effect on Westfall Township. A court order was issued in 2009 which made the Katz properties exempt from any changes in zoning ordinances or comprehensive plans. This court order also had an effect on the sewer and water at these properties. The Township was to provide 1,571 EDU of sewage treatment capacity and construct the main sewer line to the property line of Westfall Commercial Property and to the entrance to Rosetown at Rosetown Trail to accommodate the Katz Uses and the Katz Property. Capacity at the MATW WWTP has been reserved, but the land has not been developed.

Table 4.1: Matamoras Borough and Westfall Township Land Use

Land Use	Matamoras Borough		Westfall Township	
	Acres	% of Total	Acres	% of Total
Residential - Single-Family	165.25	37.95%	1321.06	6.97%
Residential - Multi-Family/Townhome	9.42	2.16%	82.07	0.43%
Commercial	14.58	3.35%	390.91	2.06%
Institutional	7.00	1.61%	141.03	0.74%
Forestland/Agriculture	77.68	17.84%	8024.96	42.32%
Recreation (Federal/State/Local/ Community Assoc.)	63.65	14.62%	5817.86	30.68%
Club (Rod & Gun Clubs)	0	0.00%	1828.91	9.64%
Conservation Easement	0	0.00%	662.62	3.49%
Utility/Railroad	0	0.00%	191.53	1.01%
Roadway	97.93	22.49%	503.74	2.66%
Total	435.49	100.00%	18964.69	100.00%

Existing Land Use - 2008 (Source: Consultant/Planning Committee Analysis)

Table 4.2: Existing Zoning Land Use Build-Out

Land Use	Matamoras Borough		Westfall Township	
	Acres	% of Total	Acres	% of Total
Residential - Single-Family	211.16	48.49%	6791.06	35.81%
Residential - Multi-Family/Townhome	9.42	2.16%	82.07	0.43%
Commercial	16.05	3.69%	442.75	2.33%
Institutional	7.00	1.61%	141.03	0.74%
Forestland/Agriculture	30.30	6.96%	2503.12	13.20%
Recreation (Federal/State/Local/ Community Assoc.)	63.65	14.62%	5817.86	30.68%
Club (Rod & Gun Clubs)	0	0.00%	1828.91	9.64%
Conservation Easement	0	0.00%	662.62	3.49%
Utility/Railroad	0	0.00%	191.53	1.01%
Roadway	97.93	22.49%	503.74	2.66%
Total	435.49	100.00%	18964.69	100.00%

Existing Zoning Potential Build-Out

Table 4.3: Conservation Zoning Potential Build-Out

Land Use	Matamoras Borough		Westfall Township	
	Acres	% of Total	Acres	% of Total
Residential - Single-Family	211.16	48.49%	5073.06	26.75%
Residential - Multi-Family/Townhome	9.42	2.16%	82.07	0.43%
Commercial	16.05	3.69%	442.75	2.33%
Institutional	7.00	1.61%	141.03	0.74%
Forestland/Agriculture	30.30	6.96%	4221.12	22.26%
Recreation (Federal/State/Local/ Community Assoc.)	63.65	14.62%	5817.86	30.68%
Club (Rod & Gun Clubs)	0	0.00%	1828.91	9.64%
Conservation Easement	0	0.00%	662.62	3.49%
Utility/Railroad	0	0.00%	191.53	1.01%
Roadway	97.93	22.49%	503.74	2.66%
Total	435.49	100.00%	18964.69	100.00%

Conservation Zoning Potential Build-Out

Wastewater

Most of the wastewater treatment in the planning area and Pike County in general is treated by private, on-lot septic systems. If these systems are not installed or maintained properly, groundwater contamination can occur. Since there is no central sewer system in the Matamoras Borough, commercial growth is limited as only certain types of sizes of business can operate. A central sewer which would be provided by the Municipal Authority of the Township of Westfall is a potential option if it is both financially feasible and widespread on-site sewage system malfunctions occur. The Authority mainly serves the commercial properties within the State Route 209/6 corridor in Westfall Township but has been ordered to plan for sewage needs of the area known as the Katz properties.

Natural Resources Protection Plan

Since natural resource protection is one of the major goals of Matamoras Borough and Westfall Township, there are a number of natural resource protection objectives which are as follows:

- Conserve open land
- Protect the supply and quality of drinking water and protect surface water quality
- Protect wildlife habitat
- Conserve ridge lines and scenic viewsheds

The most relevant portion of this plan is in regards to water resources. Matamoras Borough and Westfall Township are both part of the Delaware River watershed and are subject to Delaware River Basin Committee (DRBC) regulations. All streams in Pike County are considered be high quality or exceptional value under the Pennsylvania Quality Standards. The DEP has anti-degradation water quality standards for all surface waters. Wastewater treatment plant effluent and other discharges to streams designated as high quality are permitted solely by DEP and only if the discharge is the result of necessary social and economic development, water quality standards are maintained, and all existing uses of stream are protected. Any exceptional quality waters cannot have wastewater discharge to the stream. DRBC approval is required for new and expanding industrial and municipal wastewater treatment plants with an average discharge rate of 10,000 GPD or more. As of the result of these goals and regulations, careful planning is required to protect the watershed and surface water quality, so development must be carefully managed.

Groundwater Resources of Pike County concluded that the average groundwater recharge rate in Pike County is 915,000 GPD per square mile. Most groundwater moves from hillside recharge areas down gradient with discharge to streams. Alluvial and glacial deposits are also good recharge areas. No long term decline in groundwater levels have occurred based on the recharge rate to the volumes of groundwater extracted for residential and commercial uses. The average groundwater recharge ranges from 14,800,000 to 19,700,000 GPD. Using the figure of 250 GPD per dwelling unit that is used in the planning area, an estimated 550,000 GPD are used for residential use. While there is plenty of margin, groundwater discharge still needs to be considered as development proceeds.

Wetlands are protected by the Federal Clean Water Act and provide benefits such as groundwater recharge, storm water control, and surface water quality. The Federal regulation basically states that no discharge can be permitted if a practical alternative exists that is less damaging to aquatic environment or if the waters would be significantly degraded. Overall, the

wetland regulations will temper but not significantly limit the development of the planning area. The planning area has several regulations for future policies regarding wetlands. Disturbance of wetlands is prohibited as well as within a 100-foot wetland buffer area. All of wetlands and half of wetland buffer areas are excluded from lot area determination.

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4.1.2 Milford Borough and Milford Township Comprehensive Plan

In November 2006, the Milford Borough and Milford Township Comprehensive plan was adopted after being prepared by the Milford Borough Planning Commission, Milford Borough Council, Milford Township Planning Commission, and Milford Township Board of Supervisors. This plan was adopted for a variety of reasons. One of these reasons was to identify changes in both municipalities from their latest comprehensive plans (1979 for Milford Borough and 1987 for Milford Township). Another objective of the plan was to establish the framework for balancing conservation with sustainable growth and development as well as provide the foundation for land use management tools. The final goal of the plan was to explore the possibilities and benefits of inter-municipal cooperation for providing community facilities and services, mainly central sewer service.

Land Use and Conservation

The plan discusses the importance of balancing the preservation of the Borough and Township and conservation with sustained development and growth. The plan calls for coordination between the Township and Borough for land use development such as zoning plans and SALDO's. Because of the lots located in Milford Borough and existing subdivisions in Milford Township are full, most of the new developments will occur on new lots subdivided from open land.

Central Sewage

There is currently no central sewage in Milford Borough or Milford Township as both municipalities rely solely on on-lot systems. Other than on-lot systems at businesses, there have not been widespread disposal issues. However, many of the systems predate the 1969 sewer system construction regulations, so there is a need to for careful monitoring of these systems. Central sewage would be done through inter-municipal cooperation with Westfall Township with Milford Borough and Milford Township serving as an extension off MATW's sewer system. In the plan, it is made clear that for Milford Township, central sewage would only be along Route 6/209 in the commercial district and would not expand to residential areas. This would be done in order to promote sustainable and controlled growth without stimulating residential development too much. In Milford Borough, the service could be limited to commercial zoning districts or could be extended throughout the community based on need. It is noted that further exploration of this topic is needed.

4.1.3 Pike County Comprehensive Plan

In November 2006, the Pike County Comprehensive Plan was adopted by the Pike County Board of Commissioners after being prepared by the Pike County Plan Advisory Board, Pike County Planning Commission, Pike County Office of Community Planning, and the Pike County Planning Commission Ad-Hoc Members along with a planning consultant. This plan is an update of the 1993 Pike County Comprehensive Plan. in Pennsylvania and will continue to grow over the next several decades. As a result, the Comprehensive Plan was adopted in order to help the County manage the growth while retaining the rural character, promote environmentally sound development, and protect the natural, cultural, scenic, and historic resources. The plan also stressed the importance of Townships and Boroughs to review this plan when they update their own comprehensive plans in order to be consistent. The Plan included the following visioning goals:

- Resource Conservation - Conserve, maintain and enhance the historical, cultural, and environmental resources of Pike County
- Land Use - Provide for properly managed and environmentally sound growth that will benefit the economy while retaining the County's rural character and natural beauty
- Government and Infrastructure - Enhance the services provided to the growing population of Pike County, through government and public participation that is responsive and accountable
- Community Services - Broaden existing and provide new services to Pike County
- Economic Development - Promote economic development while avoiding any negative impact on natural beauty and resources of our community and environment

The Plan's mission 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

In regards to public sewage disposal, many of the soils in Pike County are not suitable for onsite sewage disposal. Furthermore, the high quality of streams makes it hard to use stream discharge from sewage treatment plants.

Build-Out Analysis

The following maps represent the build out analysis. The first map (Figure No. 4.1) is the generalized existing land within the County, based upon Pike County GIS information. The second map shows the buildable and non-buildable lands using the composite existing zoning map as a base. The third map indicates the buildable land, already built land, and non-buildable land.

Figure 4.1: Pike County Existing Zoning Map

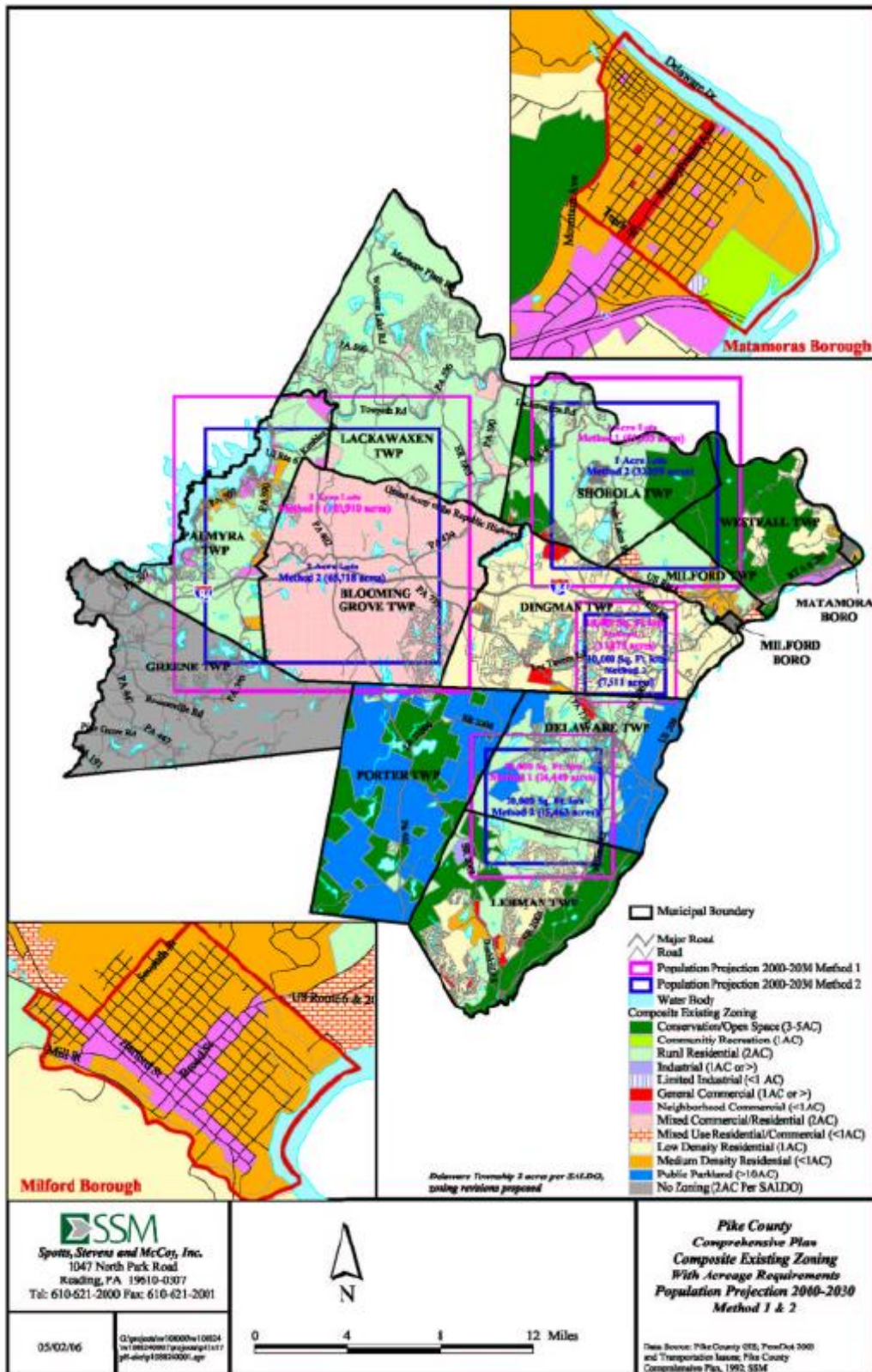
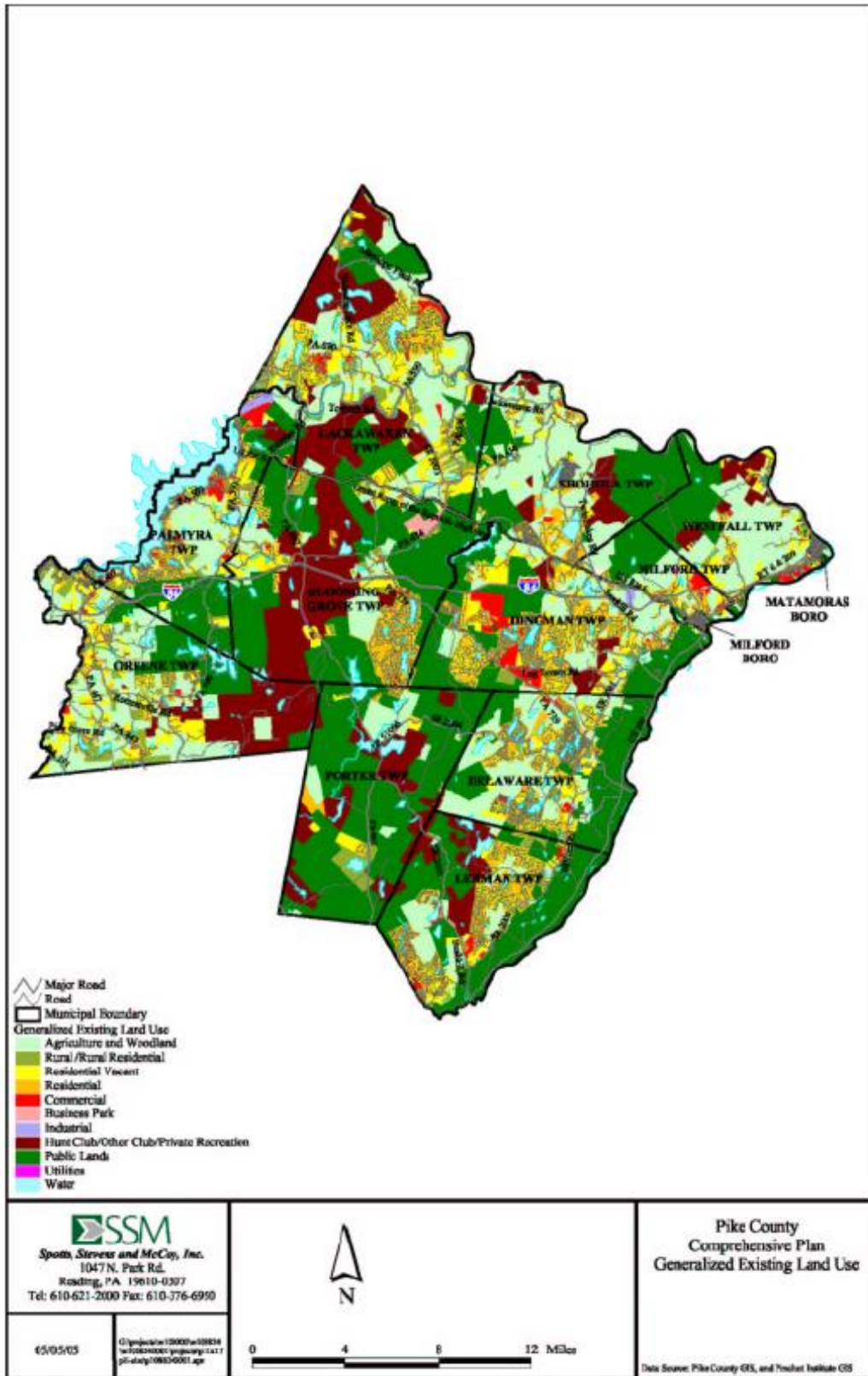


Figure 4.2: Pike County Buildable/Non-buildable Zoning Map



Map of Pike County, PA, showing composite existing zoning and buildable/non-buildable lands.

Legend:

- Municipal Boundary
- Major Road
- Road
- Water Body
- Buildable & Non-buildable Lands
 - Buildable
 - Non-buildable
- Composite Existing Zoning
 - Conservation/Open Space (3-5AC)
 - Community Recreation (1AC)
 - Rural Residential (2AC)
 - Industrial (1AC or >)
 - Limited Industrial (<1 AC)
 - General Commercial (1AC or >)
 - Neighborhood Commercial (<1AC)
 - Mixed Commercial/Residential (2AC)
 - Mixed Use Residential/Commercial (<1AC)
 - Low Density Residential (1AC)
 - Medium Density Residential (<1AC)
 - Public Parkland (>10AC)
 - No Zoning (2AC Per SALDO)

Scale: 0 to 12 Miles

North Arrow: N

Map Labels: ALMYRA TWP, LACKAWAGON TWP, SHOHOLA TWP, WESTFALL TWP, MATAMORA BORO, MILFORD BORO, GREEN TWP, HUNTERDON TWP, BOWLING GREEN TWP, PORTER TWP, DUNBAR TWP, LEBANON TWP.

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Pike County Comprehensive Plan Composite Existing Zoning and Buildable/Non-buildable Lands

Date: Revised: Pike County ZIS, PennDOT 2000 and Transportation Issues, Pike County Comprehensive Plan, 1992, SSM

Pike County's Build-Out Analysis table is shown below:

PIKE COUNTY BUILD-OUT ANALYSIS

<i>Zones by Buildable Land</i>	<i>Acres</i>	<i>20% Infra- structure</i>	<i>Available Acres</i>	<i>Develop- ment Units</i>	<i>Projected Population* Increase</i>	<i>Water Consumption 175 Gpd per Household 475 Gpd/Acre Commercial 700 Gpd/Acre Industrial</i>	<i>Sewage Generated 200 Gpd per Household 500 Gpd/Acre Commercial 750 Gpd/Acre Industrial</i>	<i>P.M. Peak Hr. Vehicle Trips Generated Trips/Unit Trips/Sq. Ft.</i>
Conservation/Open Space (3-5AC)	13,012.42	2,602.48	10,409.94	3469- 2081	9123-5473	607,075-364,175 Gpd/Household	693,800-416,200 Gpd/Household	3,503-2,101 Trips/Unit
General Commercial (1AC or >)	1,487.67	297.53	1,190.14	1,190	NA	565,250 Gpd/Acre	595,000 Gpd/Acre	180,672 Trips/Sq. Ft.
Industrial (1AC or >)	309.38	61.88	247.50	247	NA	172,900 gpd/acre	185,250 Gpd/Acre	8,069 Trips/Sq. Ft.
Low Density Residential (1AC)	19,010.00	3,802.00	15,208.00	15,208	39,997	2,661,400 Gpd/Household	3,041,600 Gpd/Household	15,360 Trips/Unit
Medium Density Residential (<1AC)	2,249.07	449.81	1,799.26	1,799	4,731	314,825 Gpd/Household	359,800 Gpd/Household	1,816 Trips/Unit
Mixed Use Residential/Commercial (<1AC)	735.61	147.12	588.49	588	1,546	102,900 Gpd/Household	117,600 Gpd/Household	593 Trips/Unit
Mixed Commercial/Residential (2AC)	16,812.72	3,348.00	13,464.72	6,732	17,705	1,178,100 Gpd/Household	1,346,400 Gpd/Household	6799 Trips/Unit
Neighborhood Commercial (<1AC)	907.32	181.46	725.86	725	NA	344,783 Gpd/Acre	362,930 Gpd/Acre	118,253 Trips/Sq. Ft.
No Zoning (2AC)	21,603.31	4,320.66	17,282.65	8,641	22,725	1,512,175 Gpd/Household	1,728,200 Gpd/Household	8,727 Trips/Unit
Public Parkland (>10AC)	59.72	11.94	47.78	4	10	700 Gpd/Household	800 Gpd/Household	4 Trips/Unit
Rural Residential (2AC)	55,071.15	11,014.23	44,056.92	22,028	57,934	3,854,900 Gpd/Household	4,405,600 Gpd/Household	22,248 Trips/Unit
Total	131,258.38	26,237.13	105,021.25	60632- 59,244	153,771- 150,121	11315,008- 11,072,108 Gpd	12,836,980- 12,559,380 Gpd	366,044- 364,642 Trips

*Based on an average household size of 2.63.

Besides land use, improving sewage disposal for the growth is also discussed as an action item. Pike County intended to work with the County Sewer and Water Task Force, municipalities, DEP, PENNVEST, DCED and users to develop an approach to facilitate construction and/or extension of public sewer and water facilities as necessary within growth areas. The plan also encouraged Municipal Act 537 plans and water supply planning to promote compact, efficient, orderly, and phased development within designated growth areas.

Natural Resources

Within the Pike County Comprehensive Plan, there is a Natural and Scenic Resources Protection chapter. One natural resource that is emphasized is groundwater. Groundwater is the sole source of potable water in Pike County. In order to protect the groundwater as development occurs, proper management of the maintenance of both quality and quantity of groundwater is required. It is important to identify key groundwater recharge areas and create protection zones for these areas. It should be required to have wetland delineations and consider buffers for wetlands or other identified primary groundwater discharge areas.

The comprehensive plan also stresses the importance of wetlands and protecting them. It is suggested that buffer areas adjacent to wetland areas to supplement state and federal regulations. Ordinance standards should also be provided that require wetland delineations before development.

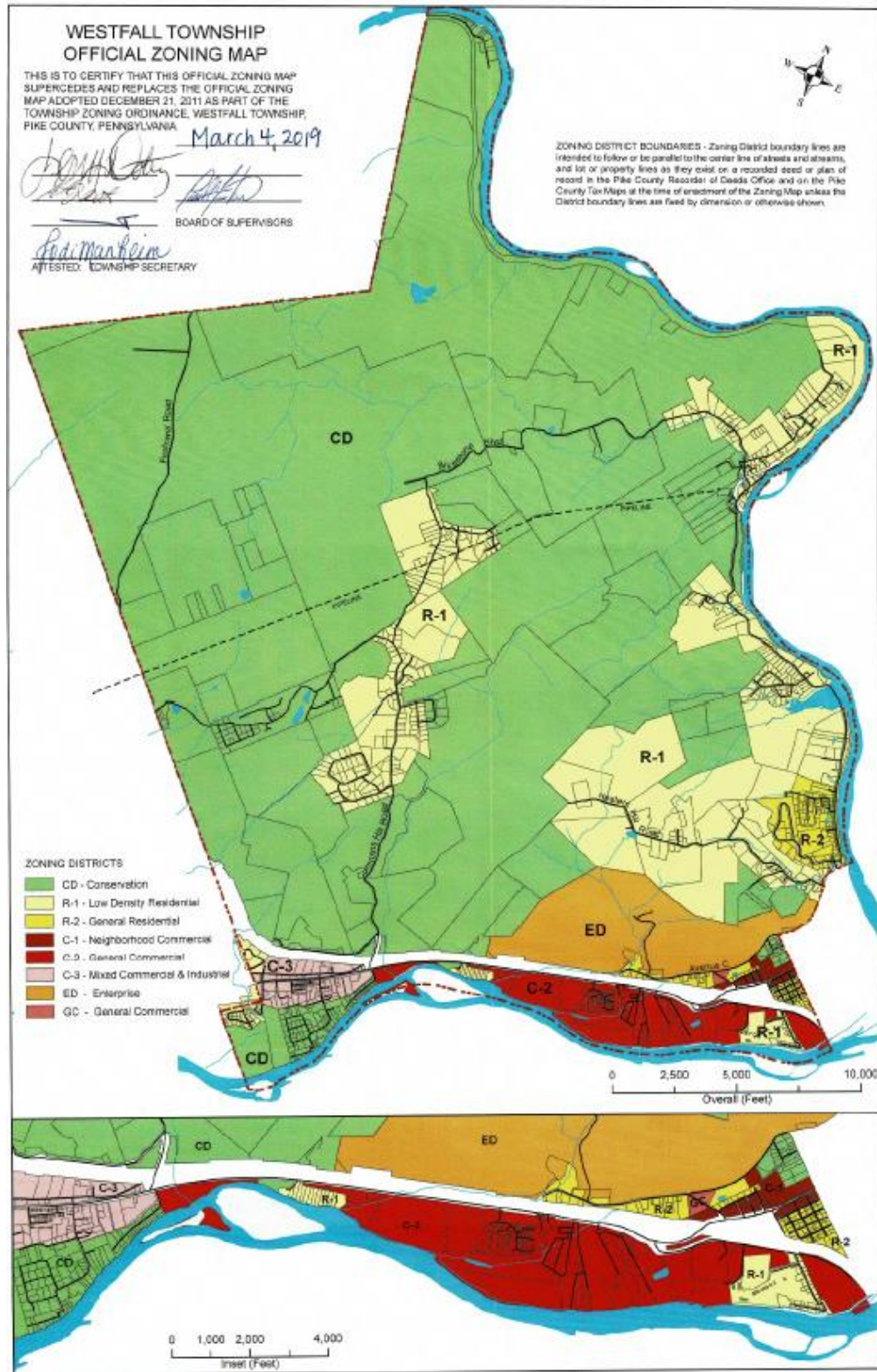
4.1.4 Zoning

Each municipality within the planning area has zoning ordinances. The maps shown in the Comprehensive Plan are the most recent zoning maps.

In the 2005 Westfall Township Zoning Ordinance, there are six (6) zoning classifications. CD designates the Conservation Districts. They provide very low-intensity development in areas with significant important features. Many areas have limited road access and are not near existing public water and sewage systems. Another purpose of this zoning classification is to protect water quality and habitats as well as to promote groundwater recharge. R-1 represents the Low Density Residential District, whose purpose is to provide for low density residential neighborhoods. These neighborhoods are primarily single family detached dwellings. This zoning classification promotes clustering on suitable parts of lands while avoiding overly intense development. The R-2 is the General Residential District. It provides medium density residential neighborhoods with a variety of housing types.

C-1 is the neighborhood Commercial District. Its purpose to preserve the scenic rural character of the Township while providing business opportunities. There is a mix of retail, service, office, public, institutional, and residential uses. They should not be obtrusive in landscape or overload the roads. C-2 is the General Commercial District. It provides for a wider range of commercial uses than C-1 such as car washes and gas stations and is on major highways. C-3 is the mixed Commercial and Industrial District, which are for industrial and commercial development. It also important that the development is compatible with nearby homes and does not have significant nuisances or environmental hazards. The ED and GC zoning districts are from the court settlement in Katz v. Westfall Township.

Figure 4.4: Westfall Township Zoning Map

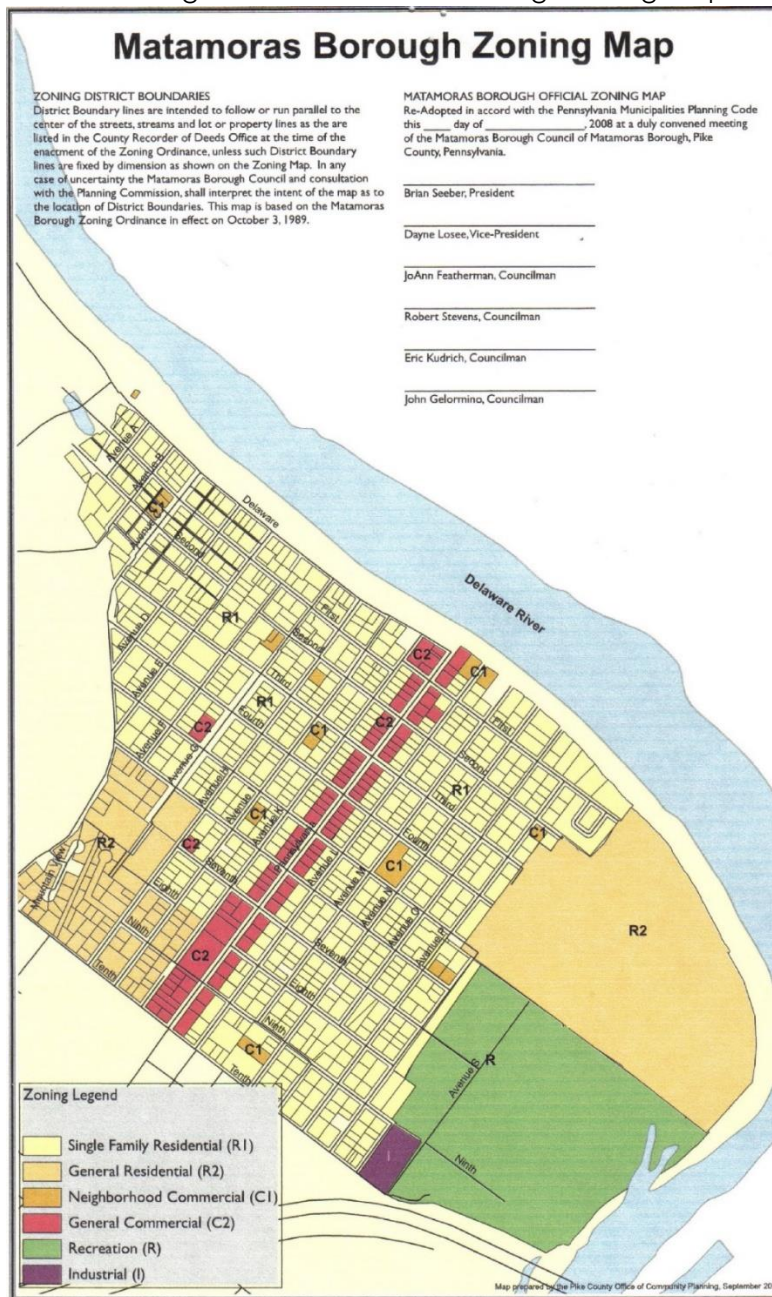


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The Matamoras Zoning Ordinance was updated in 2017 and has similar zoning classifications to Westfall Township. There are seven (7) major zoning classifications in Matamoras. They are as follows:

- R: Recreation
- R-1: Single Family Residential
- R-2: General Residential
- C-1: Neighborhood Commercial
- C-2: General Commercial
- I: Industrial
- F: Floodplain

Figure 4.5: Matamoras Borough Zoning Map

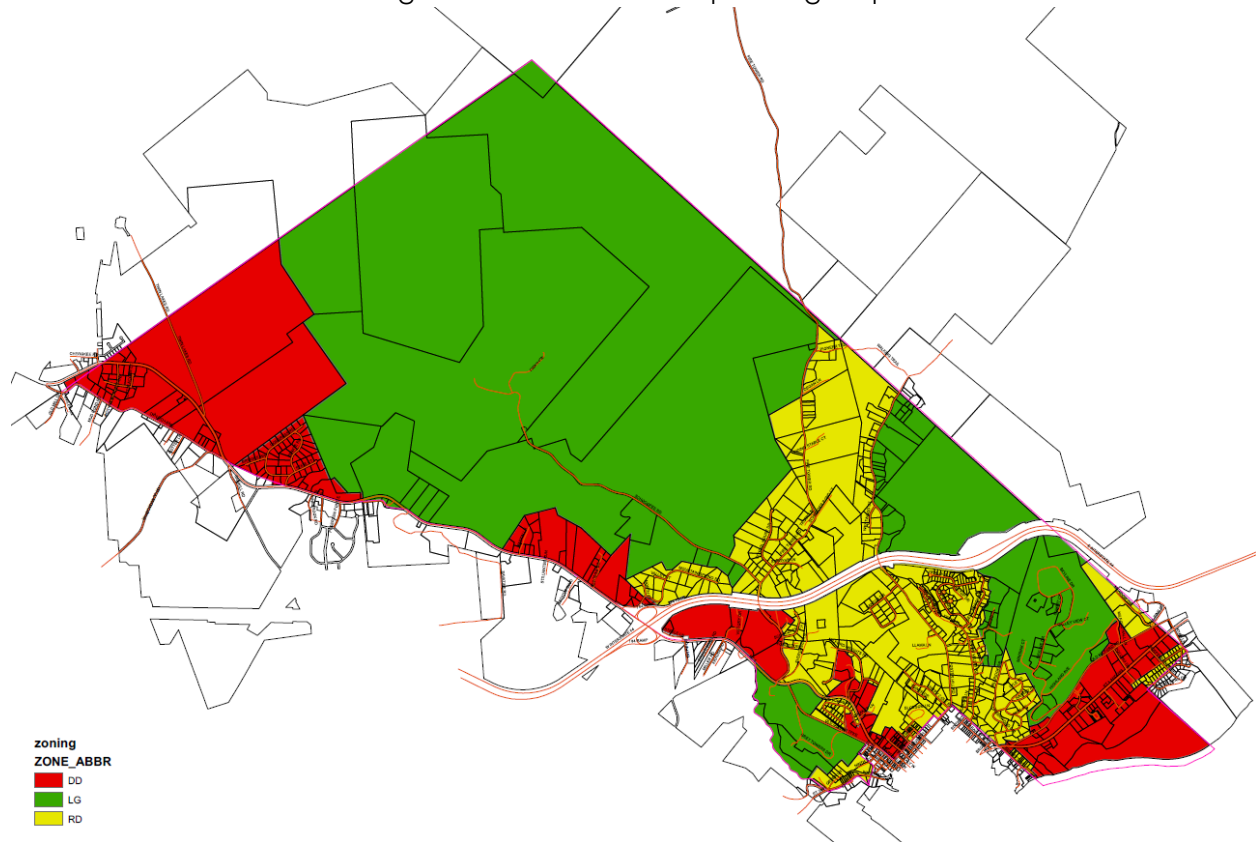


The Milford Township Zoning Ordinance was last amended in June 2017. There are three different zoning districts. They are as follows:

- DD - Development District (red)
- LG - Low Growth District (green)
- RD - Residential District (yellow)

The residential district's purpose is to "promote and maintain a sound living environment and to provide the opportunity for housing for all social and income groups." The Development District is "intended to provide for the normal growth of business and services to meet needs of area residents and to provide for the development of light manufacturing." The Low Growth District is supposed to "preserve open space while allowing for lower density housing and other compatible uses, employing conditional use review in case of certain uses allowed to ensure environmental and community protection."

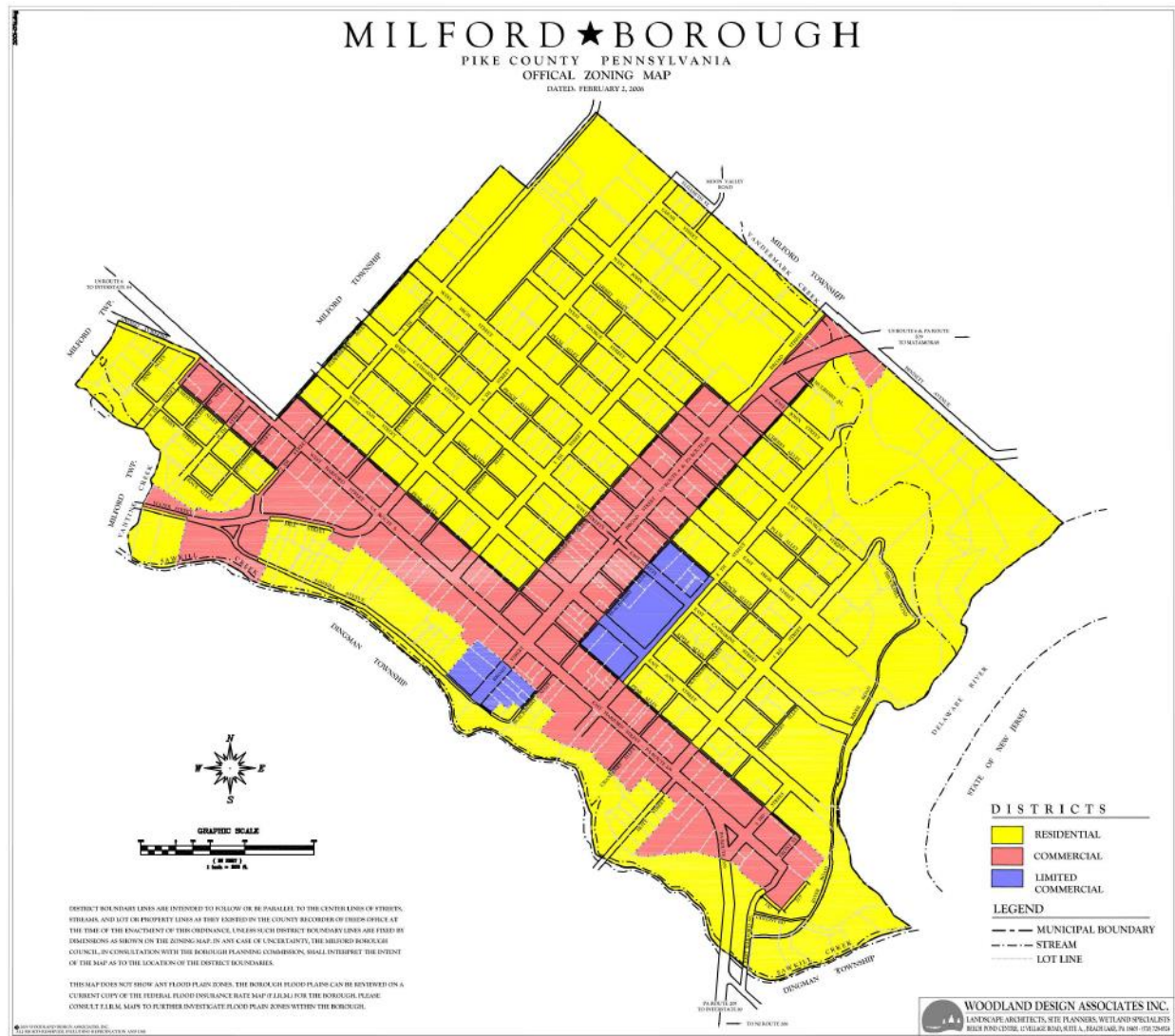
Figure 4.6: Milford Township Zoning Map



The Milford Borough Zoning Ordinance was last amended in February 2008. There are three (3) designations for zoning districts. They are as follows:

- R- Residential (yellow)
- C- Commercial (red)
- LC- Limited Commercial (blue)

Figure 4.7: Milford Borough Zoning Map



4.1.5 Municipal Subdivision and Land Development Ordinance.

Each municipality within the planning area has its own subdivision and land development ordinance (SALDO). The SALDO for each Township and Borough provides uniform standards and procedures for the regulation of subdivision and land development within each municipality.

Westfall Township SALDO was most recently updated on November 1st, 2007. It set standards for

sewage disposal systems. It requires that all centralized sewage disposal system designs are compatible with sewage feasibility studies and plans of Township, comply with the DEP and Township requirements, and be approved by proper agencies before final submission. The required lot sizes for each zoning classification are shown in the Table below:

Table 4.4: Westfall Township Zoning Classifications

Zoning District: Type of Use	Min. Lot Area (sq.ft.)	Min. Lot Width Measured at Min. Building Setback Line (ft.)	Min. Front Yard Setback (ft.)	Min. Rear Yard Setback (ft.) **	Min. Side Yard Setback ** (each) (ft.)	Maximum Percent Building Coverage	Maximum Percent Impervious Coverage
CD Conservation: <i>See also Open Space Development Option in Section 311, which may allow smaller lot sizes, smaller lot widths and density bonuses.</i>	130,680 (3 acres), unless a larger lot area is required by Section 310.	250	50	50	25	10%	15%
R-1 Low Density Residential District: a) Age Restricted Housing - The provisions for such use in Section 402 shall apply, instead of the provisions of this table. b) Other Allowed Uses <i>See also Open Space Development Option in Section 311, which may each allow smaller lot sizes, smaller lot widths and density bonuses.</i> <i>See also Section 801.C. for minimum length and width of dwellings.</i>	b) 65,000	b) 150	b) 30	b) 30	b) 15	b) 15%	b) 25%

Table 4.5: Westfall Township Zoning Classifications (continued)

Zoning District: Type of Use	Min. Lot Area (sq.ft.)	Min. Lot Width Measured at Min. Building Setback Line (ft.)	Min. Front Yard Setback (ft.)	Min. Rear Yard Setback (ft.) **	Min. Side Yard Setback ** (each) (ft.)	Maximum Percent Building Coverage	Maximum Percent Impervious Coverage
R-2 Medium Density Residential District: a) Single family detached dwelling: a1) Without either Township-approved: central water service or central sewage service a2) With Township-approved: central water or central sewage service a3) With both Township-approved: central water and central sewage services: b) For Twin dwelling units (2 dwelling units): b1) Without either Township-approved: central water service or central sewage service b2) With Township-approved: central water or central sewage service b3) With both Township-approved: central water and central sewage services: c) Age Restricted Housing - The provisions for such use in Section 402 shall apply, instead of the provisions in this table. d) Other allowed principal use <i>See Open Space Development Option in Section 311, which may allow smaller minimum lot sizes, smaller lot widths, greater varieties in housing types and density bonuses.</i>	a1) 43,560 (1 acre) a2) 39,000 a3) 30,000 b1) 2 acres b2) 78,000 b3) 40,000 d) 43,460 (1 acre)	a1) 150 a2) 150 a3) 120 b1) 300 b2) 300 b3) 200 d) 150	a), b) and d): 30	a), b) and d): 25	a), b) and d): 15	a), b) and d): 30	a), b) and d): 50

Table 4.6: Westfall Township Zoning Classifications (continued)

Zoning District: Type of Use	Min. Lot Area (sq.ft.)	Min. Lot Width Measured at Min. Building Setback Line (ft.)	Min. Front Yard Setback (ft.)	Min. Rear Yard Setback (ft.) **	Min. Side Yard Setback ** (each) (ft.)	Maximum Percent Building Coverage	Maximum Percent Impervious Coverage
C-1 Neighborhood Commercial and C-2 General Commercial Districts: a) For single family detached dwellings (which are allowed in C-1 not C-2) and twin dwellings (in C-1 and C-2), the provisions in this Section 307 for the R-2 district shall apply, instead of the regulations of the C-1 or C-2 district. b) The following housing types, each of which shall require Township-approved central water <i>and</i> Township-approved central sewage services if they have a density of more than dwelling unit per acre: b1) Townhouse b2) Apartments, which shall be detached from commercial and industrial buildings. b3) Manufactured home parks shall meet the requirements for such use as stated in Section 402, instead of the requirements of this Section, and provided such use is not allowed in C-1. c) Age Restricted Housing - The provisions for such use in Section 402 shall apply, instead of the provisions of this table. d) Allowed Industrial use e) Other allowed use	b1) and b2) minimum average of 15,000 per dwelling unit (Note B). See density bonuses in Section 307.D. d) 87,120 (2 acres) e) 43,560 (1 acre)	b1) 24 feet per interior dwelling unit and 40 per each end unit b2) 150 d) 150 e) 150	b1) and b2) 30, except 25 from a new interior street. d) and e): 30, except 50 feet where off-street parking will exist between the principal building and an arterial street.	b1) and b2) 30 d and e): 25 (Note A)	b1) and b2) 20, except 0 at the shared lot line of lawfully attached dwellings d) 15 (Note A) e) 20 (Note A)	a) through e) 40%	a) through e) 70%

Table 4.7: Westfall Township Zoning Classifications (Continued)

Zoning District: Type of Use	Min. Lot Area (sq.ft.)	Min. Lot Width Measured at Min. Building Setback Line (ft.)	Min. Front Yard Setback (ft.)	Min. Rear Yard Setback (ft.) **	Min. Side Yard Setback ** (each) (ft.)	Maximum Percent Building Coverage	Maximum Percent Impervious Coverage
C-3 Commercial/Industrial District: a) For single family detached and twin dwellings, the provisions in this Section 307 for the R-2 district shall apply, instead of the regulations of the C-3 district. b) Manufactured/mobile home park, which shall require Township-approved central water <i>and</i> Township-approved central sewage services if it has a density of more than 1 acre per dwelling unit. Manufactured/mobile home park shall meet the requirements for such use as stated in Section 402, instead of the requirements of this Section. c) Industrial use d) Other allowed use	c) 87,120 (2 acres) d) 43,560 (1 acre)	c) 150 d) 150	c and d): 30, except 50 feet where off-street parking will exist between the principal building and an arterial street.	c and d): 25 (Note A)	c) 15 (Note A) d) 20 (Note A)	c) 40% d) 40%	c) 40% d) 70%

The Matamoras Borough SALDO was updated in 1985. In Section 3.5, the SALDO addresses sewage treatment. It required that all subdivision and land developments are provided with an adequate sewage disposal system. Residential lots must contain either suitable areas for OLDS or be served by an approved off-site sewage disposal system. On-site systems must be in accordance with DEP standards. The Borough SEO determines the suitability of the site and its soils. Matamoras Borough does not have required lot sizes in its Zoning Ordinance or SALDO.

The Milford Township SALDO was updated in June 2003. The guidelines for OLDS were to comply with DEP regulations and Township Ordinances. For central sewage disposal systems, they also need to comply with DEP regulations and Township Ordinances. The required lot size for each zoning classification is shown in the tables below:

Table 4.8: Milford Township Zoning Classifications

Milford Township Zoning Ordinance - Schedule of District Regulations				
District Intent	Principal Permitted Uses	Conditional Uses (Activities qualifying as Minor Impact Uses will be allowed as Principal Permitted Uses - see § 308)	Accessory Uses	Development Standards
RD Residential District: This district is intended to promote and maintain a sound living environment and to provide the opportunity for housing for all social and income groups.	Agricultural activities, excluding intensive livestock operations Conservation subdivisions Forestry enterprises, except sawmills Single-family detached dwellings Two-family dwellings (provided the lot area is twice the minimum required for a single-family detached dwelling) <i>Nothing in the Milford Township Zoning Ordinance shall be construed to supersede Pennsylvania law regarding rights to farm.</i>	Bed and breakfast establishments Cemeteries Child care facilities Churches Commercial nurseries Craft shops of 200 sq. ft. or less in gross floor area Farm stands Golf courses, excluding miniature golf and driving ranges Group care facilities Housekeeping cottages Private schools Professional offices of 1,500 sq. ft. or less in gross floor area Public and semi-public uses	Carports Customary accessory uses and structures Essential services Home gardening, nurseries & greenhouses Home-based businesses Private parking areas and garages Private stables Private swimming pools Signs as provided hereunder TV satellite dishes	Minimum lot area: Lots with central water & sewerage: 30,000 sq. ft. With on-site water or sewerage: 1 acre Minimum average lot depth/width: Lots with central water & sewerage: 100 feet With on-site water or sewerage: 150 feet Minimum yards: Front 35 feet Side 20 feet Rear 20 feet Maximum lot depth to lot width ratio: 3:1 Maximum building height: 45 feet Maximum lot coverage: 25%
LG Low Growth District: This district is intended to preserve open space while allowing for lower density housing and other compatible uses, employing conditional use review in the case of certain uses allowed to ensure environmental and community protection.	Agricultural activities, excluding intensive livestock operations Conservation subdivisions Farm stands Minor Impact Uses Single-family detached dwellings Two-family dwellings (provided the lot area is twice the minimum required for a single-family detached dwelling) <i>Nothing in the Milford Township Zoning Ordinance shall be construed to supersede Pennsylvania law regarding rights to farm.</i>	Airports Assisted living and senior housing Bed and breakfast establishments Campgrounds & recreational vehicle parks Child care facilities Commercial nurseries and greenhouses Commercial stables Communications towers Contracting businesses & trades Country clubs Garden centers Group care facilities Housekeeping cottages Intensive livestock operations Kennels Manufacturers with less than 5,000 sq. ft. in gross floor area Mini-warehouses Mobile home parks Multi-family dwellings Natural resource uses Private recreation facilities Professional offices Public and semi-public uses Restaurants, not including fast-food or drive-through facilities Tourist recreation & lodging facilities Warehouses & wholesale businesses with <250 trip-ends/day	Carports Customary accessory uses and structures Essential services Home gardening, nurseries & greenhouses Home-based businesses Private parking areas and garages Private stables Private swimming pools Signs as provided hereunder TV satellite dishes	Minimum lot area: 2 acres Minimum average lot depth/width: 200 feet Minimum yards: Front 50 feet Side 40 feet Rear 50 feet Maximum lot depth to lot width ratio: 3:1 Maximum building height: 45 feet Maximum lot coverage: 25% Note: The minimum lot area for commercial uses shall be one (1) acre per equivalent dwelling unit based on sewage flows, provided a minimum of one (1) acre in total land area is provided. The minimum average lot depth/width applicable to commercial uses shall be 150 feet and where such uses adjoin other commercial uses the minimum front yard shall be 35 feet and the minimum rear and side yards shall be 25 feet.

Table 4.9: Milford Township Zoning Classifications (continued)

Milford Township Zoning Ordinance - Schedule of District Regulations				
District Intent	Principal Permitted Uses	Conditional Uses (Activities qualifying as Minor Impact Uses will be allowed as Principal Permitted Uses - see § 308)	Accessory Uses	Development Standards
DD Development District: This district is intended to provide for the normal growth of business and services to meet the needs of area residents and to provide for the development of light manufacturing.	Conservation subdivisions Farm stands Forestry enterprises, except sawmills Minor Impact Uses Personal service shops Professional offices Single-family detached dwellings Specialty shops Studios Two-family dwellings (see § 409.7) Undertaking establishments <i>Nothing in the Milford Township Zoning Ordinance shall be construed to supersede Pennsylvania law regarding rights to farm.</i>	Adult stores Agricultural activities Animal hospitals Assisted living and senior housing Bed and breakfast establishments Bulk fuel storage facilities Bus terminals Car and truck washes Child care centers Club houses, lodges and country clubs Commercial nurseries & greenhouses Commercial stables Communications towers Contracting businesses & trades Garden centers Gasoline service stations Group care facilities Health facilities Hotels, motels & other tourist lodging Junkyards Kennels Manufacturing Mini-warehouses Mobile home parks Multi-family dwellings Natural resource processing Private recreational facilities Private schools Public and semi-public uses Research and development facilities Restaurants Retail and service establishments Sawmills Solid wastes disposal/staging facilities Tourist recreational facilities Truck stops and terminals Vehicle sales, supply & service facilities Warehouses & wholesale businesses	Carports Customary accessory uses and structures Essential services Home gardening, nurseries & greenhouses Home-based businesses Private parking areas and garages Private stables Private swimming pools Signs as provided hereunder TV satellite dishes	Minimum lot area: Lots with central water & sewage: 30,000 sq. ft. With on-site water or sewage: 1 acre Minimum average lot depth/width: Lots with central water & sewage: 100 feet With on-site water or sewage: 150 feet Minimum yards: Front 35 feet Side 25 feet Side adjoining DD District lot 20 feet Rear 25 feet Maximum lot depth to lot width ratio: 3:1 Maximum building height: 45 feet Maximum lot coverage: 25% (See Section 414 for lot coverage criteria applicable to non-residential uses - up to 65% permitted)

Milford Township Zoning Ordinance

The Milford Borough SALDO was updated in June 2000. It essentially requires that when any land is being proposed for development, a sewage module must be completed with approval from the Borough SEO. The Milford Borough SALDO has lot area and dimension standards for lots depending on the water and sewage system. The tables are shown below:

Table 4.10: Milford Borough Standard Lot Sizes

Lot Area and Dimensions	Lots Served by Central Water Supply and Central Sewerage System
Minimum Area	21,780 square feet (1/2 a.)
Minimum Width/1 av.	100 feet
Minimum Average Depth	150 feet
Minimum Front Yard Set Back	40 feet
Minimum Side Yard Set Back	15 feet
Minimum Both Side Yards Combined	30 feet
Minimum Rear Yard Set Back	25 feet

Lot Area and Dimensions	Lots Not With Central Water Supply or Central Sewerage System
Minimum Area	43,560 square feet (1 a.)
Minimum Width/1 av.	150 feet
Minimum Average Depth	200 feet
Minimum Front Yard Set Back	40 feet
Minimum Side Yard Set Back	15 feet
Minimum Both Side Yards Combined	30 feet
Minimum Rear Yard Set Back	25 feet

4.1.6 Pike County Storm Water Management Plan

In compliance with Act 167, the Pennsylvania Storm Water Management Act, Pike County prepared a Storm Water Management Plan in July 2010, for all watersheds of Pike County. This Storm water Management Plan serves as a framework and information source to assist all municipalities within Pike County in planning for and managing the increased runoff associated with development and future population growth.

4.2 GROWTH AREAS IDENTIFIED BY PREVIOUS PLANNING

In general, most of the projected growth areas are largely outdated as years have passed since the most recent comprehensive plans. The 2011 Westfall Township and Matamoras Borough Comprehensive Plan has indicated that nearly all of the Matamoras Borough's lots have been filled. There is commercial growth expected in Westfall Township along Route 6/209, and in general, there are a number of available lots. Some commercial growth is expected along Pennsylvania Avenue in Matamoras Borough. The Milford Borough and Milford Township Comprehensive Plans did not identify any planned growth areas. In general, nearly all of Milford Borough's lots have been filled, so no planned growth is expected residentially.

4.3 EXISTING AND FUTURE GROWTH AREAS

There are no specific planned areas of development or growth. As previously mentioned, nearly all of the lots are full in Matamoras and Milford Boroughs. While in general, there is a growth trend in the Study Area, there are not planned areas marked for growth by any of the Comprehensive Plans.

4.4 GROWTH PROJECTIONS

All of the municipal comprehensive plans do not project beyond the year 2010. As a result, Census data was used to project the populations. Method 1 was a percentage decrease which was a 2.7% decrease in population from 2010 to 2019. Method 2 was assuming the growth rate was a fixed amount (1560) based on the decrease from 2010 to 2019. The results are shown in Table 4.11.

Table 4.11: Population History and Projections

Method	Actual Population		Projected Population	
	2010	2019	2028	2037
1	57,369	55,809	54,302	52,836
		(2.7%)	(2.7%)	(2.7%)
2	57,369	55,809	54,249	52,689
		(2.7%)	(2.8%)	(2.9%)

4.5 WASTEWATER FLOW PROJECTIONS

As part of the preparation of this Plan, flow projections were determined based on providing public sanitary sewer facilities to existing properties within the six (6) potential sewer service areas currently served by OLDS, COLDS, or private wastewater treatment facilities. These potential sewer service areas were delineated based on Municipal Borders within the Planning Area. The economic feasibility of providing public sanitary sewer facilities to the Planning Areas is discussed in Chapter 5.

The wastewater flow projections developed for this Plan were based on the following conditions and assumptions:

- Wastewater flows generated for all Structural Alternatives are based on 200 GPD per equivalent dwelling unit (EDU) as identified in the Westfall Township Chapter 94 Report.
- Delaware Valley High School connection is based on an annual average flow of 15,000 GPD based on a review of their existing flow records.
- Milford Senior Care Rehabilitation Center connection is based on annual average flow of 15,000 GPD based on a review of their existing flow records.
- For Milford Borough and Milford Township, the existing water meter usage was used to project wastewater flow for commercial buildings.
- For Matamoras Borough, Matamoras Municipal Water Authority provided water meter usage data, which was used to project wastewater flow for non-residential buildings.
- For Westfall Township, PA Title 25 Chapter 73: Standards for On Lot Sewage Treatment Facilities was used to project wastewater flow for non-residential buildings.
- Each residential building was assumed to be equivalent to one EDU.

As presented in Table No. 4.12, all projected flows are proposed to serve by MATW. Future connections represent connections along proposed alternatives in Milford and Westfall Township that would not be required to connect to the system but may in the future. More detailed projected flows are shown in Appendix E.

Table 4.12: Estimated Wastewater Flow Scenarios by Alternative

Potential Service Area	Initial EDUs	Initial Flow (GPD)	Future Connection EDUs	Future Connection Flow
Alternative 1	140	28,000	177	35,400
Alternative 2	276	55,200	317	63,400
Alternative 3	354	70,800	389	77,800
Alternative 4A-4C	106	21,200	222	44,400
Alternative 4D-4E	126	25,200	242	48,400
Alternative 5A, 5C	172	34,400	288	57,600
Alternative 5B, 5D	178	35,600	294	58,800
Alternative 6A-6C	264	52,800	380	76,000
Alternative 6D-6E	236	47,200	352	70,400
Alternative 6F	284	56,800	400	80,000
Alternative 7	363	72,600	479	95,800

A hydraulic capacity analysis was performed for Chapter No. 5, and it was determined that the existing MATW WWTP has the capacity to accept the anticipated future flows. Coordination of this Plan with MATW is critical to establish a successful and practical implementation schedule, to determine possible funding sources, and ensure that all facilities are installed in a manner that is both environmentally responsible and economically feasible.

4.6 SUMMARY OF WASTEWATER PLANNING NEEDS

As previously stated, Westfall Township is served in part by MATW, privately owned OLDS, and packaged wastewater treatment facilities. Milford Borough, Milford Township, and Matamoras Borough are served entirely by OLDS.

As a result of existing OLDS malfunctions previously described in Chapter 3 and the commercial demand and potential growth, the Municipalities are evaluating the following wastewater planning needs:

1. Solutions to provide public sewer facilities to the Matamoras Borough Study Area should be considered as Fifty-three (53) percent of OLDS inspected had potential, suspected, or confirmed malfunctions plus there is a need to address commercial demand. Therefore, the Matamoras Study Area is considered a needs area. Alternatives for providing improved sewage facilities are investigated in Chapter No. 5.
2. Solutions to provide public sewer facilities to the Westfall Township Southwest Study Area should be considered as thirty-seven (37) percent of OLDS inspected had potential, suspected, or confirmed malfunctions and the need to address development and commercial demand. The Westfall Township Southwest Study Area is considered a needs area. Alternatives for providing improved sewage facilities are investigated in Chapter No. 5.

3. Solutions to provide public sewer facilities to the Milford Township East, and Milford Borough Study Areas should be considered. Forty-eight (48) percent of OLDS and COLDS inspected in Milford Township East had potential, suspected, or confirmed malfunctions. Sixty-four (64) percent of OLDS inspected in Milford Borough had potential, suspected, or confirmed malfunctions. In addition, there is the need to address anticipated growth and development and commercial demand. Milford Township East and Milford Borough Study Areas are considered a needs area. Alternatives for providing improved sewage facilities are investigated in Chapter No. 5.
4. Solutions to provide adequate OLDS management in the non-sewered areas of the four Municipalities where public sewer facilities are not feasible.

4.6.1 Extension of Public Sewers to New Development Areas

In conjunction with each Municipality's Subdivision and Land Development Ordinance, new developments must plan for sewage facilities by including either OLDS or public sewage facilities. Where public sewers are not reasonably accessible as determined by each Municipality, OLDS in accordance with Pennsylvania's Sewage Facilities Act may be installed in areas with suitable soils.

4.6.2 Extension of Public Sewers to Existing Development Areas

Sanitary sewer surveys conducted as part of this Act 537 Plan update have revealed a confirmed malfunction rate in the Study Area of 5.7%. Alternatives for improved sewage facilities within the Planning Area are presented in Chapter 5.