

GOALS AND ACTIONS SUMMARY

This *Northern Tier Coalition Comprehensive Plan* establishes a broad range of community conservation goals and objectives and identifies many specific actions to carry the *Plan* forward. This section provides a summary of those goals and actions. The tables which follow coincide with the sections of the *Plan*.

GENERAL COMMUNITY DEVELOPMENT OBJECTIVES (Plan Section - Goals and Objectives)	
A	To protect the rights of property owners to enjoy and make productive use of their land while offering incentives to preserve agriculture and open space while allowing for reasonable residential and commercial development.
B	To provide for a wide range of residential and commercial uses at appropriate locations and establish performance standards to ensure that such uses do not unduly affect adjoining properties or the public health, safety and general welfare and are consistent with the historic character of the community.
C	To establish realistic population densities in order to ensure health standards, privacy and open space and in order to provide utilities and community services and facilities in the most convenient and efficient manner.
D	To maintain and improve the road system for better internal circulation and movement of through traffic, which will facilitate the efficient and safe movement of people and goods.
E	To provide the necessary community facilities and services to meet the needs of increased development and the growing population.
F	To ensure that adequate sewage disposal is provided to maintain the public health and protect water quality, and consider the impact of central sewage on stimulating development.
G	To guide the location of future development and establish developmental standards in such a way that negative impacts on the natural environment and natural resources are minimized, and to minimize existing and future water, air, land and noise pollution.
H	To provide the opportunity for a wide-range and variety of housing types at reasonable densities to meet the needs of all residents; newly-formed households, growing families and senior citizens.
I	To update and revise planning goals and objectives, and the operational tools necessary for implementation, in light of new data and changing conditions, and to meet a changing population, both current and new residents, in concert with maintaining a rural character.
J	To provide the opportunity for local business and strengthen the area economy by encouraging well-planned commercial, industrial, residential, and recreational growth which will provide for local employment, shopping facilities, and recreational opportunities which in turn will strengthen the local tax base.
K	To strive for coordination between policies, plans, and programs in the community through continued cooperation among governing officials, community interest groups, and the general populace
L	To use the comprehensive planning process to expand the level of intermunicipal cooperation.

GOALS (Plan Section - Goals and Objectives)	
1	Maintain NTC’s existing rural working landscape and quality lifestyle; and, conserve agricultural land and forest land as important elements of the local economy, character, and scenic setting.
2	Conserve natural resources and open space and use the resources in a way to sustain the area’s economy.

GOALS (Plan Section - Goals and Objectives)	
3	Ensure that commercial and industrial development is located and designed to be compatible with existing land use and community character.
4	Provide for a variety of housing types and densities.
5	Ensure that community facilities and services will be adequate to meet expected needs.
6	Establish and maintain a road system adequate to safely and efficiently move goods and people through the Northern Tier Coalition area.
7	Protect historic structures as an important part of the character of the Coalition area.

OVERALL ACTIONS (Plan Section - Planning Process, Interrelationships, and Implementation)	
1	Evaluate all public and private actions with the goal of preserving agricultural and open land as a viable part of community character.
2	Direct development away from environmentally sensitive areas and conserve large blocks of open land.
3	Identify areas for growth within and adjacent to existing developed areas.
4	Require adequate community facilities for new development.
5	Carefully consider any sewer extensions to assess effects on stimulating development.
6	Promote the idea of growth management - an effort to manage the location, type, and timing of future growth.
7	Encourage increased local, inter-municipal, and regional cooperation for comprehensive planning and land use control implementation; and overall local municipal administration and management.
8	Encourage a mix of business and commercial development in appropriate locations in the NTC.
9	Encourage a variety of housing types.

KEY IMPLEMENTATION STRATEGIES (Plan Section - Planning Process, Interrelationships, and Implementation)	
1	Annual review of this <i>Plan</i> to evaluate new development and regional issues which warrant plan changes.
2	Development of short-term and long-term capital improvements program to prioritize needed improvements and allocate funds to those improvements; with annual progress evaluations and adjustments in capital project timing and capital equipment purchases.
3	Continuing education about land use management for local officials and the public via seminars and workshops.
4	Diligent updating of any adopted land use management ordinances to effect the land use plan, provide environmental protection, preserve open land, maintain rural and historic character, and achieve community facilities and services and housing objectives.

KEY IMPLEMENTATION STRATEGIES (Plan Section - Planning Process, Interrelationships, and Implementation)	
5	Focusing limited municipal resources on those community facilities and services which are most critical to meet resident needs.
6	Monitoring community facilities and services provided by the county, state, and federal government to ensure such services are adequate and the two Boroughs and ten Townships are obtaining their <i>fair share</i> .
7	Participating in all county, state and federal entitlement and grant funding programs, not solely for the sake of participation, but only if such programs can be sensibly used to achieve valid community development objectives.
8	Making a specific finding as to relationship to this <i>Plan</i> for all subdivisions and land development proposals.

SPECIFIC ACTIONS
<p>Notes:</p> <p><u>Responsibility</u>: The ultimate responsibility for Township actions lies with the Board of Supervisors. Advisory assistance and certain delegated actions are the responsibility of the Planning Commission, Park and Recreation Commission, Township staff, community groups and the public at large.</p> <p><u>Resources</u>: Refers to funding in the sense that the Township must ultimately fund all actions via tax revenues, entitlements and grants. It also refers to participation of community members and agencies.</p>

LAND USE, NATURAL RESOURCE CONSERVATION AND ENVIRONMENTAL PROTECTION			
#	ACTION	<u>RESPONSIBILITY</u> <u>RESOURCES</u>	<u>PRIORITY</u> <u>TIMING</u>
Residential Development			
1	<u>Zoning</u> - Provide protection for residential areas by maintaining separate residential and nonresidential zoning districts, applying environmental, development and operational performance standards to commercial and industrial uses, and establishing increased lot sizes, setbacks, and buffers where such uses adjoin residential development.	zoning adoption based on individual municipal determination Planning Commissions Elected Officials	1 - 3 years to 5 years +
2	<u>Conservation Design</u> - Incorporate into any zoning ordinance and subdivision and land development ordinance provisions to effect conservation design development to conserve agricultural and other open land, conserve sensitive natural areas, preserve historic resources and maintain rural character. AND Consider requiring conservation design in certain districts and/or incorporating density bonuses as a means of encouraging conservation design.		
3	<u>PRD</u> - Provide for planned residential development, and consider allowing a mix of housing types (and sometimes commercial and public uses) as a means of more efficient use of land and conserving open space.		
4	<u>Conservation Easements</u> - Consider the purchase of conservation easements with local funds to preserve open land.	Planning Commissions Elected Officials Referendum Local land Trusts	5 years +
5	<u>Land Conservation Organizations</u> - Support the efforts of local land trusts.	Plng Comm /Elect Offls NTC	ongoing

LAND USE, NATURAL RESOURCE CONSERVATION AND ENVIRONMENTAL PROTECTION			
#	ACTION	RESPONSIBILITY RESOURCES	PRIORITY TIMING
Nonresidential Development			
6	<u>High Intensity</u> - Direct high intensity commercial and manufacturing uses to the Montrose-Bridgewater Designated Growth Area.	zoning adoption based on individual municipal determination Planning Commissions Elected Officials	1 - 3 years to 5 years +
7	<u>Village Centers</u> - In Village Centers, limit commercial, manufacturing and institutional to smaller scale establishments.		
8	<u>Rural Resource Areas</u> - Allow a range of commercial uses managed with development performance standards in the <i>rural resource area</i> to enable owners of larger parcels to realize reasonable economic gain and to forestall residential development and the decline of agriculture.		
9	<u>Protective Standards</u> - Include effective performance standards in zoning ordinances to ensure community and environmental protection and update the standards to meet changing needs.		
10	<u>Reasonable Standards</u> - Do not make standards so onerous that commercial and manufacturing development is discouraged.		
11	<u>Home Occupations</u> - Allow for a variety of services, professional and light manufacturing uses to be conducted as home occupations in all zoning districts provided nuisance elements are controlled.		
12	<u>Community Uses</u> - Allow community related nonresidential uses, such as schools, churches, and nursing homes, in all areas except identified existing Residential Neighborhoods.		
13	<u>Design Guidelines</u> - Prepare and promote design guidelines for commercial, industrial, and institutional development to encourage the most efficient use of commercial land and development consistent with the NTC's rural working landscape.	Business Community Png Comm /Elect Offls NTC	1 - 3 years
14	<u>Economic Development</u> - Encourage the County to focus economic development efforts on retaining existing business, improving the small business climate, and promoting tourism instead of committing resources to <i>attracting industry</i> .	Citizens Business Community Png Comm /Elect Offls NTC	1 year ongoing
Agriculture			
15	<u>Ag Land Preservation</u> - Focus open land preservation efforts on agricultural land which is essential to maintaining the necessary agricultural land base with the less productive land.	Farmers Png Comm /Elect Offls NTC Susquehanna County	ongoing
16	<u>Ag Action Plan</u> - Encourage and work with the Susquehanna County Planning Commission to develop an <i>Agriculture Preservation Action Plan</i> and appoint a county-wide Agriculture Preservation Task Force to specifically address the preservation of agriculture.	Farmers Png Comm /Elect Offls NTC Susquehanna County	1 year ongoing
17	<u>Ag Conservation Easements</u> - Support the Susquehanna County Agricultural Preservation Program and encourage the County Commissioners to supplement the state funds for acquisition of conservation easements.	Farmers Png Comm /Elect Offls NTC	ongoing

LAND USE, NATURAL RESOURCE CONSERVATION AND ENVIRONMENTAL PROTECTION			
#	ACTION	RESPONSIBILITY RESOURCES	PRIORITY TIMING
Agriculture			
18	<u>Ag-Friendly Zoning</u> - Carefully design any zoning ordinance to preclude provisions which may inhibit agriculture and include provisions to specifically promote agriculture.	Part of zoning Planning Commissions Elected Officials	1 - 3 years to 5 years +
19	<u>Ag Practices</u> - Encourage the use of best management practices to reduce soil erosion and manure/fertilizer runoff.	Farmers Plng Comm /Elect Offls NTC	ongoing
Forestry			
20	<u>Permitted Use</u> - Ensure that the zoning ordinance is consistent with the MPC by classifying forestry as a principal permitted use in all zoning districts	zoning adoption based on individual municipal determination Part of zoning Planning Commissions Elected Officials	1 - 3 years to 5 years +
21	<u>Forestry-Friendly Zoning</u> - Include in any adopted zoning ordinance reasonable standards for timbering, but not so onerous as to discourage forestry enterprises. <ul style="list-style-type: none"> • requirements for logging plans and the use of good forest management practices • road and property line setbacks for landings • road access and drainage requirements • mandating compliance with state environmental laws 		
22	<u>Sound Management</u> - Do not regulate harvesting techniques, prohibiting clear cutting for example, but instead rely on the requirement for sound management practices.		
23	<u>Value Added Enterprises</u> - Provide ample opportunity for the location and development of <i>value added</i> enterprises that use the plentiful forest resources available in the NTC.		
24	<u>Economic Development</u> - Encourage the Susquehanna County Economic Development Department to work with the forest industry to promote and grow forestry related enterprises, particularly in the realm of <i>value added</i> products.		
Mineral Extraction			
24	<u>State and Federal Compliance</u> - Local municipal officials must confirm that mineral extraction operations comply with state and federal regulations.	Planning Commissions Elected Officials	1 year ongoing
26	<u>Zoning</u> - Zoning should encourage quarries in suitable areas where impacts will be minimized, and include provisions to require coordination with the plan information and standards applied by DEP.	Part of zoning Planning Commissions Elected Officials	1 - 3 years to 5 years +
27	<u>Bluestone Association</u> - Coordinate the adoption of any local regulations with the Pennsylvania Bluestone Association and other interested quarrymen.	Planning Commissions Elected Officials NTC	at time of ordinance adoption

LAND USE, NATURAL RESOURCE CONSERVATION AND ENVIRONMENTAL PROTECTION			
#	ACTION	RESPONSIBILITY RESOURCES	PRIORITY TIMING
Mineral Extraction			
28	<u>Economic Development</u> - Encourage the Susquehanna County Economic Development Department to work with the Bluestone Association to promote and grow the bluestone industry, particularly in the realm of <i>value added</i> products.	Mineral extret industry Plng Comm /Elect Offls NTC	1 year ongoing
Watershed Planning			
29	<u>Development Standards</u> - Incorporate in any local zoning ordinance and subdivision and land development ordinance performance standards to address Watershed Association findings related to: <ul style="list-style-type: none"> • storm water management - best management practices for retention, infiltration and discharge to reduce soil erosion and sedimentation • riparian buffers and stream side fencing • protection of steep slopes • wetland buffers • soil erosion control • floodplain development 	zoning adoption based on individual municipal determination Planning Commissions Elected Officials Watershed Associations Conservation District	1 - 3 years to 5 years +
30	<u>Road Improvements</u> - Address water quality issues as part of local municipal road improvements <ul style="list-style-type: none"> • participate in Dirt and Gravel Road Program • use aggregate blends and surface treatments to harden road surfaces • improve road drainage to minimize soil erosion and sedimentation 	Elected Officials Road Supervisors	1 year ongoing
31	<u>Planning and Restoration</u> - Support Watershed Association efforts to document water quality problems and develop restoration projects.	Plng Comm /Elect Offls NTC	ongoing
Issues of Special Concern – Adult Businesses and Junkyards			
32	<u>Adult Businesses</u> - Adopt ordinances to regulate adult businesses by requiring substantial setbacks from property lines and roads, with even larger setbacks from residences, churches, schools, public parks, and any commercial enterprises catering primarily to persons under eighteen years of age. Such regulations are more effective in a zoning ordinance because adult businesses can be relegated to specific zoning districts.	Planning Commissions Elected Officials	1 - 3 years
33	<u>Junkyards</u> - Consider adopting junk regulations to: <ul style="list-style-type: none"> • limit the number of junk vehicles stored outdoors • allow a certain amount of junk on larger parcels if it is screened from view • require the proper disposal of oil, anti-freeze and other fluids • provide operation standards for commercial junkyards and other large accumulations of junk • limit junkyards to certain districts if zoning is adopted 	Planning Commissions Elected Officials	1 - 3 years
Other Specific Actions			
34	<u>Inter-Municipal Planning</u> -Continue to work cooperatively to address land use, natural resource, open space and environmental issues.	Plng Comm /Elect Offls NTC	ongoing

LAND USE, NATURAL RESOURCE CONSERVATION AND ENVIRONMENTAL PROTECTION			
#	ACTION	RESPONSIBILITY RESOURCES	PRIORITY TIMING
Other Specific Actions			
35	<u>SALDO</u> - Consider adopting local municipal subdivision and land development ordinances as a first step in land use management.	Planning Commissions Elected Officials	1 - 3 years 5 years +
36	<u>Zoning Education</u> - Coordinate efforts to learn about zoning and educate the public about zoning, and whenever possible adopt joint or cooperative zoning ordinances.	Png Comm /Elect Offls NTC	ongoing
37	<u>Ordinance Updates</u> - Periodically review and update any local zoning ordinance or subdivision and land development ordinance to reflect the findings and goals and objectives of this <i>Comprehensive Plan</i> .	Planning Commissions Elected Officials	as needed
38	<u>Environmental Standards</u> - Monitor the effectiveness of land use management ordinances and environmental standards and update as necessary.	Planning Commissions Elected Officials	as needed
39	<u>Land Trust</u> - Support the efforts of local land trusts for open land protection in the NTC.	Citizens Png Comm /Elect Offls NTC	ongoing
40	<u>Sewage Disposal</u> - Encourage the use of soil based sewage disposal methods in order to match development to the carrying capacity of the land	Png Comm /Elect Offls NTC	ongoing
41	<u>Natural Area Inventory</u> - Work with the County Planning Commission to have a county-wide Natural Area Inventory completed in conjunction with the Nature Conservancy to identify unique plant and animal communities.	Planning Commissions Elected Officials NTC	1 - 3 years
42	<u>Clean and Green</u> - Continue the effort with state legislators to improve the Clean and Green Program.	Png Comm /Elect Offls NTC	ongoing

LAND USE MANAGEMENT ORDINANCES			
#	ACTION	RESPONSIBILITY RESOURCES	PRIORITY TIMING
1	<u>Public Understanding</u> - Use this <i>Comprehensive Plan</i> to foster a better public understanding of growth and development issues, and subdivision and land development ordinances and zoning ordinances.	Planning Commissions Elected Officials NTC	1 year
2	<u>Training for Local Officials</u> - Arrange detailed training for local officials about SALDO and zoning ordinance preparation and administration.		
3	<u>Public Education</u> - Conduct public education program to answer residents' questions.		
4	<u>SALDO</u> - Coordinate the adoption of SALDO's with the Susquehanna County Planning Commission to ensure consistency of standards throughout the NTC and the County as a whole.		

LAND USE MANAGEMENT ORDINANCES			
#	ACTION	RESPONSIBILITY RESOURCES	PRIORITY TIMING
5	<u>Zoning Need and Support</u> - Monitor the need and public support for zoning in individual municipalities		
6	<u>Multimunicipal Planning</u> - Form multimunicipal Planning Commissions among adjoining NTC municipalities to administer SALDO's and cooperative zoning.		
7	<p><u>Cooperative Zoning</u> - Focus efforts on cooperative zoning and how it can be applied in the NTC.</p> <ul style="list-style-type: none"> Monitoring the timing of zoning adoption in adjoining municipalities. Coordinating efforts of adjoining municipalities to facilitate adopting zoning on the same time frames. Taking full advantage of ordinance preparation and administration costs. 	<p>zoning adoption based on individual municipal determination</p> <p>Planning Commissions Elected Officials Watershed Associations</p>	<p>1 - 3 years to 5 years +</p>

COMMUNITY FACILITY NEEDS	
<p>The NTC municipalities must set priorities for the use of limited resources in meeting community needs and resident expectations. The community survey found that roads are by far most important, emergency services are also important, and other facilities and services are less important. Concurrently, immediate community needs and resident expectations must be balanced with local officials' long term view of the future of the community and the costs of action or non-action in providing or postponing facilities and services. The NTC local municipalities will focus local municipal resources on those services traditionally provided by rural municipalities. Road maintenance now accounts for the majority of local budgets and this will continue to be the principal role of the twelve NTC municipalities. The NTC will also work with the volunteer organizations to maintain and improve emergency services, and will explore regional solutions for police service as demand dictates. Nonetheless, the NTC will continue to work together to manage growth and development in the area as the best means for minimizing community impacts, planning for the use of municipal resources, and maintaining a quality lifestyle.</p>	
Apolacon Township	-develop walking trail and park on 21-acre Township parcel
Bridgewater Township	-purchase additional land for Township facilities -purchase loader, 2004, \$30,000 -purchase truck, 2005, \$40,000
Choconut Township	-purchase backhoe/loader, approximately \$20,000, timing to be determined -purchase dump truck with plow, approximately \$20,000, timing to be determined -purchase grader, approximately \$20,000, timing to be determined
Forest Lake Township	-purchase 1 ton 4x4 dump with plow/cinder, 2004, approximately \$30,000 -purchase 35,000 GVW dump with plow/cinder, 2006, approximately \$65,000 -purchase 35,000 GVW dump with plow/cinder, 2008, approximately \$65,000 -continue to enhance park, install playground equipment
Franklin Township	-purchase used vibratory roller, \$65,000
Friendsville Borough	-none
Jessup Township	-none

COMMUNITY FACILITY NEEDS	
Liberty Township	-12 ton roller, 2004, \$90,000 -office and meeting room, 2005+, \$20,000 -property for equipment and material storage
Little Meadows Borough	-none
Middletown Township	-larger dump trucks -roller -grader
Rush Township	-brush cutter, \$15,000 with trade
Silver Lake Township	-salt storage shed, 2004 -replace aging equipment

COMMUNITY FACILITIES AND SERVICES			
#	ACTION	RESPONSIBILITY RESOURCES	PRIORITY TIMING
NTC Road Maintenance Cooperation			
1	<u>Equipment List</u> - Update and keep current the list of vehicles and equipment owned by all NTC municipalities.	Road Supervisors Elected Officials NTC	1 year
2	<u>Equipment Clearing House</u> - Serve as a clearinghouse and notify all NTC participants when a municipality is selling or purchasing equipment which may meet the needs of another NTC municipality.		
3	<u>Sharing</u> - Investigate the possibilities for increased sharing labor and equipment.		
4	<u>Winter Maintenance</u> - Investigate the possibilities for increased contracting with or swapping with adjoining municipalities for winter road maintenance where travel savings may be realized.		
5	<u>Purchasing</u> - Coordinate joint purchasing of supplies and materials whenever possible to reduce unit costs.		
Individual Municipal Road Maintenance			
6	<u>Inventory</u> - Maintain an accurate inventory of all vehicles and equipment.	Road Supervisors	1 year
7	<u>Liquidation</u> - Liquidate obsolete vehicles and equipment.	Elected Officials	ongoing
8	<u>Capital Improvements Plan</u> - Include planned purchases of vehicles and equipment on a capital budget to better plan for large expenditures.	Road Supervisors Elected Officials	1 - 3 years
Emergency Services			
9	<u>911 System</u> - Work with the County Emergency Management Agency toward standard addressing, and naming and marking roads for the 911 emergency call system.	Planning Commissions Elected Officials NTC	1 - 3 years

COMMUNITY FACILITIES AND SERVICES			
#	ACTION	RESPONSIBILITY RESOURCES	PRIORITY TIMING
Emergency Services			
10	<u>Paid Services</u> - Monitoring the need for paid emergency services.	Emgcy Service Providers Elected Officials NTC	ongoing
11	<u>Wireless Towers</u> - Use the IWA wireless communications tower siting effort to the best advantage for emergency services.	Elected Officials NTC	ongoing
12	<u>Radio Communications</u> - Work with volunteer organizations and the County Emergency Management Agency to improve radio communications	Emgcy Service Providers Elected Officials NTC	1 year
Police Protection			
13	<u>Need</u> - Monitor need for expanded or new police protection services.	Elected Officials NTC	ongoing
14	<u>Regional</u> - Consider the use of regional departments if police protection is determined to be necessary	Elected Officials NTC	as needed 3 - 5 years
Water Supply			
15	<u>Groundwater Protection Program</u> - Consider developing a groundwater protection program: <ul style="list-style-type: none"> Involve the community by organizing a committee of interested individuals from the community, and neighboring communities Determine sources and uses of the community's water supply and define the proposed groundwater protection areas. Identify possible contamination sources-past, present, and future-in the groundwater protection areas. Establish goals and priorities based on an evaluation of the groundwater threats. Implement appropriate management measures, including plans for future needs. 	Citizens Watershed Associations Planning Commissions Elected Officials NTC Susquehanna County	3 - 5 years
16	<u>Sewage Enforcement</u> - <ul style="list-style-type: none"> Continue the strict enforcement of the on-lot sewage disposal program. Evaluate the benefit of an on-lot sewage system management program. 	SEO's Susq County COG Elected Officials	•ongoing •1 - 3 years
17	<u>Stormwater Management</u> - <ul style="list-style-type: none"> Require stormwater infiltration as the option of choice to maximize groundwater recharge. Address stormwater quality (nutrient and pollutant removal) along with quantity. 	Part of SALDO Planning Commissions Elected Officials Susquehanna County	1 - 3 years to 3 - 5 years
18	<u>Agriculture</u> - Encourage the use of best management practices to minimize contamination.	Png Comm /Elect Offls NTC, Watershed Asso's	1 year ongoing

COMMUNITY FACILITIES AND SERVICES			
#	ACTION	RESPONSIBILITY RESOURCES	PRIORITY TIMING
Water Supply			
19	<p><u>Zoning</u> -</p> <ul style="list-style-type: none"> Set dwelling unit densities at one and two acres, or larger when environmentally sensitive areas on the lot dictate. Include standards for identification and protection of environmentally sensitive areas – recharge areas, floodplain, steep slopes, wetlands, riparian buffers, etc. – and update as necessary. Provide incentives for conservation subdivision design where full development density is permitted, individual lot sizes are reduced, a certain percentage of open space is set aside, and sensitive natural areas are preserved. Allow planned residential development and transfer of development rights as a way to shift development away from sensitive environmental areas. Require a hydrogeologic study for any proposed use which will withdraw large quantities of groundwater. Require detailed water quality protection plans for any commercial or manufacturing use which have the potential for groundwater contamination. 	<p>zoning adoption based on individual municipal determination</p> <p>Planning Commissions Elected Officials Watershed Associations</p>	<p>1 - 3 years to 5 years +</p>
20	<p><u>Well Construction and Protection</u> -</p> <ul style="list-style-type: none"> Evaluate the need for a well siting and construction ordinances. As a means of building a data base, require well drillers to submit copies of the state <i>Water Well Completion Report</i> which includes details about new wells – depth, depth to water bearing zones, static level, yield, and type of aquifer. Require bacterial testing for all new wells with a report submitted to the municipality. Sponsor an annual well water testing program and compile and map the results. Adopt well head protection standards that limit potential contaminating activities in zones around community wells. 	<p>Well Drillers Planning Commissions Elected Officials Susquehanna County</p>	<p>1 - 3 years to 3 - 5 years</p>
Sewage Disposal			
21	<p><u>On-Site Sewage Systems</u> -</p> <ul style="list-style-type: none"> Monitor the functioning of existing on-lot sewage disposal systems and order corrections when malfunctions occur. Ensure that all new systems meet DEP regulations. Update sewage facilities plans as needed. Consider on-lot sewage systems maintenance program in areas where malfunctions are occurring or are likely (e.g., poor soils, concentrated numbers of small residential lots). 	<p>SEO’s Susq County COG Elected Officials</p>	<ul style="list-style-type: none"> •ongoing •ongoing •ongoing •1 - 3 years
22	<p><u>Sewage Collection and Treatment</u> -</p> <ul style="list-style-type: none"> Encourage soil based sewage disposal methods to match development density to the land’s carrying capacity. Diligently monitor the operation of all sewage collection and treatment systems. Carefully consider proposed construction or expansion of any sewage collection and treatment system for potential stimulation of development. 	<p>SEO’s Susq County COG Elected Officials</p>	<p>ongoing</p>

COMMUNITY FACILITIES AND SERVICES			
#	ACTION	RESPONSIBILITY RESOURCES	PRIORITY TIMING
Solid Waste Disposal and Recycling			
23	<u>Solid Waste</u> - Continue current system of County solid waste planning, regional landfills and private hauler collection.	Elected Officials NTC Susquehanna County	ongoing
24	<u>Recycling</u> - Work with the County Recycling Center to ensure access to recycling facilities for all NTC residents.		
Recreation			
25	<u>Focus on Existing Facilities</u> - Focus on maintaining and improving existing local municipal recreation facilities.	Elected Officials	ongoing
26	<u>Cooperation and Committee</u> - Work cooperatively to provide recreation facilities and services and create a NTC Parks and Recreation Committee to . . . <ul style="list-style-type: none"> • plan for recreation and open space from an area wide perspective. • coordinate individual municipal efforts. • maximize use of resources. • improve standing for state grants. 	Elected Officials NTC	1 - 3 years to 3 - 5 years
27	<u>Planning and Maintenance</u> - Ensure improvements at existing facilities are made in accord with an overall plan and all facilities are maintained.	Elected Officials NTC Parks/Rec Comm	1 - 3 years to 3 - 5 years
28	<u>Site identification</u> - Identify potential sites for additional recreation facilities and amend the comprehensive plan to include these sites.		
29	<u>Funding Plan</u> - Develop a funding plan to include: <ul style="list-style-type: none"> • use of fees assessed for residential development under the subdivision and land development ordinance. • solicitation of private contributions. • grants. • direct municipal contributions. • a special fund for land acquisition and capital improvements 		
30	<u>Technical Assistance</u> - Obtain technical assistance from County and State agencies.		
31	<u>Community Organizations</u> - Cooperate with area wide community recreation organizations to improve recreation facilities and programs.		
32	<u>Official Maps</u> - Show planned recreation facilities on Municipal Official Maps to ensure that the land can be acquired. (See late <i>Official Map</i> section.)	Planning Commissions Elected Officials	1 - 3 years to 3 - 5 years
Community Facilities for New Development			
33	<u>SALDO Enforcement</u> - Continue the enforcement and update as necessary of current subdivision and land development ordinances.	Planning Commissions Elected Officials Susquehanna County	ongoing
34	<u>SALDO Adoption</u> - Consider the adoption of subdivision and land development ordinances for administration at the local municipal level	Elected Officials	1 - 3 years to 3 - 5 years

TRANSPORTATION			
#	ACTION	RESPONSIBILITY RESOURCES	PRIORITY TIMING
1	<u>Connector Roads</u> - Work toward the designation of Routes 29, 167, 267 and 706 as industrial roads by PennDOT and the continual upgrading of these routes to maintain adequate access for economic development.	Plng Comm /Elect Offls NTC, Susquehanna Co NTRPDC Businesses	1 year ongoing
2	<u>Bridge Maintenance Program</u> - Partner with the NTRPDC to pursue program to coordinate inspections, maintenance and required improvements of local bridges.	Plng Comm /Elect Offls NTC	near-term
3	<u>Rail-Trail</u> - Support the development of ancillary bike paths with highway upgrades instead of diverting highway improvement funds to a regional rail-trail.	Planning Commissions Elected Officials NTC	as needed
4	<u>ATV,s</u> - Consider adopting local ordinances to prohibit ATV use on public roads, work with State Police for targeted enforcement, and encourage private ATV parks in locations where neighbors are not affected.	Planning Commissions Elected Officials NTC	near-term
5	<u>Sidewalks</u> <ul style="list-style-type: none"> • Address needed sidewalk improvements in Friendsville and Little Meadows. • Monitor the need for sidewalks in areas of Bridgewater Township adjacent to Montrose Borough. 	<ul style="list-style-type: none"> • Borough Councils • Township Supervisors 	<ul style="list-style-type: none"> •5 years + •ongoing
6	<u>Public Transportation</u> - If population increases more rapidly, monitor the need for expansion of the demand-responsive transportation system coordinated among social service agencies with the NTC as a distinct service area.	Elected Officials NTC	as needed
7	<u>Rail and Air Service</u> - Promote nearby rail service in New Milford, Binghamton and Tunkhannock, and air service in Binghamton and Wilkes-Barre/Scranton, as elements of economic development.	Planning Commissions Elected Officials NTC	ongoing
8	<u>Intermunicipal Cooperation</u> <ul style="list-style-type: none"> • Continue and strengthen cooperative efforts for the use of local municipal equipment and manpower to improve efficiency and coordination of road maintenance and improvements. • Consider cooperating on road improvement projects and joint capital improvements programming. (See also Community Facilities and Services Items 1-8.)	Elected Officials NTC	ongoing

ECONOMIC DEVELOPMENT			
#	ACTION	RESPONSIBILITY RESOURCES	PRIORITY TIMING
1	<u>Balanced Growth</u> - Balance the anticipated future housing growth of the region with commercial and industrial development matched to the resources of the area, including but not limited to the agriculture, bluestone, forestry and tourism industries.	Citizens Business Community Planning Commissions Elected Officials NTC Susquehanna County	1 year to 3 - 5 years
2	<u>Value Added Enterprises</u> - Encourage the development of value added enterprises within all industries to achieve higher profit margins and retain more jobs and more wealth locally.		
3	<u>Niche Industries</u> - Provide opportunities for small, low impact niche industries, such as light metal fabrication, that demand little infrastructure and can employ local talent at higher wages.		
4	<u>Tourism</u> - Promote more agriculture, heritage and natural resource based tourism through brochures, web sites, trails, driving tours and similar mechanisms.		
5	<u>Image</u> - Create a distinctive image of the region within the Endless Mountains by developing common welcoming signs and themes, and promoting local activities collectively.		
6	<u>Bluestone</u> - Support the bluestone industry by allowing for it in land use regulations, establishing designated truck routes that will aid in securing highway upgrades and creating more awareness of the industry and its economic and tax contributions.		
7	<u>Triple Cities</u> - Establish marketing relationships with the Triple Cities that allow local entrepreneurs increased access to those urban markets.		
8	<u>Local Service Center</u> - Encourage the development of Montrose and surrounding Bridgewater Township as the local service center for the Northern Tier Coalition region.		
9	<u>Village Enhancement</u> - Enhance the character of the region's villages by promoting commercial facade restorations with incentives and encouraging other community beautification efforts that will draw tourists to these locations.		
10	<u>County Economic Impact Analysis</u> - Work with the County Department of Economic Development to conduct an economic impact analysis regarding the bluestone and forestry industries.		
11	<u>Ag and Forestry Protections</u> - Build right to farm and right to forest protections into local land use regulations. Ensure that local regulations do no harm to these and the bluestone industries when operated using sound management practices.	zoning and SALDO adoption based on individual municipal determination	1 - 3 years to 5 years +
12	<u>Home-Based Businesses</u> - Promote home-based and other local businesses, particularly tourism enterprises, through the development of a regional web site; and, generously allow for these home-based businesses in the development of local land use regulations.		

ECONOMIC DEVELOPMENT			
#	ACTION	RESPONSIBILITY RESOURCES	PRIORITY TIMING
13	<u>Development Standards</u> - Establish effective site plan design criteria in local zoning and land development regulations to ensure that new development rises to a high standard and enhances, rather than detracts, from the appeal of the Northern Tier region.	zoning and SALDO adoption based on individual municipal determination Planning Commissions Elected Officials	1 - 3 years to 5 years +
14	<u>Capital Programming</u> - Employ capital improvements programming to ensure the continued maintenance and upgrading of highway infrastructure serving the agriculture, bluestone and timbering industry.	Elected Officials	1 - 3 years
15	<u>Local Government Efficiency</u> - Maintain low cost government that makes the Northern Tier a smart place to be for small businesses eager to serve the Triple Cities market without paying its high taxes.	Elected Officials	ongoing

HOUSING			
#	ACTION	RESPONSIBILITY RESOURCES	PRIORITY TIMING
1	<u>Higher Density Development</u> - Adopt standards to ensure that higher density development is directed to identified growth areas served by an adequate water supply, sewage disposal system, and other improvements.	zoning and SALDO adoption based on individual municipal determination Planning Commissions Elected Officials	1 - 3 years to 5 years +
2	<u>Flexible Development Techniques</u> - Consider the use of <i>conservation design</i> development, planned residential development, and development incentives such as density bonuses as a means of providing more affordable housing.		
3	<u>Land Use Ordinances</u> - Review land use ordinances in terms of standards not directly linked to public health and safety which increase housing costs.		
4	<u>UCC</u> - Carefully evaluate enforcement options for the State Uniform Construction Code, and choose the one best suited to meet local needs.	Planning Commissions Elected Officials Susq County COG	ongoing
5	<u>Housing Programs</u> - Work with the County Housing/Redevelopment Authority and the Trehab Center to ensure that the housing needs of low-income and elderly households in the NTC are being addressed.	Elected Officials NTC Susquehanna County Trehab	1 year then ongoing

CAPITAL IMPROVEMENTS PROGRAM			
#	ACTION	RESPONSIBILITY RESOURCES	PRIORITY TIMING
1	Prioritize local municipal community facility and service needs and adopt a capital improvements budget to financially plan for large expenditures for buildings, equipment, roads, etc., by setting aside funds in accord with the programmed budget.	Planning Commissions Elected officials	1 - 3 years

OFFICIAL MAP			
#	ACTION	RESPONSIBILITY RESOURCES	PRIORITY TIMING
1	Consider the adoption of an official map as needed public facilities are planned to reserve the location for public acquisition – parks, road improvements, buildings, etc.	Planning Commissions Elected officials	1 - 3 years to 3 - 5 years