



COMPREHENSIVE PLAN

OF

SPRING BROOK TOWNSHIP
LACKAWANNA COUNTY, PENNSYLVANIA

2015

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REGIONAL LOCATION

Spring Brook Township is located in the southern portion of Lackawanna County, bordering Luzerne County to the west. The Township encompasses 34.46 square miles and is the county's largest municipality in size. Elevations within the township range from 910 to 2,190 feet above sea level.

Municipalities bordering Spring Brook include the following: Moosic Borough, Scranton City, and Roaring Brook Township to the north; Moscow Borough and Covington Township to the east; Clifton and Thornhurst Townships to the south; and the Luzerne County townships of Pittston and Jenkins to the east.

Spring Brook is located just east of the Scranton/Wilkes-Barre Metropolitan area and has access to two nearby interstate-highways. Interstate 380 physically crosses the northeast corner of the Township, with two interchanges situated less than a mile from the Township's eastern border at Moscow and Daleville. The Moscow interchange (Exit 22) in fact, is only located a few yards from the township line, connecting the interstate with State Route 690. This interchange, however, allows only southbound traffic on I-380 to exit onto State Route 690, and only northbound traffic to enter the interstate from State Route 690. The Daleville interchange (Exit 20) is a full interchange located at State Route 307 in Covington Township, one-half mile east of the Spring Brook line.

Spring Brook Township is also easily accessible to Interstate 81. An interchange at the terminus of State Route 502 in Moosic Borough is located approximately three miles from the western edge of the township.

These arterial highways provide highway linkages into and throughout the Scranton/Wilkes-Barre Metropolitan area and to major urban centers throughout Pennsylvania, New Jersey, New York, and the entire country.

Regional and County location maps in the Appendix show Spring Brook Township's relative location within Lackawanna County and the northeast region of the United States.

HISTORY

Spring Brook Township was formed in 1853 out of a portion of Covington Township. The first settler in Spring Brook was Abraham Turner, who settled near the present center of the Township in 1832. English, Welsh, and Scottish descendants were the first people to settle in Spring Brook, near modern-day Spring Brook Corners.

Lumbering was the original industry in the Township because of the abundance of trees and the availability of power from Panther and Spring Brook Creeks. Many saw mills were built in Spring Brook Township, and the area was also known as "Drinker's Beech," named after Henry Drinker, one of the largest landholders in the Township.

The first road built in Spring Brook Township went east from the center of the Township to Daleville, and the second, west to Pittston.

The Township has since grown primarily as a lumbering and agricultural community, and more recently as a residential bedroom community. Today, as a result, the Township remains rural in character with few commercial or industrial facilities.

ENVIRONMENTAL SETTING

Environmental factors play a major role in land-development patterns. They can provide optimum conditions for development or severely limit it. Topography, soils, geology, surface water, ground water, floodplains, and wetlands all should be considered in planning and developing to protect the environment and development from natural hazards.

Soils

Spring Brook Township has been surveyed by the U. S. Soil Conservation Service. Soils maps and characteristics have been generated from official soil data. A link to the USDA Natural Resources Conservation Service's soils mapping web application can be accessed at <http://casoilresource.lawr.ucdavis.edu/gmap/>.

According to this report, the eastern and southwestern portions of the Township are covered primarily by the Wellsboro-Morris-Oquaga soils association, while the northwestern section is comprised of the Oquaga-Lackawanna-Arnot association, characteristic of steep-sloped areas. Also, the northern and central portions of the township are covered with the Rock outcrop-Arnot-Dystrochrepts association, found primarily on mountaintops and mountainsides.

The soils within these associations were formed by ice glaciers moving across the area and are Channery silt loams, flaggy loams, or very stony loams, depending on the size and quantity of stone fragments in the soil.

In addition, soils are categorized into four hydrologic groups. They are as follows:

Group A - Soils with low runoff potential. Soils having a high infiltration rate even when thoroughly wetted and consisting chiefly of deep, well to excessively drained sands or gravels.

Group B - Soils having a moderate infiltration rate when thoroughly wetted and consisting chiefly of moderately deep to deep, moderately well to well drained soils with moderately fine to moderately coarse texture.

Group C - Soils having a slow infiltration rate when thoroughly wetted and consisting chiefly of soils with a layer that impedes downward movement of water or soils with moderately fine to fine texture.

Group D - Soils with high runoff potential. Soils having a very slow infiltration rate when thoroughly wetted and consisting chiefly of clay soils with a high swelling potential, soils with a permanent high watertable, soils with a claypan or clay layer at or near the surface, and shallow soils over nearly impervious material.

The area of Spring Brook Township, as well as the majority of Lackawanna County, is covered mainly by Group C soils. It is difficult to pinpoint a dominant soil-type within this group since it comprises approximately 75 percent of the total area of the township, an area of 34.46 square miles varying greatly in topography.

Group D soils are found mainly in the steep-sloped, western section of the township and in scattered wetland locations. Steep-sloped areas appear to be dominated by Arnot soils, while Norwich soils dominate in large wetlands areas.

Group A and B soils, those best suited for on-lot sewage disposal, only comprise approximately two percent of the township and mainly consist of Pope soils along random sections of Spring Brook Creek on lands owned by the Theta Land Corporation and Pennsylvania American Water Company.

Topography

Steepness of slope is usually measured in percent of slope. A one - percent slope is a one-foot vertical rise in one hundred horizontal feet. As a result, the steeper the slope the more severe its limitations to its use and development.

Slopes up to 8 percent provide little limitation to any type of development. Slopes from 8 to 20 percent have moderate to severe limitations of soil erosion, higher costs of grading, and increasing limitations on installing and operating sub-surface sewage disposal systems. Areas within the 15 to 20 percent range should be limited to extremely low-density development. Slopes over 20 percent have severe limitations and should be restricted from any type of development except for those specially adapted to the severe topography.

Referencing the Avoca and Moscow 7.5 USGS Topographical Quadrangles, the northwestern and south-central portions of Spring Brook Township comprise large areas of slopes over 20 percent, severely limiting or deterring development in these areas.

Drainage

The majority of Spring Brook Township is located within the Spring Brook Creek watershed, which drains into the Lackawanna River, which in turn flows into the Susquehanna River. The northeastern corner of the township drains into Roaring Brook and the Lackawanna River. A small portion at the southwestern corner of the township drains directly into the Lehigh River, and in turn, to the Delaware River.

The Lackawanna River Watershed, including the Spring Brook Creek and Roaring Brook sub-watersheds, has been designated by the Pennsylvania Department of Environmental Protection (PA DEP), under the Stormwater Management Act (Act 167) of 1978, for a stormwater management study. The study has been performed by the Lackawanna County Regional Planning Commission and an engineering consultant. As part of this study, a model storm drainage ordinance has been formulated for adoption by all participating municipalities. With modifications prepared by the Township's planning and engineering consultants, the Township adopted this ordinance in 1996 and completed a comprehensive amendment which was adopted in February 2012.

Water

There are four major bodies of water located in Spring Brook Township. All four are reservoirs owned by the Pennsylvania American Water Company and include: Spring Brook Intake and Nesbitt Reservoirs in the northwestern section of the township; Watres Reservoir in the south central section; and, Maple Lake in the northeastern section. In addition, there are several small ponds located throughout the township.

Wetlands

According to the National Wetlands Inventory Maps, accessed via their website <http://www.fws.gov/wetlands> in September 2014, there are numerous scattered wetlands throughout the township.

The largest continuous wetland in the township is located along the eastern side of Swartz Valley Road from the Swartz Valley Acres subdivision south to State Route 502. This area encompasses approximately 90 acres. Other large concentrations of wetlands include areas located around Maple Lake, both sides of Schlittler Road in the northeastern corner of the township, and sections of the State Game Lands in the southwestern portion of the township.

Both federal and state statutes regulate development in wetlands. Permits for regulated activities in wetlands are required from the Pennsylvania Department of Environmental Protection and the U.S. Army Corps of Engineers.

Floodplains

Several areas have been designated as 100-year floodplains according to the Flood Insurance Rate Maps for Spring Brook Township dated January 20, 1982, and prepared by the Federal Emergency Management Agency for the National Flood Insurance Program. These areas include lands adjacent to the following waterways: Spring Brook Creek; Panther Creek, Painter Creek, Rattlesnake Creek; and Six Springs Creek between Matthews and Swartz Valley Roads.

The National Flood Insurance Program requires participating communities to regulate development in 100-year floodplain areas for the purpose of avoiding or minimizing flood losses. The Pennsylvania Floodplain Management Act (Act 166) further requires that all flood-prone municipalities participate in the National Flood Insurance Program and to regulate development in identified floodplains. The Spring Brook Township floodplain management ordinance was updated and adopted by the township in February 2007.

Geology

Spring Brook Township is located in the Appalachian Plateaus physiographic province. Most bedrock underlying this province consists chiefly of red to brownish shale and sandstone of the Catskill Formation, which is Upper Devonian in age.

During the Pleistocene Epoch, a series of great continental ice sheets advanced and retreated, covering Lackawanna County with accumulations of glacial debris of sand, rounded gravels, and boulders from melt water. Other material that was deposited directly from the ice

with little or no sorting or stratification is distributed unevenly throughout the region and is classified as glacial till. This till is as much as 300 feet deep in some places, and the present topography is the result of erosion of this glacial drift.

Spring Brook Township is located in the Marcellus shale formation. This formation is being developed for gas drilling (specifically the fracking method) because of advancing technology. Reasonable development for gas and oil resources must comply with Act 13 of the Commonwealth of Pennsylvania.

EXISTING LAND USE

Spring Brook Township consists of a total land and water area of 34.46 square miles or 22,054 acres. The following information pertaining to existing land-use was obtained in a 1989 windshield survey of the township by the Lackawanna County Regional Planning Commission.

Residential

Single-family residences make up the majority of the developed land in Spring Brook Township. Most residences are found along existing, public roads, with others located in private developments. One trailer park is located in the township. The Mt. Laurel Trailer Park is located on the West Side of Laurel Road (T-330) just south of the intersection with State Route 307.

The highest density of residential development is concentrated in the northeastern corner of the township, along State Routes 307 and 690 and O'Hara Road. A large number of homes are also found along State Route 502 from the Covington Township line west to the intersection with State Route 690.

Residential subdivisions in the township include the following:

- Biesecker Development - northeast side of SR 307
- Davis Development - west Side of Laurel Road (T-330)
- Evergreen Acres - north side of SR 690 east of SR 307
- Farischon Development - northeast side of SR 307
- Noto Development - south side of SR 690 east of SR 307
- Rolling Hills Estates - north side of SR 502
- Rollison Development - south side of SR 690 west of SR 307
- Salamone-Richards Dev. - south side of SR 690 west of SR 307
- Swartz Valley Acres - east Side of Swartz Valley Road (T-318)
- Deerfield Acres - west Side of Swartz Valley Road (T-318)
- Wilderness - north side of SR 690 west of SR 307
- Side Hill Acres – west side of Aston Mountain Rd (T-311)
- Maple Lake Estates – north side of SR 690
- Jon-Winn Acres – south side of SR 690

Preliminary figures for 2010 show that there are 1,178 housing units in Spring Brook Township, an increase of 220 units from the 2000 figure of 958 units. All but a few of these structures are single-family detached homes, including trailers.

The 2010 Census indicated only 82 housing units consisting of 2 units or more in the township. Other types of residences included farmhouses, hunting cabins, and mixed residential-commercial structures.

Commercial

The township has no large areas of commercial development. The only area remotely resembling a commercial sector is along the East Side of State Route 690 between State Route 307 and Interstate 380. A car wash, funeral home, bagel shop, and small gift-shop are all located

along this stretch of roadway. In addition to the establishments along State Route 690, there are six businesses along State Route 307, giving the northeast section of the township the largest number of commercial uses.

Scattered commercial uses are found in the following general areas of the township: along State Route 502 from Elias Road (T-312) east to Watres Road (T-313); along State Route 502 from Matthews Road (T-314) to Swartz Valley Road (T-318); along Swartz Valley Road from State Route 690 south to the Swartz Valley Acres development.

A total number of thirty commercial establishments were found in the township during the windshield survey. Many of the commercial facilities are classified as non-conforming uses.

Industrial

The only activities in Spring Brook Township that can be classified as industrial uses are as follows: a fireworks plant along State Route 502, a lumber mill along Aston Mountain Road (T-311) and a stone cutting mill along Bowens Road (T-321).

Public and Semi-Public

Public and semi-public uses within Spring Brook Township include the following: Spring Brook Township Garage and Municipal Building, Spring Brook Township Volunteer Fire Co. Building; the Robert Aston Sports Complex; Spring Brook Congregational Church and Cemetery; Maple Lake Methodist Church and Cemetery; and Pennsylvania State Game Lands #91.

Agricultural

Spring Brook Township contains large areas of open fields that were used in the past for agricultural purposes. Based on 2010 Census data, sixteen (16) persons are employed in agriculture, forestry, fishing, hunting and mining activities. There are approximately ten (10) farms currently operating within the Township.

Undeveloped/Forested Land

The majority of the total land area in Spring Brook Township is undeveloped, forested land. A substantial portion of the township is owned by the Theta Land Corporation and remains undeveloped, mainly in the western and southern portions of the township. The lands owned by Theta Land Corporation were previously owned by Pennsylvania American Water Company and maintained as undeveloped areas for watershed protection for the water supply reservoirs located in Spring Brook Township. The percentage of land owned by Theta Land Corporation has decreased over recent years by the sale of some parcels.

EXISTING POPULATION AND HOUSING

Population Trends

According to the U. S. Census Bureau, Spring Brook Township's population has grown from 467 in 1930 to 2,768 in 2010. Between 2000 and 2010, the Township's population increased by a total of 401 persons. An additional 193 housing units were built during this period. The average household size of 2.87 persons showed a slight increase from 2000 figures.

Population and Housing Characteristics

Of Spring Brook's total year 2010 population, 1,389 were male and 1,379 were female. The median age was 43.2 years. The distribution of age groups shows that there were 125 persons under the age of five years; 548 persons between the ages of five and 19 years; 783 persons between the ages of 20 and 44 years; 720 persons between the ages of 45 and 59 years; and 592 persons age 60 years and older.

Of the 1,178 total housing units reported in the 2010 Census, 1,091 were occupied and 87 were vacant. A total of 22 of the vacant units are considered "seasonal, recreational, or occasional use".

The 2010 Census statistics on educational attainment show that 89.1 percent of the township's population are high-school graduates and 26.5 percent are college graduates. Labor-force information indicated that 48.1% of the township's labor-force are employed in service industries; 30.6% in manufacturing industries; 18.9% in retail and wholesale; and 2.4% are unemployed.

The 2010 per-capita income was \$26,254.00. The 2010 median household income was reported at \$78,082.00, and, the 2010 median family income was \$87,531.00.

COMMUNITY FACILITIES AND SERVICES

Community facilities and services include schools, recreational areas, water and sewer-disposal systems, public buildings, churches, police and fire protection, and utilities. The availability of these facilities and services is essential to the safety and welfare of township residents and plays a major role in the community development.

Schools

Spring Brook Township is a part of the North Pocono School District. This district is comprised of ten municipalities (nine in Lackawanna County and one in Wayne County), and it covers a geographical area of approximately 195.2 square miles.

The district enrollment for the 2014-2015 school year was 2,990 students; this is an increase of 3 students from the previous 2013-2014 school year. Currently, there is an average of about 225 students per grade and the district employs 219 teachers.

The North Pocono School District operates five (5) schools: Two (2) elementary schools which include grades K-3, Jefferson Elementary in Jefferson Township and Moscow Elementary in Moscow Borough; The North Pocono Intermediate School in Moscow Borough which has grades 4-5; The North Pocono Middle School in Moscow Borough which has grades 6-7-8; The North Pocono High School in Covington Township which has grades 9-12.

There are currently no private schools located within the North Pocono School District.

Libraries

The North Pocono Public Library, located in Moscow Borough, is the nearest public library to Spring Brook Township. The library is a part of the nine (9) member Lackawanna County Library System, and card-holders of the North Pocono library are provided free access to books and services at any of the eleven libraries county-wide, as well as state-wide access to member libraries in the Access Pennsylvania system. The new library, which opened in 2013, is located off of State Route 690 near Spring Brook Township and services the entire North Pocono area. The new facility includes Wi-Fi, high speed internet, a children's room, outdoor education space, a large community room with a demonstration kitchen and group study spaces for tutoring and small meetings.

In addition, the North Pocono Schools have libraries which are available to the school students of the township.

Public Protection

Fire protection is provided by the Spring Brook Township Volunteer Fire Company located at the intersection of State Route 502 and State Route 690. The original fire station that was built in 1954, was replaced with a new station in 2010.

Major fire-fighting equipment includes the following:

2000 Pumper	1,000 gallons water, 2000 gpm pump
2010 Tanker	3,500 gallons water, 500 gpm pump
2012 Brush Truck	500 gallons water
1985 Military 5 ton 6X6 Brush Truck	1,200 gallons water

Major equipment is replaced on an average twenty (20) - year cycle. Funding for the Fire Company is obtained through local taxes and various fund raising events, such as picnics, hall rental, fund drive, raffles and dinners. Access to static water supplies is a major factor limiting the Fire Company's abilities.

BLS (Basic Life Support) Ambulance services are provided by the Moscow Fire & Hose Company Ambulance with Covington Fire & Rescue providing second due service. Mobile Intensive Care Unit services are operated by private paid services. There are three large hospitals available to Township residents in nearby Scranton.

Spring Brook Township currently does not have a paid local police department. Police emergencies are covered by the Pennsylvania State Police at Dunmore. The state police also provide primary coverage to six (6) other Lackawanna County communities and response time is based on the urgency of the call.

Police, fire, and ambulance calls are dispatched through Lackawanna County's E-911 Communications Center located in the Lackawanna County Emergency Services Center in Jessup using a preplanned system of automatic mutual aid dispatch as determined by the type of emergency call. Emergency calls are also now accepted via text messaging.

Municipal Facilities

The Township Municipal Office and Maintenance Facilities are located along State Route 307. The Township acquired the current property in 1986, and it includes four (4) buildings. One building is used as township offices, a meeting room and a separate office for the Sewer Authority. Several renovations were made to the building during 2004-2008 including installation of a new heating system and air conditioners, new siding, new roofing, new windows and interior improvements to the meeting room and offices. The meeting room has a capacity of approximately thirty (30) people, often full at public meetings.

Township personnel consists of a Township Secretary who manages Township business, a Township Treasurer who handles the Township finances, a Zoning Officer who handles permits and zoning issues, a Roadmaster and a Road Department consisting of two full time and three part time employees who maintain the 28 miles of Township roads.

The Township has created an Equipment Fund to replace and upgrade equipment utilized for municipal services, such as snow plowing and road repairs. The Township has also created a Road Fund which is used to fund repairs to township owned roadways as needed.

Parks and Recreational Facilities

The Spring Brook Township Board of Supervisors with the assistance of the Spring Brook Township Volunteer Fire Company has constructed a community playground adjacent to the new Fire Hall off of State Route 690. Other recreational facilities in the township are the Robert Aston Sports Complex on O'Hara Road (SR 2019) and the State Game Lands for hunting and fishing located off Gudz Road (T-309) in the southwest corner of the township. The Pennsylvania Fish and Boat Commission entered into an agreement with the Pennsylvania American Water Company and private landowners to open specific sections of Maple Lake to public fishing which can be accessed off of Maple Lake Road (T-324). The Robert Aston Sports Complex contains one Little League size baseball field, which is lit, and one Teener League size baseball field. They are in the process of planning and design of additional facilities.

Sewage Collection System

The majority of developed properties are served by on-lot sewage disposal systems. A public sewer system, consisting of a low pressure/grinder pump system, services a limited area of the Township along State Route 307 and adjacent road areas. The system is operated by the Spring Brook Township Sewer Authority. The treatment plant is located near Green Run Creek in Roaring Brook Township, just north of the Spring Brook Township boundary.

The treatment plant is permitted for 160,000 gallons/day. Currently the system treats on average 84,000 gallons per day.

The sanitary system consists of approximately 6 miles of low-pressure sewers, 394 laterals, 3 duplex grinder unit pumping stations and an undetermined length of gravity sewers in Roaring Brook Township.

Approximately 320 individual grinder pumps and 3 duplex grinder unit pumping stations were in operation in the service area as of the end of calendar year 2014.

Water Supply System

There are no central water-supply systems in Spring Brook Township. Water is supplied to township residents and businesses via individual on-lot, or private community, wells.

Parts of the Nesbitt Water System and Treatment Facility of the Pennsylvania American Water Company are located within the township; however, this system serves PA American Water Company customers in the greater Pittston area of neighboring Luzerne County. With the treatment facility situated at the lowest elevation in the township, near the Pittston Township line, it is not economically feasible to transport water "uphill" to serve the residents of Spring Brook Township at present.

Solid Waste Disposal

Currently, in Spring Brook Township, as well as in nineteen (19) other Lackawanna County municipalities, private citizens must contract with private haulers for refuse removal. This refuse is then transported to local landfills for disposal. In addition, township residents must have their

individual septic tanks pumped on an average of once every four years by private septic haulers.

A privately-owned recycling facility, located in the city of Scranton, accepts recyclable materials and a wide variety of items, including plastic and glass bottles, steel and aluminum cans, newspapers, magazines, corrugated cardboard, office paper, electronics and yard waste. The facility accepts these items from Lackawanna County residents, businesses and municipalities.

Currently, Spring Brook Township is partnered with Covington Township in a recycling program. Spring Brook Township residents can drop off their recyclable items at the Covington Township Recycling Center located off of State Route 435 in Covington Township. Acceptable items include plastic and glass bottles, steel and aluminum cans, newspapers, magazines, corrugated cardboard, and office paper. The Recycling Center currently operates on the first and third Saturday of each month from 7:00 AM to 11:00 AM.

In 2013, Spring Brook Township opened a yard waste recycling program for residents. Leaves, brush, Christmas trees and yard waste may be dropped off at the municipal complex. Materials collected are hauled periodically to the Lackawanna County Recycling Center.

The Township holds an annual spring cleanup where residents may drop off items at the Township building for removal and disposal. Tires, electronics and items containing Freon are among the accepted items. Nominal fees are charged.

TRANSPORTATION

Spring Brook Township is easily accessible to Interstates 380, 84, and 81. State Routes 307, 502, and 690 provide access to these Interstates and other arterial highways. Other secondary state-roads and township roads provide links to the highways from residences and businesses throughout the township.

Street and Highway Classifications

Streets should be classified according to their function to understand their role in regional and local development patterns. They can be classified as follows:

Expressways - provide major highway connections between major cities and between regions and are designed primarily to carry traffic and generally should not provide access to land that would interfere with their primary traffic functions.

Expressway - Interstate 380

Arterial Streets - collect traffic from minor, local access and collector streets and also provide a connection to expressways. Connector streets serve an unlimited daily traffic.

Connector - State Route 307

Collector Streets - gather traffic from minor and local access streets and feed this traffic to arterials, and expressways. Collector streets carry heavier traffic volumes but also provide direct access to individual uses along them. Collector streets serve up to an ultimate 500 dwelling units or up to an ultimate average daily traffic count of 4,000 vehicles.

Collectors - State Route 502
State Route 690
O'Hara Road (S.R. 2019)

Minor and Local Access Streets - provide direct access to individual uses and provide access to collector and arterial streets. Minor streets serve up to 150 dwelling units or up to an average daily traffic count of 1,500 vehicles. Local Access streets serve the same function but serve up to a maximum of 75 dwelling units or a maximum average daily traffic count of 600 vehicles. Local Access streets include cul-de-sac and loop roads.

Minor and Local Access Streets - All other state, township, and private roads.
(See following pages for township road directory.)

Roadway Conditions

The major highway through Spring Brook Township, State Route 307, runs on a straight alignment from northwest to southeast through the northeast corner of the township. It has adequate travelway and shoulders; however, sight distances at most intersections along State Route 307 are fair to poor due to the hilly topography of the area. State Routes 502 and 690 both have narrow shoulders, and State Route 690 has a narrow travelway, several severe curves, and poor sight

distances at most intersections. All three state highways are paved and in fair condition.

The vast majority of the lengths of existing state secondary routes and township roads have narrow travelways, numerous areas with poor sight distance at intersections, narrow or no shoulders, parallel drainage ditches, and several areas of inadequate base or sub-base pavement. The Township assesses the conditions of the roads annually and has upgraded the conditions of the majority of the township roads.

Seven township roads are dead-end roads with no turnarounds. Many private roads exist in the Township. Thirty-nine (39) private roads are considered major roads that service more than two homes. Approximately two hundred fifty (250) homes are located along these private roadways.

SPRING BROOK TOWNSHIP ROAD DIRECTORY

NAME	NUMBER	LOCATION
1st St.	T-337	Evergreen Acres - Off SR 690
2nd St.	T-342	Evergreen Acres - Off SR 690
Anne Terr.	Private	Davis Development - Off Laurel Rd.
Ash Gap Rd.	T-314	Off SR 502 at intersection with Matthews Rd.
Ash St.	Private	Off SR 307 Beech St. N.W. to dead end
Aston Farm Ln.	Private	Off Aston Mountain Rd.
Aston Mountain Rd.	T-311	Off SR 502 from Horseshoe Valley to Pittston Twp. Line
Beech Rd.	T-333	Between SR 502 and SR 690 and SR 690 and Bowens Rd.
Beech St.	Private	Off SR 307
Birch St.	Private	Off SR 307
Blue Spruce Rd.	T-338	Off Swartz Valley Rd.
Blumer's Rd.	Private	Off SR 307
Bowens Rd.	T-321/335	Between SR 690 and Elias Rd.
Brook Ln.	T-347	Off SR 690 Between SR 307 and I380
Buck Run	Private	Off O'Hara Rd.
Carl St.	Private	Off Park St.
Cartel Ln.		Off SR 690
Cherry St.	Private	Off SR 307
Christmas Ln.	Private	Off O'Hara Rd.
Christopher Dr.	Private	Off Reigal Rd.
Cross Dr.	T-332	Between Brook Ln. and Spring Ln.
Davis St.	*Private	Davis Development - Off Laurel Rd.
Deer Run	Private	Rolling Hills Development - Off SR 502
Deerfield Dr.	T-355	Deerfield Acres Development - Off SR 690
Elias Rd.	T-312	Between SR 502 and Bowens Rd.
Evergreen Dr.	Private	Off Maple Lake Rd.
Farischoon Rd.	T-334	Off SR 307
Felix's Way	Private	Off Schlittler Rd.
Fick Rd.	Private	Off SR 502
Goa Way	Private	Off Schlittler Rd.
G.P. Trail	Private	Off SR 690
Gerrity Ln.	Private	Off SR 502
General Dr.	Private	Off O'Hara Rd. - Across from Ball Field
George Benjamin Dr.	Private	Off SR 502
Golden Pond Dr.	Private	Off Swartz Valley Rd.
Grady Dr.	Private	Off Mary's Ln.
Grandview St.	T-345	Off Maple Lake Rd.
Grassi Way	Private	Off SR 502
Green Briar Dr.	T-356	Deerfield Acres Development
Green Run Rd.	T-320	Off SR 307 in Roaring Brook
Gudz Rd.	T-309	Off Aston Mountain Rd.

NAME	NUMBER	LOCATION
Harriet Dr.	T-352	Deerfield Acres Development
Hemlock Dr.	T-340	Off Swartz Valley Rd.
Hickory Ln.	Private	Off SR 502
Hill St.	T-341	Evergreen Acres - Off SR 690
Horse Shoe Dr.	T-315	Off SR 502
Hughes Dr.	T-313	Off Horse Shoe Dr.
Independence Dr.	Private	Off SR 502
Jacob Drive	Private	Off SR 690
Jones Dr.	Private	Off SR 690
Jones St.	*Private	Davis Development - Off Laurel Rd.
Joni Dr.	T-350	Off SR 690
Josef Dr.	Private	Off Jacob Dr.
June Dr.	T-354	Deerfield Acres Development
Kilmer Rd.	Private	Off SR 502
Kishel Dr.	Private	Off SR 502
Lake Shore Rd.	Private	Off Swartz Valley Rd.
Lanes Hwy.	Private	Off SR 690
Laurel Ln.	Private	Mountain Laurel Trailer Park - Off Laurel Rd.
Laurel Rd.	T-330	Between SR 690 and SR 307 and Across SR 307 to SR 502
Lazy J Ranch Rd.	Private	Off SR 502
Lennys Ln.	Private	Off Gudz Rd.
Lewis St.	*Private	Davis Development - Off Laurel Rd.
Lilac Ln.	Private	Off SR 502
Lois Miller Rd.	Private	Off Gudz Rd.
Maple Lake Rd.	T-324	Between SR 690 Across SR 307 to Dead End
Maple St.	Private	Off SR 307
Mary's Ln.	T-336	Evergreen Acres - Off SR 690
Matthews Rd.	T-344	Between SR 690 and SR 502
McLain Rd.	Private	Off Horse Shoe Drive
Memory Ln.	Private	Off SR 502
Mislinski Rd.	Private	Off O'Hara Rd.
Mountain Ave.	Private	Rolling Hills Development - Off SR 502
Mountain View Dr.	Private	Mountain Laurel Trailer Park - Off Laurel Rd.
Nesgoda Rd.	Private	Off Beech Rd.
O'Hara Rd	SR 2019	Between SR 690 and SR 307
Park St.	T-346	Off Maple Lake Rd.
Patricia Circle	T-351	Off SR 690
Pearl Dr.	T-353	Off of Harriet Dr.
Peter Gretz Dr.	Private	Off SR 502
Petrosky Dr.	Private	Off SR 690
Potelunas Rd.	Private	Off Aston Mountain Rd.
Primrose Dr.	Private	Rolling Hills Development - Off SR 502
Private Dr.	Private	Off O'Hara Rd.

NAME	NUMBER	LOCATION
Reese Ln.	Private	Off Swartz Valley Rd.
Reigals Rd.	Private	Off Thomas Rd.
Robert St.	Private	Davis Development - Off Laurel Rd.
Rubando Dr.	Private	Off Laurel Rd.
Schlittler Rd.	T-322	Off SR 690 Near I380
Shiny Mtn. Rd.	Private	Off of Gudz Rd.
Short Dr.	Private	Rolling Hills Development - Off SR 502
Sibio Ln.	Private	Off Slocum Rd. – Off SR 690
Side Hill Acres Dr.	Private	Off Aston Mountain Rd.
Slesh Rd.	Private	Off SR 502
Slocum Rd.	Private	Off SR 690
Smacchi Dr.	Private	Off O’Hara Rd. (SR 2019) near Private Dr.
Spring Ln.	T-332	Off SR 690
State Route 307	SR 0307	
State Route 502	SR 0502	
State Route 690	SR 0690	
Sunset Dr.	Private	Mountain Laurel Trailer Park - Off Laurel Rd.
Sunset Ln.	T-346	Off SR 307
Swartz Valley Rd.	T-318	Between SR 690 and SR 502
Terion Dr.	T-343	Off SR 307
Thomas Rd.	T-319	Off SR 690
Timinski Rd.	Private	Off Aston Mountain Rd.
Village Dr.	Private	Mountain Laurel Trailer Park - Off Laurel Rd.
Watres Rd.	T-313	Off SR 502
Welsh Hill Rd.	Private	Off Watres Rd.
Wilderness Dr.	T-357	Off SR 690
William St.	Private	Davis Development - Off Laurel Rd.
Williams Ln.	Private	Off SR 690
Yostville Rd.	SR 2018	Off SR 502
Zychal Ln.	Private	Off Beech Rd.

SR=State Road; T=Township Road

* A small portion is maintained by the Township.

SUMMARY OF STATE AND TOWNSHIP ROAD CONDITIONS

Name	Number	Surface	Condition	Travelway	Shoulder	Speed Limit	Sight Distance	R.O.W.
Green Run Road*	T-320	unpaved	good	10 feet	none	none	fair	33 feet
Terton Drive	T-343	paved	good	16 feet	none	none	poor	50 feet
Farisection Road*	T-334	paved	fair	18 feet	none	none	poor	50 feet
Spring Lane	T-332	paved	good	20 feet	10 feet	none	good	40 feet
Cross Drive	T-332	paved	good	20 feet	none	none	good	40 feet
Brook Lane	T-347	paved	good	20 feet	8 feet	none	good	50 feet
Mary's Lane	T-336	paved	good	16 feet	none	none	good	50 feet
1st Street	T-337	paved	good	16 feet	none	none	good	50 feet
2nd Street	T-342	paved	good	16 feet	none	none	good	50 feet
Hill Street	T-341	paved	poor	10 feet	none	none	fair/poor.*	50 feet
Schittler Road*	T-322	paved/unpaved	fair/poor	16 feet	6 feet	none	good	50 feet
S.R. 690	SR 0690	paved	good	20 feet	6 feet	45/40	fair	50 feet
Maple Lake Road	T-324	paved	good	18 feet	none	none	good	50 feet
O'Hara Road	SR 2019	paved	good	18 feet	none	none	good	50 feet
Matthew's Road	T-344	paved	good	18 feet	none	none	good	50 feet
Ash Gap Road*	T-314	paved/unpaved	good/fair	16 feet	none	none	poor/502 good	50 feet
S.R. 502	SR 0502	paved	poor	22 feet	6 feet	45	-	50 feet
Swartz Valley Road	T-318	paved	good	22 feet	none	none	good	33 feet
Blue Spruce Road	T-338	paved	good	18 feet	none	none	poor	50 feet
Hemlock Drive	T-340	paved	good	18 feet	none	none	good	50 feet
Laurel Road	T-330	paved	good	18 feet	none	30	poor	50 feet
S.R. 307	SR 0307	paved	good	40 feet	10 feet	55	-	100 feet
Wares Road*	T-313	paved/unpaved	good	14 feet	none	none	fair	33 feet
Beech Road	T-333	paved	good	18 feet	none	none	fair	33 feet
Horse Shoe Drive	T-315	paved	good	16 feet	none	none	poor/fair	33 feet
Bowens Road	T-321/335	paved/unpaved	good/fair	12 feet	none	none	poor	40 feet
Elias Road	T-312	paved	good	12 feet**	none	none	good	40 feet
Aston Mtn. Road	T-311	paved	good	20 feet	none	30	fair	50 feet
Gudz Road*	T-309	paved	good	18 feet	none	none	poor	50 feet
Yostville Road	SR 2018	paved	good	18 feet	none	none	good	33 feet
Thomas Road*	T-319	paved	good	12 feet	none	none	poor	33 feet
Interstate 380	I 380	paved	fair	48 feet	10 feet	55	-	400 feet

* dead-end road, no turn-around

PLEASE NOTE: Rights-of-Way are approximate and were taken from the Lackawanna County Tax Maps.

SUMMARY OF STATE AND TOWNSHIP ROAD CONDITIONS

Name	Number	Surface	Condition	Travelway	Shoulder	Speed Limit	Sight Distance	R.O.W.
Cartel Lane	-	paved	good	20 feet	10 feet	none	good	50 feet
Grandview Street	T-345	paved	fair	20 feet	6 feet	none	fair	50 feet
Green Briar Drive	T-334	paved	good	23 feet	10 feet	none	good	50 feet
Harriet Drive	T-352	paved	good	18 feet	6 feet	none	good	50 feet
Joni Drive	T-350	paved	good	18 feet	10 feet	none	good	60 feet
June Drive	T-354	paved	good	16 feet	6 feet	none	good	40 feet
Park Street	T-346	paved	good	20 feet	6 feet	none	good	50 feet
Patricia Circle	T-351	paved	good	18 feet	10 feet	none	good	40 feet
Pearl Drive	T-353	paved	good	16 feet	6 feet	none	good	40 feet
Wildernest Drive	T-357	paved	good	24 feet	6 feet	none	good	50 feet

* dead-end road, no turn-around

ORDINANCES AND REGULATIONS FOR GROWTH

Comprehensive Plan

A comprehensive plan is a document that is designed to state basic policies and to guide future growth and development of a community. It contains no rules or regulations, but it serves as a basis for any land-use provisions enacted by the municipality. The comprehensive plan is, in part, a factual report that examines how the past has led to the present, as well as a report that can be used to chart the community's path into the future.

Zoning

Zoning is a method a community may use to regulate the use of land and structures. It is initiated by the adoption of an ordinance designed to protect the public health, safety, and welfare, and to guide growth.

The zoning ordinance is composed of two parts: the text and the zoning map. The text of the ordinance contains the community development objectives and the necessary technical provisions to regulate the use of land and structures and to establish bulk, height, area, setbacks, and other standards. The zoning map delineates the boundaries of the specific districts or zones in the ordinance.

To properly delineate the boundaries of any district created within the zoning ordinance, and to determine the need for any specific district, studies must be conducted in various areas. The comprehensive plan is a document that contains the studies and the recommendations, and it is upon these studies that the zoning ordinance is based.

The administration of a zoning ordinance involves the zoning officer, local planning commission, zoning hearing board, and governing body.

Spring Brook Township enacted its first zoning ordinance on October 20, 1980, based on the use objectives, policies, and recommendations of the North Pocono Comprehensive Development Plan. The Ordinance was revised in its entirety in December 1996. The Ordinance and the Zoning Map were comprehensively amended most recently in February 2012.

Subdivision and Land Development

The subdivision and land development ordinance is the most commonly used development control mechanism in Pennsylvania. It is the most basic of land-use regulations. Subdivision is the creation of new property lines, while land development involves construction of public or private improvements.

Subdivision and land development controls may be viewed as an "ounce of prevention." They offer the municipality a degree of protection against unwise, poorly planned development. With the proper ordinance provisions, the community ensures placement of public improvements such as road, water, sewer, and drainage systems.

The administration of a subdivision and land development ordinance involves the local

planning commission and/or governing body, the developer, solicitor, municipal engineer, development designer, county planning commission, and many other agencies (i.e. fire department, county conservation district, Dept. of Environmental Protection, etc.). Working together, they all can help ensure a high quality subdivision or land development.

The Township first adopted a Subdivision and Land Development Ordinance in 1972; it has since been comprehensively amended by the adoption of a new ordinance in July 1995, which was amended again in 2001.

Floodplain Management

The Pennsylvania Floodplain Management Act requires that all flood-prone municipalities participate in the National Flood Insurance Program and regulate development in identified floodplains.

The National Flood Insurance Program (NFIP) was created by Congress to provide the general public the opportunity to obtain insurance coverage to cover flood damages to buildings and their contents, and to reduce future flood damages by requiring the local regulation of new development in flood-prone areas.

The availability of flood insurance is contingent upon a community's participation in the NFIP. To participate, a community must enact regulations to control development activities within identified floodplains. Local regulations must meet or exceed minimum NFIP requirements.

Flood-prone areas are identified on maps provided to communities by the Federal Insurance Administration. Referred to as Special Flood Hazard Areas, these areas represent the extent of inundation, which can be expected from a 100-year flood or base flood. Local regulations must ensure that all new and substantially improved buildings are protected to the level of the base flood, at the very minimum.

Floodplain maps for Spring Brook Township were last updated by the Federal Insurance Administration on January 1, 1982, and compliance by the township with the state Floodplain Management Act, on Level B, was achieved on July 31, 1984. As of September 2014, FEMA has revised the Flood Insurance Rate Maps (FIRMs), which are now considered DFIRMs because they are in a digital format. The new maps have not yet been officially adopted. The current Spring Brook Township Floodplain Management Ordinance was adopted in February 2007.

Solid Waste Management (County-level)

Lackawanna County prepared a "Municipal Solid Waste Management Plan," in accordance with Act 101, in 1990. The plan provides for sufficient processing and disposal capacity for regulated wastes generated within the county for the next ten years. The Lackawanna County Solid Waste Management Authority was given the responsibility by the county commissioners for the planning, development, and implementation of the solid waste management plan. This plan will assure the environmentally safe, reliable, and efficient management of all regulated municipal waste in order to protect the health and welfare of county

residents and to assure compliance with applicable laws and regulations.

Stormwater Management (County-level)

Under the Stormwater Management Act, each county in the state is required to prepare and adopt a watershed stormwater plan for each watershed located in the county as designated by and within the guidelines of the Pennsylvania Department of Environmental Protection, in consultation with the municipalities within each watershed.

The basic ground rule of the Act is that those whose activities will generate additional runoff, increase its velocity, or change the direction of its flow, should be responsible for controlling and managing the stormwater discharge so these changes will not cause harm to other persons or properties now or in the future. The policy is that the legal system will no longer excuse those who negligently disregard the impact of runoff from their activities. It will not allow them to shift the burden of runoff management to the public or to those property owners downstream.

Lackawanna County began studying the Lackawanna River Watershed for the purposes of the Act in 1986. This planning program resulted in the formulation of a Stormwater Management Plan for the Lackawanna River Watershed, and a model Storm Drainage Ordinance that was adopted by the Township in June 1996 and was revised in 2001.

Uniform Construction Code (UCC)

The Uniform Construction Code (UCC) was adopted as the official Township Building Code of Spring Brook Township in 2004. Administration and enforcement of the UCC within Spring Brook Township is handled by third party agencies hired by the Township. Building Inspection Underwriters of PA Inc. and Northeast Inspection Consultants are the third party agencies authorized for conducting inspections and enforcing the UCC within Spring Brook Township. When applying for permits, residents are asked to choose which company will handle their inspections.

GOALS AND OBJECTIVES

Introduction

Spring Brook Township must accept the responsibility of providing proper living conditions for all its citizens. The basic requirements include the following: decent housing, clean air and water, excellent educational and recreational facilities, safe highways, and a pleasant environment.

In establishing long-range goals, Spring Brook Township must coordinate its development standards with maximum opportunities for each individual. The physical and economic environment, government policies and operations, and the social and cultural environment reflect community concern for conditions, creative life, and activities. The following community development goals are being submitted for the above-mentioned reasons.

1. Preserve the Rural Nature of the Township

Spring Brook Township is basically developing as a bedroom community within the Scranton-Wilkes-Barre metropolitan area, with employment and goods and services available mostly outside the township.

Spring Brook Township is rural, mostly undeveloped in forests and some open farming land. Development is mostly residential as single family houses scattered on larger parcels of land and some residential smaller lot subdivisions clustered along State Route 307. A few small businesses are located along the major highways in the Township.

Future planning and development should be carried out with the thought of preserving the rural character and natural beauty of the township. The Township should be a community that is attractive to new residents, and the continued attractiveness will be directly related to the degree of control the township exerts in guiding new development.

Lot sizes should be regulated through the Township's Zoning Ordinance in order to balance the need for development and associated infrastructure improvements with the need to preserve the existing natural features of the Township.

Innovative or alternative designs which maintain the rural character of the Township should be investigated and encouraged in areas where these types of designs are suitable.

The Township should consider the creation or exploration of agricultural security areas to strengthen and protect the existing quality farmland from the urbanization of adjoining rural areas. Participation in the agricultural security areas should make the existing farmlands eligible for the County's Easement Purchase Program.

The Township should investigate opportunities for Joint Planning/Zoning with adjacent Covington Township, Moscow Borough and Roaring Brook Township. Centralized sewers are available in a limited area of the Township, while no public water system exists. These limited facilities restrict opportunities for commercial and industrial type uses in the Township, making

the Township more suitable for residential and small commercial facilities. Joint Planning and Zoning may allow the Township to maximize its growth potential while preserving the rural character of the Township.

2. Environmental Preservation of the Township

A favorable community appearance contributes to building a sound physical environment and assists in retaining community pride and prosperity. Land should be regarded as an extremely important asset, and its use should be consistent with long-range community planning. Existing topography, drainage, and landscapes should not be altered drastically.

Structures and functions should be properly planned in relation to the surrounding natural setting. Open space, farmlands, wetlands, ponds, and streams must be preserved to insure sound conservation practices.

Negative impacts to the environment by development need to be minimized. Development should be restricted in flood plains, wetlands and steep slope areas that may lead to severe problems.

Several major water supply reservoirs exist in the Township, surrounded by undeveloped land owned by the Theta Land Corporation. The presence of these reservoirs places an increased responsibility on the Township to regulate uses and development to maintain the water quality and minimize impacts to the environment.

Suitable areas for the various type of development should be designated in accordance with the capabilities of the land, projected needs and current uses.

New development should be located where it creates the least adverse impact to the quality of the natural environment.

The Lackawanna River Corridor Association recently completed a Watershed Conservation Plan for the environmental protection of lands in the Lackawanna River Watershed. Applicable recommendations for Spring Brook Township are included below:

A large middle portion of Spring Brook and eight of its tributaries lie within Spring Brook Township. They include: most of Trout Creek and middle reaches of its tributary Monument Creek, all of Plank Bridge Creek, most of Panther Creek and its tributary Painter Creek, all of Rattlesnake Creek and its tributary Six Springs Creek and lower through middle reaches of Green Run. In addition, headwater reaches of Van Brunt Creek, a tributary to Roaring Brook, lies within the northeast corner of the municipality.

The Painter Creek Greenway and the Spring Brook Natural Area are located in the southwest portion of the municipality. The Spring Brook Natural Area extends across the municipal border into Thornhurst Township as well.

General Recommendations:

1. Spring Brook Township should include the protection of Spring Brook, Trout Creek, Monument Creek, Plank Bridge Creek, Panther Creek, Painter Creek, Rattlesnake Creek, Six Springs Creek, Green Run and Van Brunt Creek and technical requirements for that protection, in their zoning, land use and subdivision ordinances and comprehensive plans.
2. Spring Brook Township may consider enhancements to its zoning, land development and subdivision plans to improve the management of small lot subdivisions, especially relative to slope, soil and drainage conditions. This plan recommends the participation with other local municipalities and county agencies in programs to better manage minor subdivision development.
3. This plan further recommends the enhancement of municipal zoning, land use and subdivision ordinances and comprehensive plans to further define and protect: open space, natural areas, wetlands, woodlands, greenway and stream corridors, recreational corridors, ridge lines, escarpments, scenic view sheds and historical and cultural resources.

Recommendations for Spring Brook and its tributaries:

1. Spring Brook and its tributaries contain vital drinking water resources for the Lackawanna Valley. The protection and conservation of Spring Brook's forested watersheds and source water areas is a strategic public interest. This plan recommends that the state, county and township prioritize the acquisition, protection and appropriate management of real estate associated with the source waters of the drinking water supply reservoirs. This plan recommends the acquisition of a majority of the Theta Land Corporation properties within the Spring Brook Intake and Nesbitt and Watres Reservoir sheds, or the development of a conservation easement program to insure the maintenance of these lands as watershed, open space, natural resource and timber lands, continue into the future. These lands should be included in the review and policy outcomes of the Lackawanna County Open Space Study.
2. Recreational trail developments offer a potential to provide passive recreational access in the Spring Brook watershed to link the Lackawanna Valley to the Lackawanna State Forest, State Game Lands and other resources in the upper Lehigh River watershed. This plan recommends a trail program be developed along the former Wilkes-Barre and Eastern railroad alignment, which parallels Spring Brook. Other trail links on township roads and fire management roads should be included.
3. The Spring Brook Natural Area consisting of 11,821 acres of critical watershed area as identified in the Lackawanna and Luzerne Counties Open Space, Greenways and Outdoor Recreation Master Plan is recommended to be made a long term priority. This plan recommends protection and conservation of this area through easements, negotiated dedications and zoning through private and

public partnership, DCNR, PA Bureau of Forests and local recreation clubs.

4. The Painter Creek Greenway consisting of 326 acres includes a stream buffer and a wild trout stream. This greenway connects gamelands and the Spring Brook Natural Area. It is recommended that this area be protected and considered for acquisition with partnerships involving the PA Bureau of Forests, DCNR and the United States Forest Service.

The Township is in agreement with the recommendations contained in the Watershed Conservation Plan and the Lackawanna and Luzerne Counties Open Space, Greenways and Outdoor Recreation Master Plan and encourages future planning and implementation of these recommendations.

3. Provide Public Recreation Facilities

As the Township continues to grow, the need for recreation facilities to enhance the quality of life for the Township citizens will also grow. The Township should investigate opportunities and encourage the creation of recreational facilities. Recreational facilities should provide a variety of uses and amenities and satisfy the needs of all the age groups in the Township. The Township should solicit community input for the development and type of facilities to be provided.

The Township should evaluate available parcels and be proactive in the acquisition of parcels suitable for the development of recreational facilities. The Township should also investigate opportunities for partnering efforts with private entities. These efforts may increase opportunities for grant acquisition for these facilities.

The Township needs to develop a long-term plan for the planning, design, construction and continual maintenance of recreational facilities.

4. Create and Maintain a Fiscally Responsible Community

Pride in the community and morale must be maintained so that all residents accept their responsibility to the township. Participation in identifying and rectifying community problems is vital, and all residents should be willing to contribute their share of the effort and financing for all township services.

The Township should encourage, create and maintain a high level of citizen participation in the activities and development of the Township. Objectives of the Comprehensive Plan should be continually reviewed, refined and expanded by the governing body, planning commission, committees and citizens of the Township.

The Township should be aggressive in the pursuit of grants and available federal and state funding opportunities in order to provide the necessary improvements and facilities to the citizens, while minimizing the financial burden to the Township and citizens.

It is recommended that the township prepare and update an annual Capital Improvements Plan which projects five- to ten-year future demands for extension or expansion of operation and

maintenance needs for sewer and road systems, equipment and personnel needs, recreational facilities, building maintenance and storage space. Long-term planning objectives need to be balanced with revenues to maintain the fiscal health of the Township.

5. Maintain the Township's Response to Community Needs

The Township needs to respond to the needs of the community in order to provide services required and desirable to the citizens while maintaining quality of life issues. The Township should strive to provide the best services in a fiscally responsible manner.

Access to Township officials and citizen participation should be encouraged to provide information and input as the Township grows.

A. Roads

Roadways should provide safe and easy traffic flow throughout the township, and adequate off-street parking should be provided for all types of development.

The Township has recently completed a comprehensive 5-year plan to upgrade roadway conditions in the Township. Roadway conditions should be continually monitored and future improvements prioritized based on traffic, safety and needs. Front-yard building setback requirements of the township zoning ordinance should be enforced to assure that future road improvements are possible without inconvenience to property owners or excessive project costs.

There are numerous privately maintained roads that provide access to residential subdivisions that are in a poor condition and do not meet Township standards. Many of these private roads are a burden to the residents due to lack of maintenance. The conditions of these private roads inhibit access for emergency vehicles. The Township needs to develop a long-term plan and work with the residents in order to reduce and eventually eliminate substandard private roads.

The Township needs to minimize the creation of additional private roads through its subdivision and land development process. The Township should acquire additional right-of-way if required along existing private roads as a first step toward resolving problems related to substandard private roadways. New developments should be required to install roads and other related improvements that meet the requirements of the ordinances to ensure roads are safe and adequate for travel.

B. Ordinance Enforcement

The Township needs to enforce zoning, subdivision/land development, stormwater management, floodplain regulations and building codes to properly guide new development.

The basic tools available to Spring Brook Township to implement these plan recommendations include the following ordinances: Subdivision and Land

Development, Zoning, Stormwater Management, Floodplain Management, and Building Codes

The mechanisms for enforcing the Ordinances are perceived as underdeveloped. Steps should be taken to clarify enforcement procedures and strengthen them where necessary.

The township amended its Subdivision and Land Development Ordinance in July 1995, and incorporated updated standards for development and for the administration of the ordinance. It was revised again in 2001. The Township's Zoning Ordinance was updated in February 2012 to meet the present needs of the township.

The Township should continually review, critique and update the various Township Ordinances to define issues that may arise from time to time.

C. Utilities/ Infrastructure

The Township should expand central sewer facilities into areas where it is feasible. Where municipal sewers will not be available, encourage large-scale developers to provide central sewer, and possibly water systems.

Utility services for Township residents should be reviewed and efforts made to upgrade these services as required.

The township does not have a central water supply system. Water needs are provided by individual wells. The Township should strive to maintain groundwater quantity and quality. Developments which propose heavy water usage or a high density of wells need to be evaluated to insure an adequate quantity and quality of groundwater is available to all future and existing residents and businesses.

D. Police Protection

Currently six (6) out of the forty (40) municipalities in Lackawanna County do not operate or contract with a local police department and rely solely on state police for protection. Spring Brook Township is the largest in terms of land and population without local protection.

There has been a long-standing recognition of the need for the development of enhanced police protection for the Township. The Township should consider the establishment of a police force or participate in discussions regarding the development of a regional police force with surrounding municipalities.

The greatest obstacle to the establishment of a police force is the cost and expense of operation. The Township should continue to investigate opportunities to alleviate the financial burden to the Township, while moving forward towards enhanced protection.

E. Fire Protection

Spring Brook Township should continue to provide support to the Spring Brook Township Volunteer Fire Company, the Moscow Fire & Hose Company Ambulance and the Covington Fire & Rescue Ambulance in order to obtain quality fire protection and emergency BLS ambulance service.

The current level of service as provided by the Spring Brook Fire Company, the Moscow Fire & Hose Company Ambulance and the Covington Fire & Rescue Ambulance appear to be adequate.

The Fire Company has and is continually updating its' ongoing long term needs assessment plan in order to improve and enhance the service to Township residents. Current recognized needs include:

1. Continue efforts to reduce the Township's ISO (Insurance Service Office) rating, in turn lowering property insurance rates for all Township residents. The current ISO rating for Spring Brook Township is 9/10. Additional water supply sources are needed to effect this change.
2. Work with Township Officials to implement and include firefighting issues into existing Ordinances including:

Water supply sources in large developments.
Installation of additional dry hydrant locations throughout the township.
Address repeated false alarms from automatic systems.
3. Work with Local, State and National resources to help address reduced emergency responder staffing levels.

The Township endorses these recommendations.

F. Township Building

The Township's buildings located along State Route 307 are over 30 years old and are in need of serious repair. The Township should consider the need for a new Township Building to conduct business and meetings. The Township should actively pursue grant and loan opportunities to fund the construction of a new building.

G. Recycling

The Township should assure adequate refuse collection, support and encourage township residents to participate in Lackawanna County's recycling program and enforce the Townships burning and recycling ordinances.

H. Schools

The Township needs to continue to support the development of an excellent school system, and work with the North Pocono School District for the expansion and upgrading of educational facilities. Quality schools should be provided with encouragement from the Township to provide a variety of educational opportunities for Township residents.

I. Housing

The Township should provide suitable area for varied types of housing for an increasing number of households.

A revised township zoning ordinance provides for diverse types of new housing with varied densities, and building-code enforcement by the township will ensure that newly constructed housing will be adequate and safe.

It is therefore recommended that township officials support the county-wide housing assistance programs, including a housing winterization program administered by the Scranton-Lackawanna Human Development Agency and any housing rehabilitation projects administered under the county's Small Communities Program grants. Township officials should assist residents having housing problems to locate available programs to meet their needs.

J. Commercial Facilities

The Township recognizes the need for commercial facilities to service the growing residential base of the Township. Suitable commercial areas need to be designated which provide convenient, suitable locations, sufficient markets and minimize impacts to existing development.

As indicated previously, the Township supports the exploration of opportunities for Joint Planning with neighboring communities to facilitate optimal land use planning.

FUTURE LAND USE

There are a number of major factors to consider and a number of future needs to be met by any future land use plan for Spring Brook Township:

The following future land use plan for Spring Brook Township as depicted on the enclosed future land use map is based upon an analysis of the township's characteristics; considers the above factors and needs; and attempts to provide a "best solution" while considering the public welfare and safety of the entire township and all its residents.

Future Residential Land Use

It is recommended that medium density residential development, including duplex and multi-family housing structures be located in suitable areas adjacent to State Route 307 within or immediately adjacent to public sewer facilities where sewage disposal services are available to permit moderate densities of development and where direct or convenient highway access and access to commercial goods and services is available.

This area extends along O'Hara Road, west of Maple Lake. Locating multifamily housing in these areas will also reduce environmental pollution, reduce use of local township roads and reduce school-busing costs. Another area at the northerly edge of the township is also proposed for medium density residential development.

Low density residential development is recommended to be permitted on larger lots in the remaining rural portions of the township where local road access is available and adequate; in soil areas where on-lot septic systems can function properly; and where environmental quality can be maintained with site development controls. It is probable that public sewer and water supply systems and extensive local road construction and improvement projects will not be feasible in these areas within the foreseeable future.

Future Commercial Land Use Development

It is recommended that some areas along State Route 307 be reserved for general commercial land use development. It is anticipated that because of the low township population and limited truck traffic on State Route 307 that there will not be an immediate or short range demand for a large number of businesses or for large scale commercial development. However, areas providing convenient access to Township residents and visibility and access to the heaviest traffic flow on connector highway State Route 307 provide the best opportunity for commercial businesses to establish and survive. Although businesses will probably initially be small scale, larger minimum lot sizes should be required to assure adequate site area for future expansion without crowding and conflicting with neighboring uses. Also, public sewer facilities will service this area reducing potential pollution and providing assurances that businesses can continue to operate and expand without sewage disposal problems and excessive costs.

Some additional small areas should be designated for neighborhood commercial development allowing limited small businesses mostly serving the local residents. These should be located along State Route 690 north of its intersection with State Route 307 where several small businesses currently are clustered and in an area on State Route 502 at its intersection with

State Route 690 where there are also several small businesses.

Because these areas to be reserved for commercial use are small and surrounded by existing residential uses, it is recommended that industrial or manufacturing uses and potential polluting industries not be permitted within them. Also, because they are small areas it is recommended that they be preserved for commercial uses by excluding further residential development. The small nature of the available commercial areas also encourages the investigation into joint planning/zoning options.

Future Industrial/Manufacturing/Employment Land Use Development

It is recommended that some area, having suitable physical characteristics, while being reasonably isolated from existing residential uses, be designed for future large-scale manufacturing and industrial uses. Conditions should be set within the Zoning and Subdivision and Land Development Ordinances to protect the environment, especially ground and surface waters from pollution and to protect adjacent uses from water and waste product pollution. It is further recommended that this area be located where truck and auto traffic on township roads and through residential areas be minimized, and that residential development and sensitive small commercial land uses be prohibited in this area. The only area of the township that appears to meet these criteria is in the extreme southeast corner of the township, south of State Route 502, but not adjacent to it. It does, however, adjoin Yostville Road. The limited facilities and potential feasibility of this area for industrial type uses also warrants investigation of joint planning and zoning options.

Conservation and Open Space Land Use Preservation

Spring Brook Township contains extensive areas of woodland that have extensive areas of steep slopes and wetlands and areas that have no local road access, utilities or services. The Township also contains several water supply reservoirs and undeveloped lands within the watershed that supply water to these reservoirs.

It is recommended that development be restricted in extensive steep slope areas, in wetlands and other environmentally sensitive areas, and also in areas adjacent to the major reservoirs and adjacent to the main streams to those reservoirs. It is also recommended that development be restricted from areas having no adequate road access, public services and utilities for the present, and until such areas are needed for future development and until roads, services and facilities can be extended to them on a sound technical and financial basis.

Agricultural use of the land should be encouraged and assisted. Woodland management should be encouraged, as well as sound use and management of other natural resources.

Statement

This comprehensive plan is compatible with existing and proposed development. The zoning designations for each adjoining municipality have been reviewed and the majority of them are compatible with the zoning designations established for Spring Brook Township. This plan is also generally consistent with the Lackawanna-Luzerne Regional Plan.

SOURCES

Spring Brook Township Planning Commission (2015)
Spring Brook Township Volunteer Fire Company
Spring Brook Township Sewer Authority
Lackawanna County Regional Planning Commission
Lackawanna County Historical Society
Lackawanna County Emergency Management Agency
Lackawanna County Tax Assessment Office
Lackawanna County Solid Waste Authority
Lackawanna River Corridor Association
Pennsylvania Department of Community Affairs
North Pocono School District
Soils Survey of Lackawanna and Wyoming Counties
National Wetlands Inventory Maps
U. S. Geological Survey Quadrangle Maps
Federal Emergency Management Agency Floodplain Maps
U. S. Bureau of the Census, 2010 Preliminary Census Data
American Community Survey (2008-2012 5 Year Estimates)
Google Maps
USDA Natural Resources Conservation Service's Soils Mapping web application
<http://casoilresource.lawr.ucdavis.edu/gmap/>
National Wetlands Inventory Maps, accessed via their website
<http://www.fws.gov/wetlands>

RESOLUTION

**SPRING BROOK TOWNSHIP
LACKAWANNA COUNTY, PENNSYLVANIA**

WHEREAS, the Planning Commission of Spring Brook Township, Lackawanna County has prepared and updated a Comprehensive Plan for Spring Brook Township; and

WHEREAS, the Planning Commission of Spring Brook Township has held a public meeting on June 3rd, 2015 to accept public comment on said updated Comprehensive Plan; and

WHEREAS, the Planning Commission has referred said updated Comprehensive Plan to the Spring Brook Township Board of Supervisors to consider its adoption; and

WHEREAS, the Spring Brook Township Board of Supervisors has referred said updated Comprehensive Plan to the Lackawanna County Regional Planning Commission, the Luzerne County Planning Commission, adjacent municipalities and the North Pocono School District for review and comment; and

WHEREAS, the Spring Brook Township Board of Supervisors has reviewed said plan and comments and gave due notice and did conduct a public hearing on September 1st, 2015 at the Spring Brook Township Municipal Building thereon; and

WHEREAS, the Spring Brook Township Board of Supervisors considers said plan to be a valid guide setting forth the future direction of the Township.

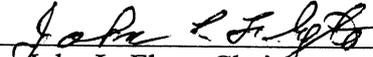
NOW, THEREFORE BE IT RESOLVED, by the Spring Brook Township Board of Supervisors that:

1. In accordance with the provisions of the Pennsylvania Municipalities Planning Code, the Spring Brook Township Board of Supervisors hereby adopts the 2015 Comprehensive Plan Update.
2. The Spring Brook Township Board of Supervisors hereby recognizes the legal status of said 2015 Comprehensive Plan Update in accordance with Section 303 of the Pennsylvania Municipalities Planning Code.

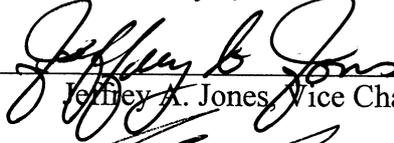
ADOPTED, by the Board of Supervisors of Spring Brook Township, Lackawanna County at a Regular Meeting held on the 8th day of September, 2015.

Spring Brook Township

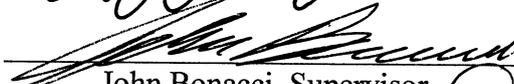
BY:



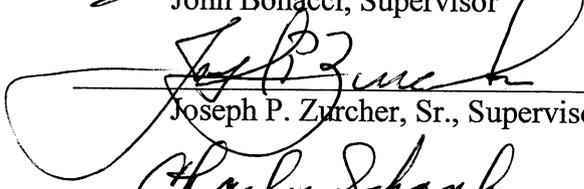
John L. Flyte, Chairman



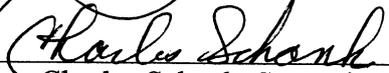
Jeffrey A. Jones, Vice Chairman



John Bonacci, Supervisor



Joseph P. Zurcher, Sr., Supervisor

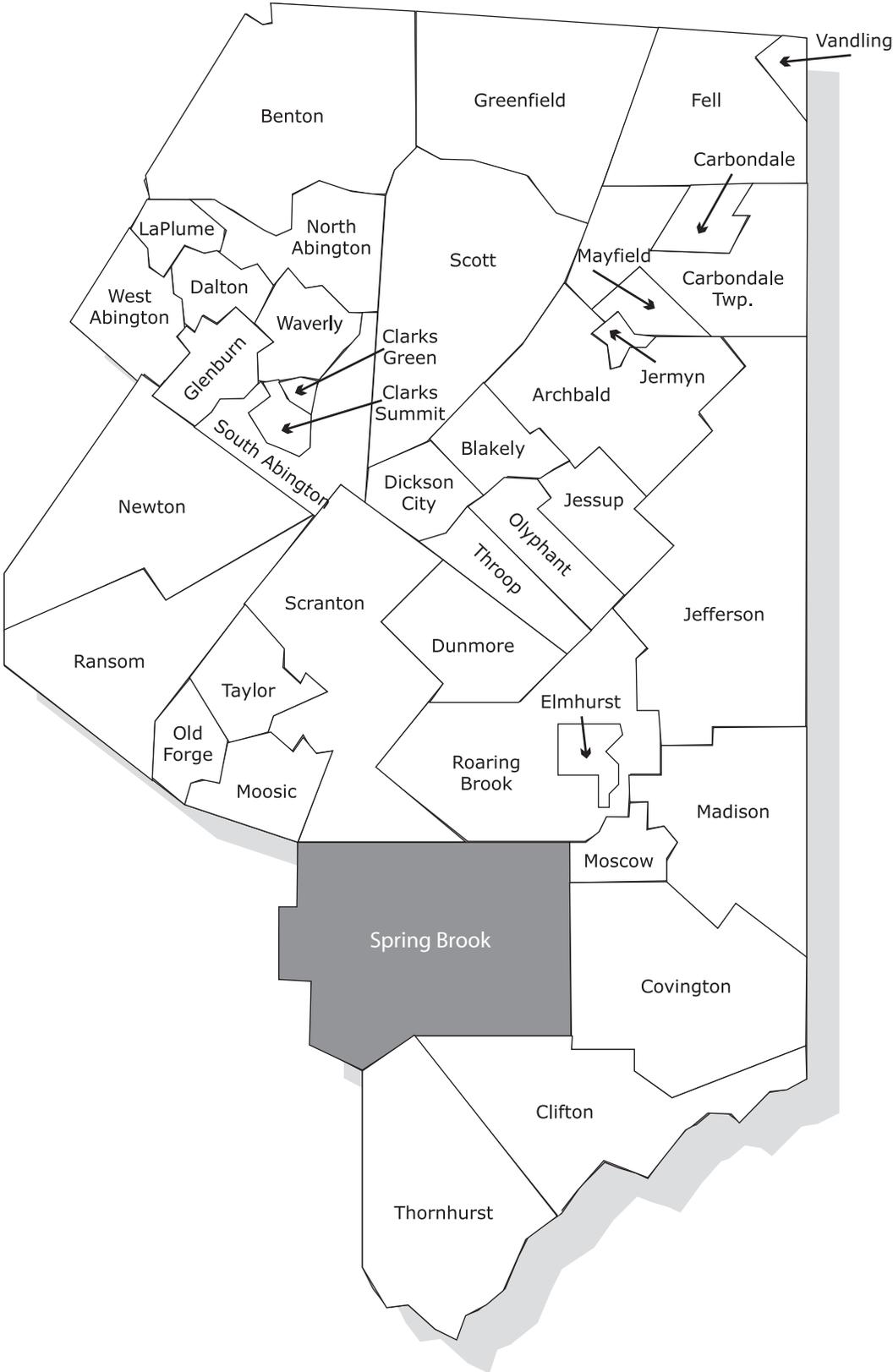


Charles Schank, Supervisor

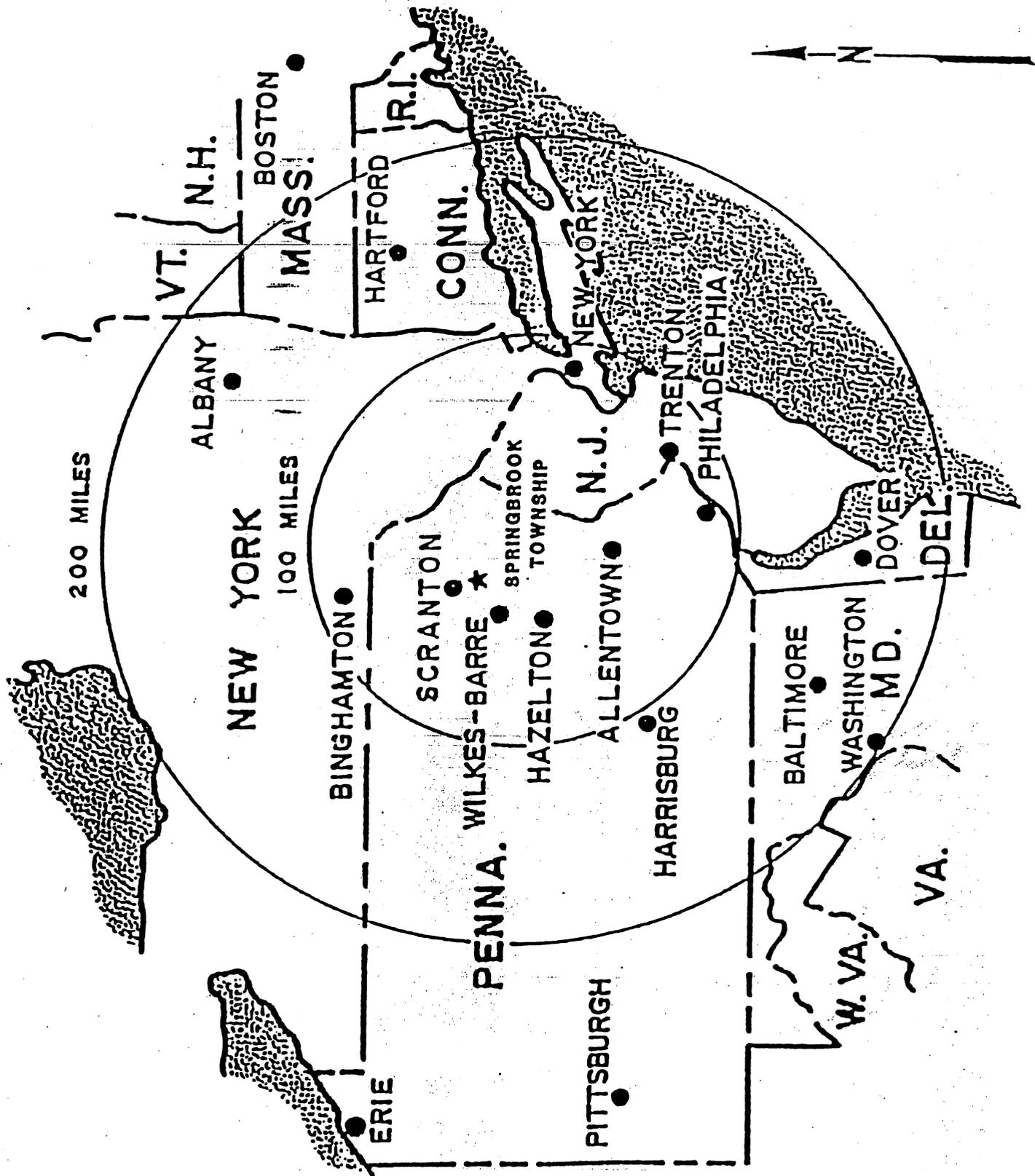
ATTEST:

 (SEAL)
Secretary

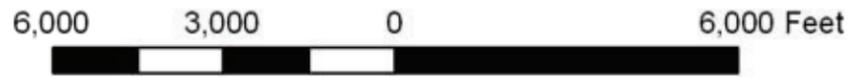
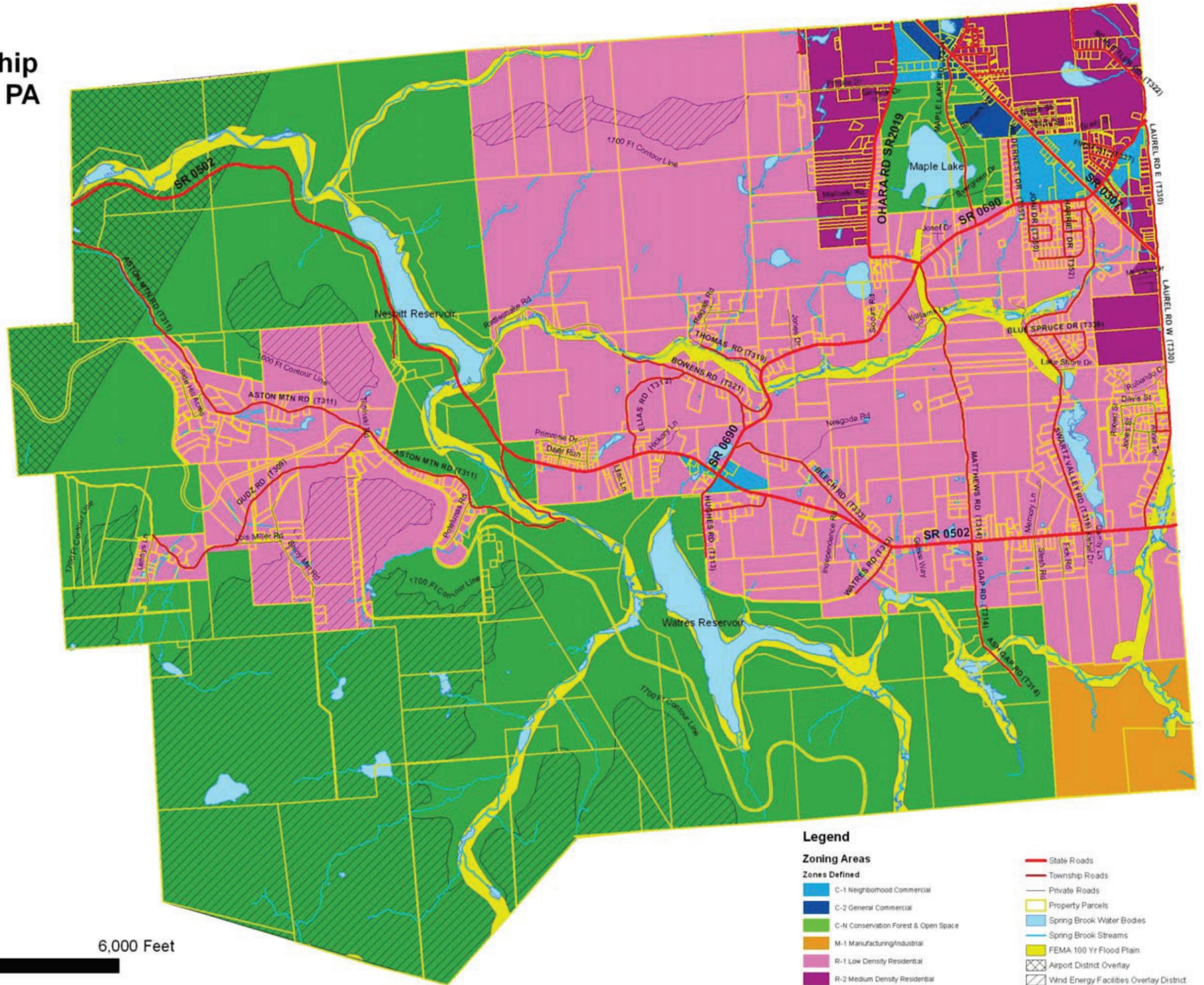
LACKAWANNA COUNTY MUNICIPALITIES



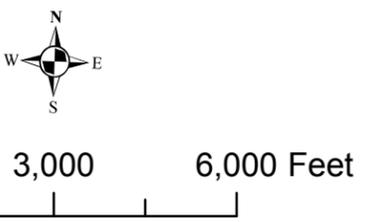
REGIONAL MAP



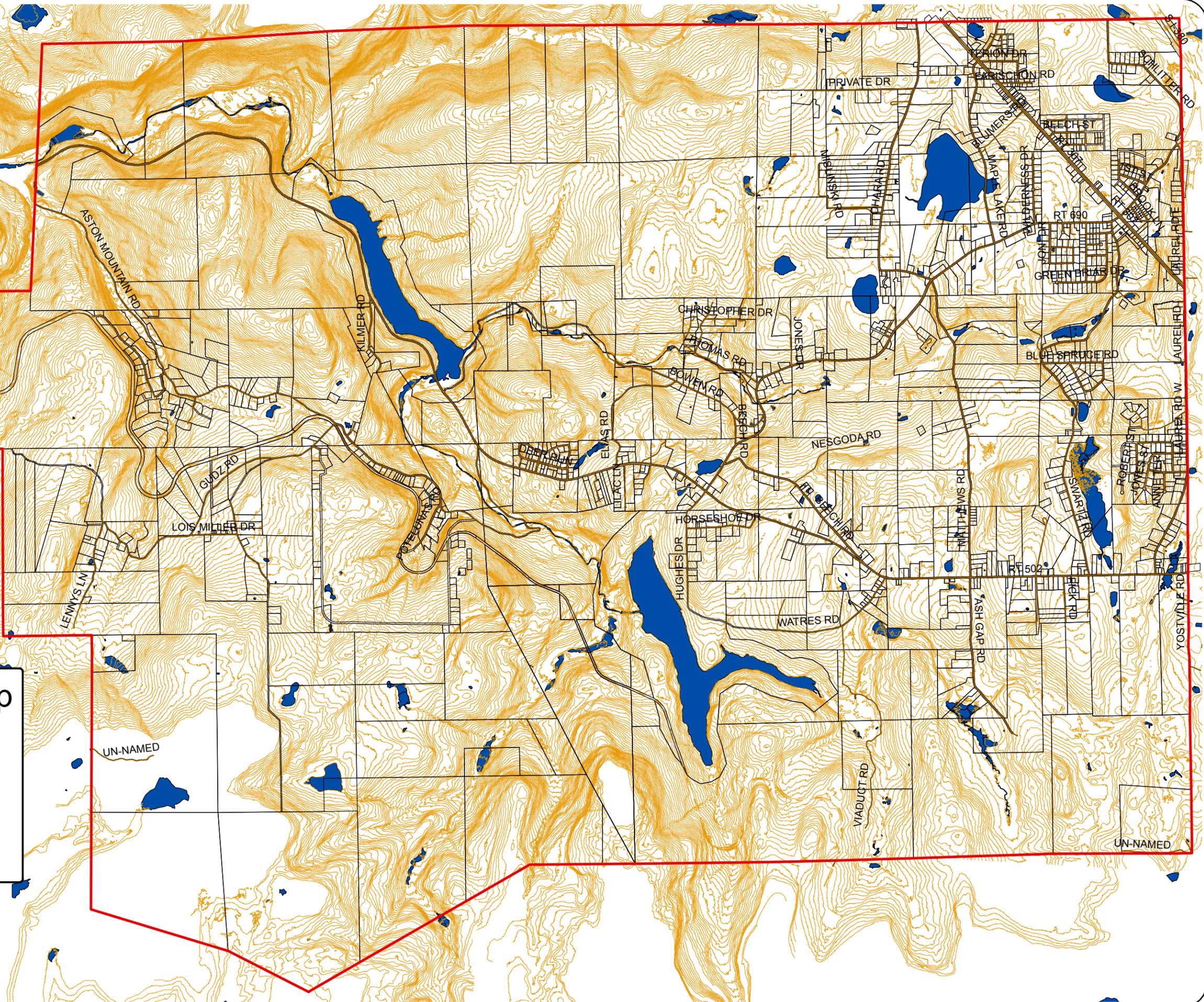
Zoning Map Spring Brook Township Lackawanna County, PA



Spring Brook Township Topography



0 3,000 6,000 Feet



Sorce: USGS

