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## Chapter 4

### **Warren Township Tomorrow: A Plan for Warren Township**

Chapter four consists of goals and objectives for each of the individual sections that have been analyzed within this comprehensive plan. The goals and objectives will give Warren Township a direction for the future, and will also give guidance and direction to governing officials and residents in the Township.

Beyond the goals and objectives are implementation strategies for the Township that will present short and long-term recommendations. The short-term strategies will outline recommendations that could be completed within the next 1 to 5 years and are a priority for the Township at this time. The long-term strategies will outline the recommendations that are less of a priority at this time or may take longer for the Township to accomplish. These long-term strategies are defined as considerations for the next 5 to 10 years.



*View of Warren Township Municipal Park.*

## **Warren Township Goals and Objectives**

### **Natural and Cultural Resources**

Goals:

- Identify, Preserve, and protect the Townships natural and historic assets.

Objectives:

- Organize a Township historic committee to continue the development of a thorough Township History.
- Review the historical significance and possible historic designation of areas throughout the Township.
- Promote agriculture, forestry and natural resource management throughout the Township.
- Consider the development of a Wappasening Creek watershed association with the municipalities that are within the watershed.
- Work with County, State, and Federal agencies to protect natural springs and preserve riparian areas throughout the Township.
- Avoid Light Pollution throughout the Township.
- Develop communication with the Pennsylvania State Game Commission

## **Population**

### Goals:

- Warren Township will promote and attain a diverse population in regards to age and race.
- Warren Township will offer a rural atmosphere to its residents and strive to retain the Townships young people.
- Promote Warren Township's close-knit community atmosphere.

### Objectives:

- Consider a neighborhood watch program in higher density areas to aid law enforcement.
- Warren Township will provide educational opportunities to its governing officials and residents in regards to Township business such as planning, and the Uniform Construction Code (UCC).
- The Township will provide additional information to the public on the UCC, COG, sanitation, and subdivision/land development. This information will be available at the Township building for interested residents.
- Promote and involve residents of all ages to participate in community activities and events such as the Fireman's Field Days.
- Continue to provide a variety of activities that the residents of Warren Township can attend.

## **Housing**

### Goals:

- Warren Township will continue to offer a diverse housing stock, and provide quality housing to all Township residents.

### Objectives:

- Continue to work with the Council of Government (COG) and Uniform Construction Code (UCC) to improve/maintain housing stock throughout the Township.
- Promote Warren Township as a residential community.
- Encourage property maintenance and enforce building codes to ensure safe and desirable housing to all residents.
- Work with County, State, and Federal agencies to investigate programs to help residents improve their property.

## **Community Facilities and Public Utilities**

### Goals:

- Continue to maintain and improve Township facilities.
- Work with the public and private sectors to improve communication throughout the Township.

### Objectives:

- Continue to explore opportunities for youth facilities in the Township.
- Create a Township web site, and post events at the Township building to improve communication with residents in the Township.
- Continue to improve and maintain existing recreational venues and explore additional recreational opportunities in the Township.
- Evaluate the current state of communications within the Township.
- Encourage the improvement of high tech telecommunications in the Township.
- Encourage proper management and upgrades of on-lot septic systems as needed.
- Continue to maintain a strong working relationship with local fire departments.
- Develop a short and long term maintenance schedule for Township facilities.

## **Transportation**

### Goals:

- Provide safe and efficient transportation options for the movement of people and goods.

### Objectives:

- Improve cooperation/communication between adjacent municipalities, County, State, and Federal agencies on transportation projects.
- Continue to utilize and improve the relationship with PennDOT's Agility and Twelve-Year programs.
- Continue to work with the Dirt and Gravel program through the Conservation District.
- Evaluate and identify potentially hazardous areas of transportation throughout the Township.
- Supervisors and Township Road Supervisors will create a 5-year plan in regards to road maintenance and road improvements.
- Investigate potential impacts that the future I-86 interstate will have on transportation patterns and maintenance throughout the Township.
- Encourage additional trails for hiking and biking to promote the rural qualities of Warren Township.
- Consider future developments outside of the Township and potential impacts on the transportation system.

## **Future Land Use**

The Land Use Plan for Warren Township is comprised of land use policy, the future land use map, goals and objectives, and constitutes the most important component of the comprehensive plan. Without the addition of supplemental planning tools, the comprehensive plan cannot be implemented to its full extent. The Land Use Plan emphasizes local planning that expresses and fosters community values and protects resources from harmful development and development impacts through regulatory and incentive programs. The plan acknowledges that most land use decisions in Bradford County are made at the local level; therefore the County's role is primarily advisory. However, even an advisory role can lead to better decision-making and community development results. Through education targeted to municipal officials, increased coordination with state and federal agency programs, and the County's development plan review process, the County can inform decision makers of precedents and best practices.

### **Future Land Use Map**

The future land use map was developed by the Warren Township Planning Commission in conjunction with recommendations made by the Bradford County Office of Community Planning and Grants. Decisions pertaining to the map were made by using public input from surveys that were distributed to the Township, input from the public visioning meeting, and analysis from the various sections of this comprehensive plan.

The Future Land Use map has designated four general land use categories:

- Village Growth Area
- Residential/Agricultural Growth Area
- Lakeside Community Growth Area
- Natural Resource Preservation Area

These four categories will guide future uses to appropriate areas, as authorized by the Pennsylvania Municipalities Planning Code (MPC). Amendments to the MPC approved in 2000 allow for the designation of growth areas, future growth areas, and resource areas in municipal comprehensive plans.

New York State



Windham Township

Susquehanna County

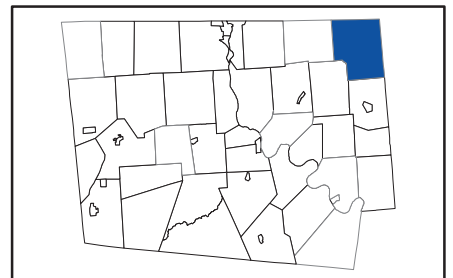
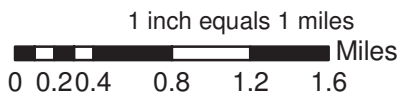
Orwell Township



Pike Township

Warren Township  
Future Land Use

- Legend**
-  Lakeside Community Growth Area
  -  Natural Resource Preservation Area
  -  Residential/ Agriculture Area
  -  Village Growth Area
  -  Roads
  -  Parcels



Location in County



## **Future Land Use Definitions**

### Village Growth Area

#### *Purpose:*

To accommodate and permit growth and development of more intensive land uses, such as residential, commercial, industrial and institutional, at overall densities of one unit per acre or less and where public infrastructure services (water, sewer, and telecommunications) may or may not be provided or planned.

#### Primary Uses

- Residence or accommodation functions
- Professional Offices
- Financial institutions
- General commercial sales or services
- Manufacturing and wholesale trade
- Transportation, communication, information, and utilities
- Arts, entertainment, and recreation
- Education, public admin., health care, and other institution
- Construction-related businesses

#### Secondary Uses

- Agriculture, forestry, fishing and hunting
- Mining and extraction (Blue stone)

#### Reference Pattern of Development:

- Monroeton, Ulster (village), Camptown

Residential/Agriculture Growth Area

*Purpose:*

To encourage natural resource based industries, such as agriculture and forestry, while also encouraging open space and low-density residential development.

Primary Uses

- Agriculture, forestry, fishing, hunting and recreation
- Residence or accommodation functions

Secondary Uses

- Mining and extraction establishments
- Agribusiness

Reference Pattern of Development:

- Wyalusing Township

Lakeside Community Growth Area

*Purpose:*

To accommodate and permit growth and development of lakeside community land uses (residential, small shops, day care and tourism) keeping lot sizes manageable.

Primary Uses

- Residence or accommodation functions
- Small Shops (bait/tackle, firearm, etc.)
- Picnicking
- Recreation (fishing, hunting, camping, and boating)

Secondary Uses

- Childcare
- Bed and breakfast

- Markets (general store, rental stores, etc.)
- Mining and Extraction establishments

Reference Pattern of Development:

- Lake Winola, Wyoming County, Pa

Natural Resource Preservation Area

*Purpose:*

To protect natural resources from direct and indirect development and disturbance impacts and to accommodate limited, non-intensive growth and development

Primary Uses

- Agriculture
- Forestry
- Fishing
- Hunting
- Recreation
- Mining or extraction establishments

Secondary Uses

- Residence or accommodation functions

Reference Pattern of Development:

- Pennsylvania State Game Lands

## **Land Use**

### Goals:

- Warren Township will strive to retain the rural atmosphere that its residents enjoy.

### Objectives:

- Consider the development of a local subdivision and land development ordinance as needed.
- Consider the development of a local zoning ordinance as needed.
- The Township planning commission will review local subdivisions and land development projects and provide recommendations to the Township Supervisors.
- Improve the communication with County, State, and Federal agencies in regards to potential planning projects located in or around the Township.
- Encourage growth and development in appropriate areas outlined within this comprehensive plan.
- Encourage landowners to enroll in the Agricultural Security and Clean and Green programs where applicable.

## **Implementation Strategies**

### **Short Term:**

1. Create a Township Historic Committee to continue the development of a thorough Township History.
2. Work with the Pennsylvania Historic Museum Commission (PHMC) to receive information on the designation of possible historic structures, areas, and century farms.
3. Create a neighborhood watch program within Warren Center with interested residents throughout the Township.
4. Work with local residents and businesses to continue to support and expand community activities.
5. Work with the County Planning Office and Sanitation Office to provide informational packets to residents in regards to the Uniform Construction Code (UCC), Council of Government (COG), Sewage Enforcement, and Subdivision and Land Development.
6. Provide educational/informational opportunities to local officials and residents about Township business.
7. Provide community minded activities for residents of all ages.
8. Continue to participate and work with the Council of Government and Uniform Construction Code through a third party inspection agency.
9. Work with Bradford County Office of Community Planning and Grants to provide information and possible funding sources to upgrade/restore housing conditions of single family homeowners in the low to moderate income ranges.
10. Create a Township web site.
11. Determine the need or interest in developing additional recreational facilities throughout the Township.
12. Maintain present arrangements with the Warren Township Volunteer Fire Department in regards to Township Fire Protection.

13. Periodically review the goals and objectives and update the statistics found in this comprehensive plan.
14. Create a 5-year road maintenance/improvement plan.
15. Monitor State and County transportation policies and projects.
16. Complete the recreational trail projects currently underway in the Township, and investigate the possibility of future trails.
17. Encourage residents to participate in the Agricultural Land Preservation program through the Bradford County Conservation District.
18. Monitor land use projects in the Township.
19. Issue a press release to local newspapers informing Township residents of the adoption of the comprehensive plan.
20. Promote the local business economy and encourage new business that is compatible with the community character within the Township.
21. Support the municipal street naming efforts through the County's E-9-1-1 program to facilitate emergency dispatching and response to Township emergencies.
22. Encourage residents to test their water regularly.

**Long term:**

1. Contact neighboring municipalities located within the Wappasening Creek Watershed to discuss the possibility of creating a Watershed Association.
2. Implement an Act 167 storm water management plan for the Wappasening Creek.
3. Coordinate planning for natural, hazardous, and medical emergencies with neighboring municipalities, local and County personnel, and other service providers.
4. Work with Bradford County Sanitation Office to monitor local sewage treatment and investigate septic management practices.
5. Monitor any and all problem areas identified by the Department of Environmental Protection (DEP) in regards to septic management.
6. Evaluate the current state of communications in the Township.
7. Schedule a meeting with adjacent municipalities to discuss concerns about transportation projects.
8. Evaluate the current Township road network and identify potentially hazardous areas.
9. Develop a local Subdivision and Land development Ordinance by working with a consultant or the Bradford County office of Community planning and Grants. This ordinance would need to encourage sound growth, consider storm water problems throughout the Township, and would influence the design and layout of proposed developments.
10. Continue to support and update the agricultural security area program by the time frame outlined in Act 43.
11. Review the current Township Act 537 Plan for a possible update.

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## ***Appendix:***

- Statement of Interrelationships among the various plan components
- Warren Township survey results
- Visioning Meeting Results
  - Mini survey
  - Mini Survey results
  - Strength, Weaknesses, opportunities, and threats (SWOT)



*View of Warren Township Volunteer Fire Department.*



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## **Statement of Interrelationships among the Various Plan Components**

The components of this Warren Township Community Comprehensive Plan have been written and presented as independent pieces of data, text, mapping, and goals for the Township leadership and its Planning Commission to consider within the next five to ten years. It is inconceivable that a decision will be made without consulting various components set forth within this plan. A decision to move forward with one component goal ultimately affects other component goals and objectives. Moreover, it is recommended that the Warren Township Planning Commission make recommendation to the Warren Township Supervisors when issues arise related to floodplain, community facilities, existing and future land use, housing, transportation, historic preservation or Natural Resources. The Planning Commission may then weigh the importance of a proposed project with the adopted municipal goals and objectives. With analysis from each of the plan components, individual sets of distinct goals are provided to aid the Township leadership with a desired target for community growth and development. Accompanied with these goals are sets of objectives, or steps, that will ultimately guide Warren Township towards achieving these goals. The overall rationale for creating this plan centers on considering all aspects of community before moving forward with a public or private project.

The Warren Township Community Comprehensive Plan components, along with the individual sets of goals and objectives, shall be consistent with other plans and regulations the Township adopts in the future. In addition, the components and contents of this plan shall be consistent with the revised Bradford County Comprehensive Plan.

The Warren Township Planning Commission shall annually review the progress that has been made in implementing each component. The last component, “Implementation Strategies” will outline projects that will implement plan components in both the short-term and long-term.



*View of Warren Township Fireman's Field days.*

## **Warren Township Public Survey Results**

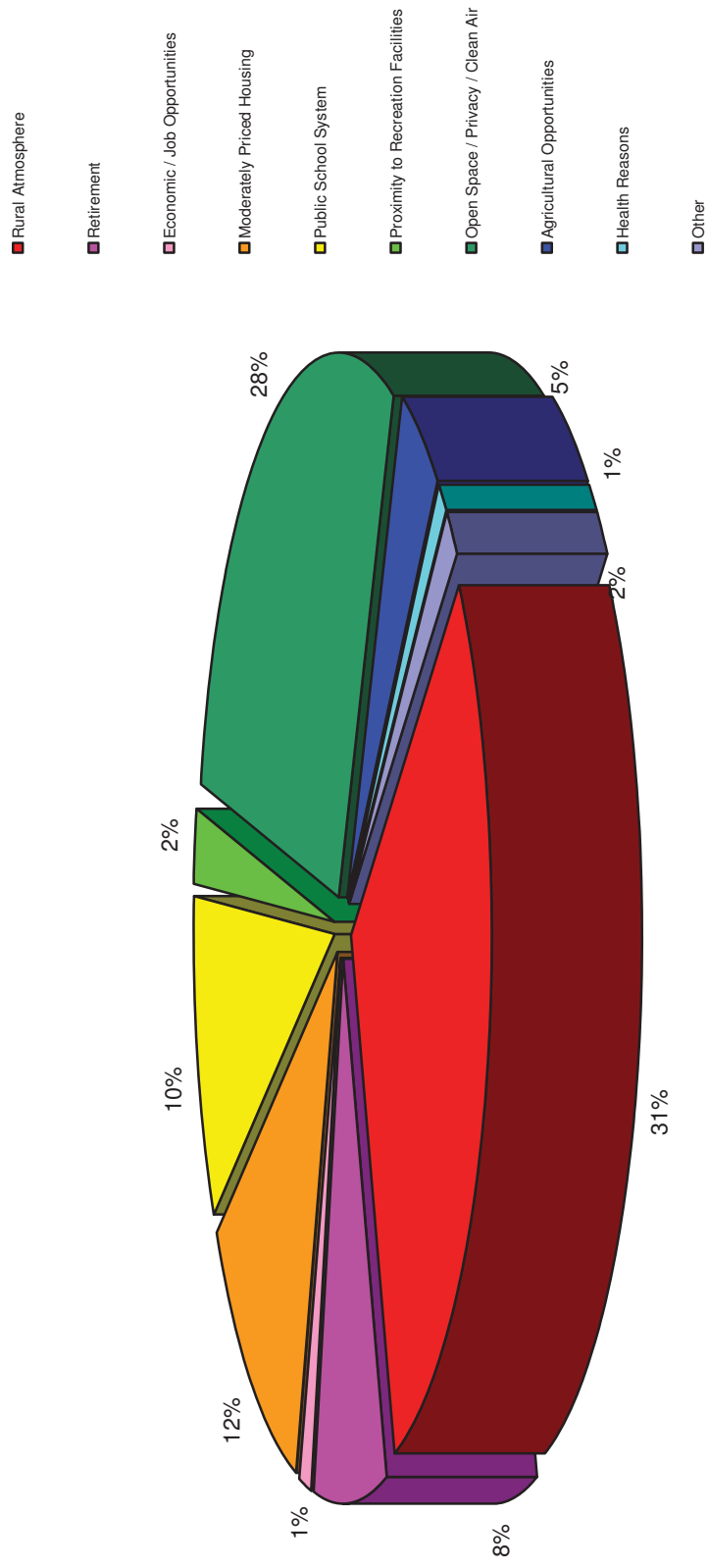
In 2003, the Warren Township Planning Commission developed the Warren Township public opinion survey for the comprehensive plan. This required task designated by the municipalities planning code, was used to gather input of the Township residents to guide the planning commission's decisions in developing the comprehensive plan. These surveys, along with the visioning meeting results, are one of the most important aspects used in developing this comprehensive plan.

After the surveys were developed, they were then distributed to the Township residents. There were over six hundred (600) surveys sent out with one hundred twenty one (121) returned. This nineteen percent (19%) return rate gave the planning commission adequate input to see the desires and concerns that Township had in regards to future development, reasons why people live in the Township, and how the residents feel about current services to name a few.

The following section of this comprehensive plan displays the public survey and visioning meeting results for Warren Township.

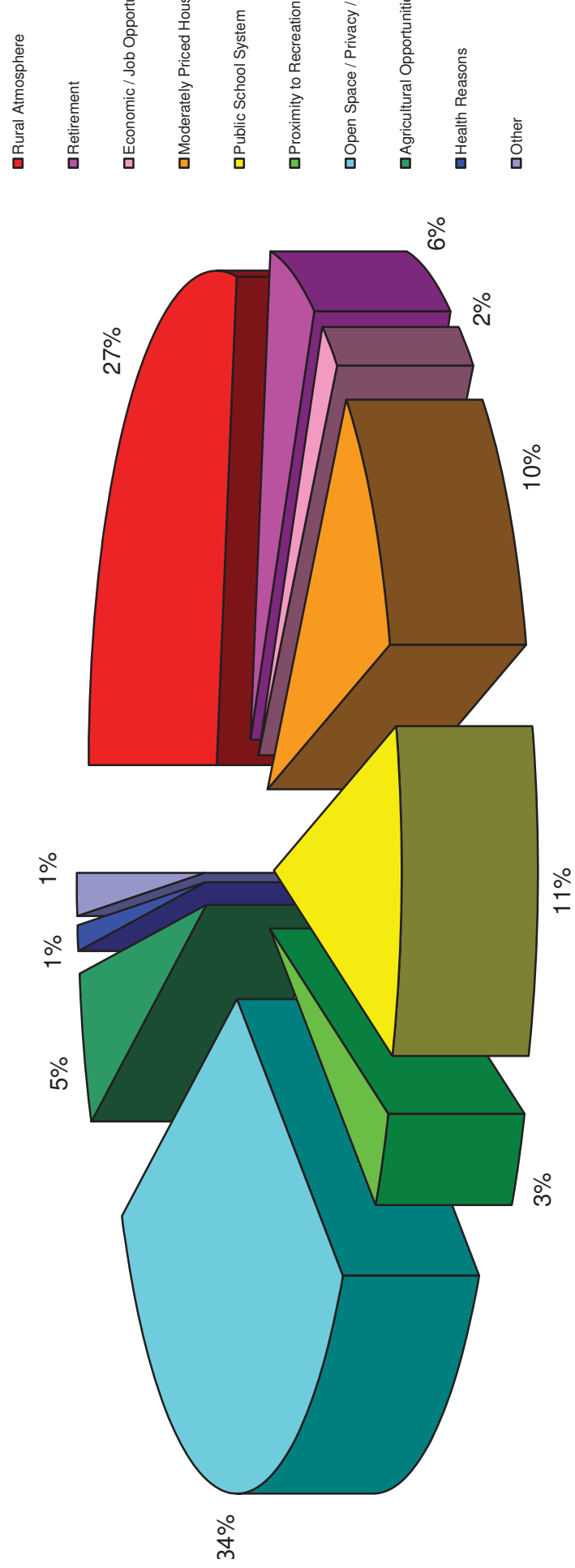
Warren Township Comprehensive Plan  
Survey Results

Q1. What best describes your reasons for moving to the Township?



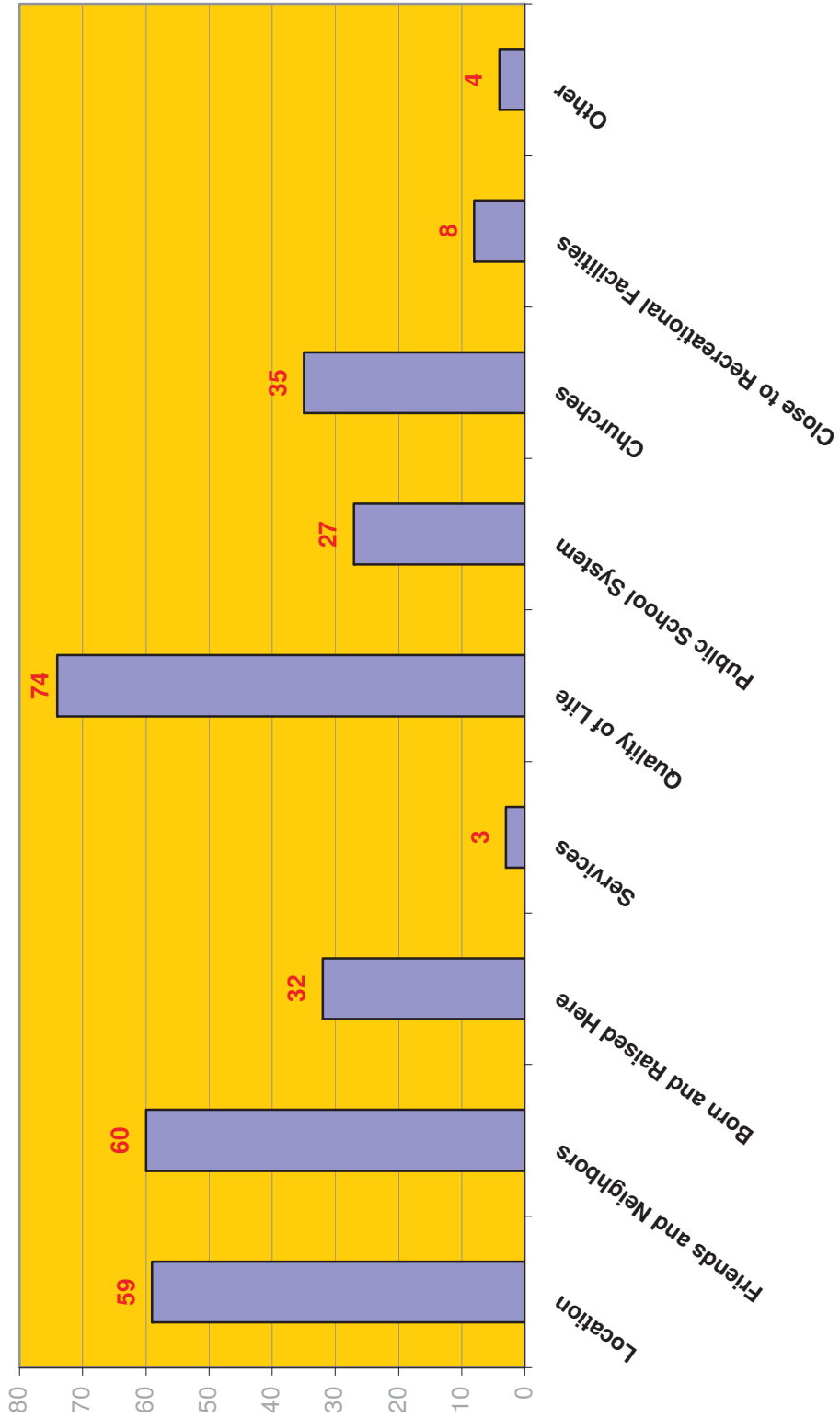
## Warren Township Comprehensive Plan Survey Results

**Q2. What best describes your reasons for remaining in the Township?**



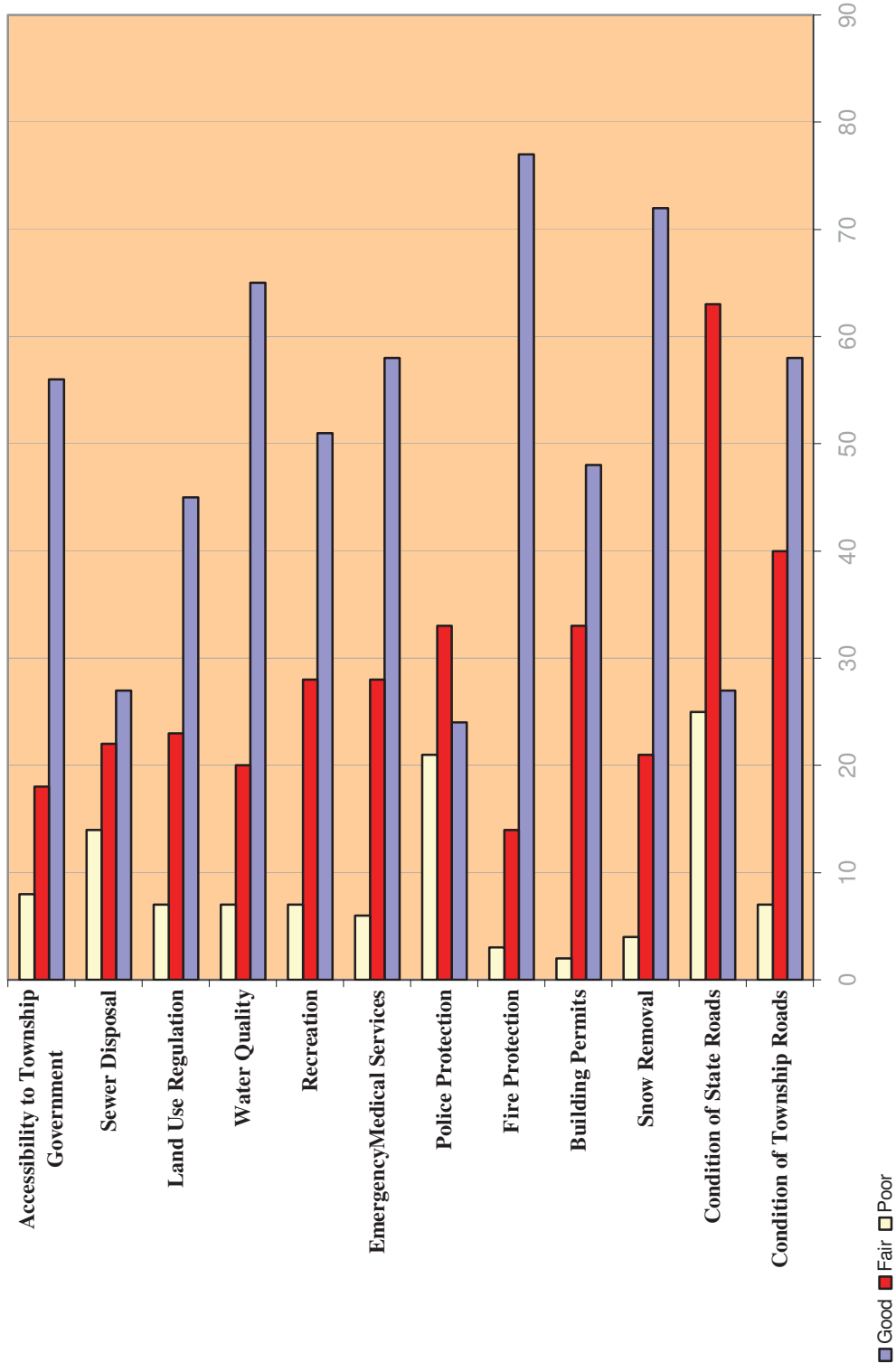
Warren Township Comprehensive Plan  
Survey Results

Q3. What do you consider the best aspects of living in the Township?



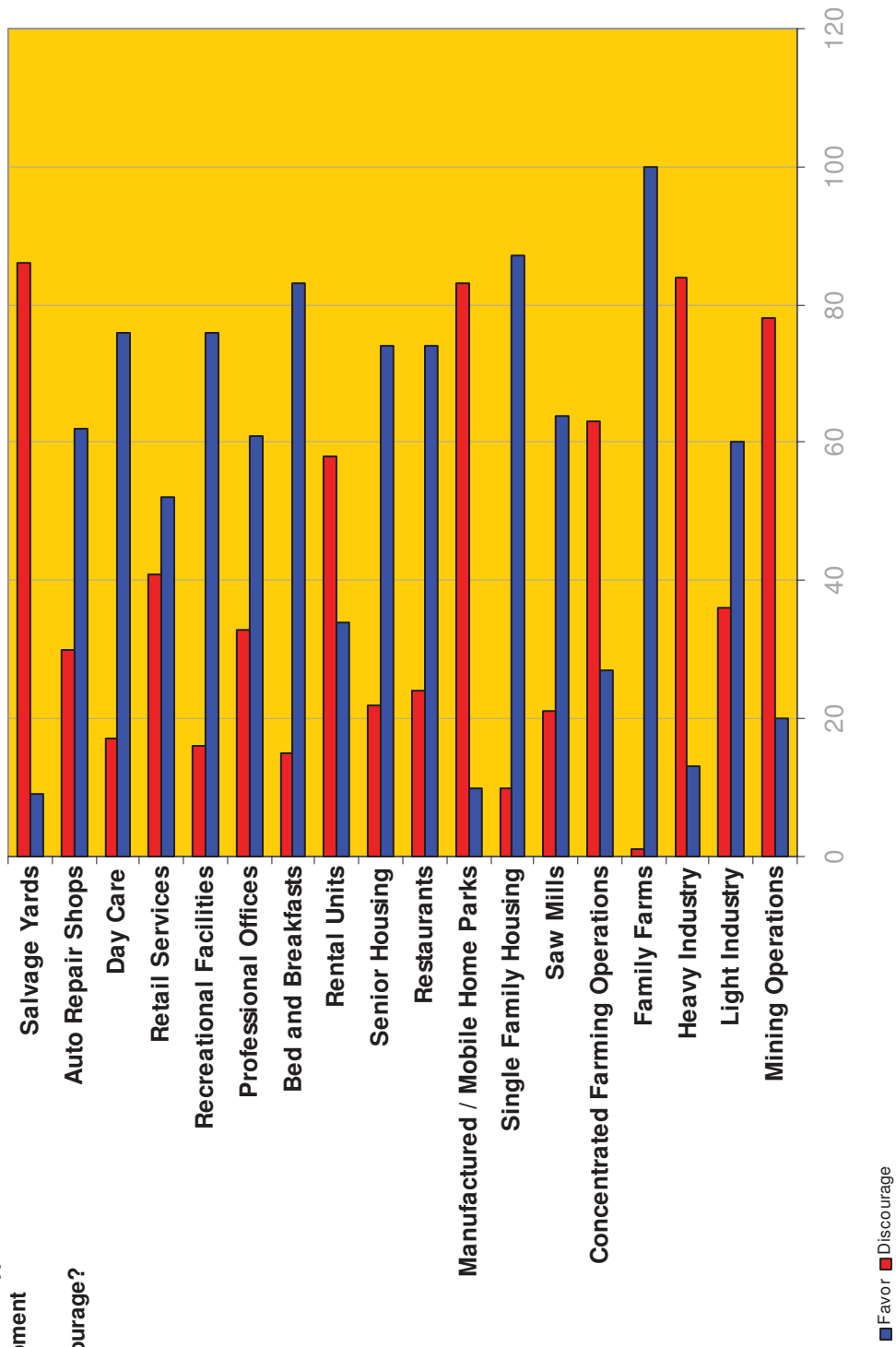
Warren Township Comprehensive Plan  
Survey Results

Q4. Do you think the following are adequate in the Township?



Warren Township Comprehensive Plan  
Survey Results

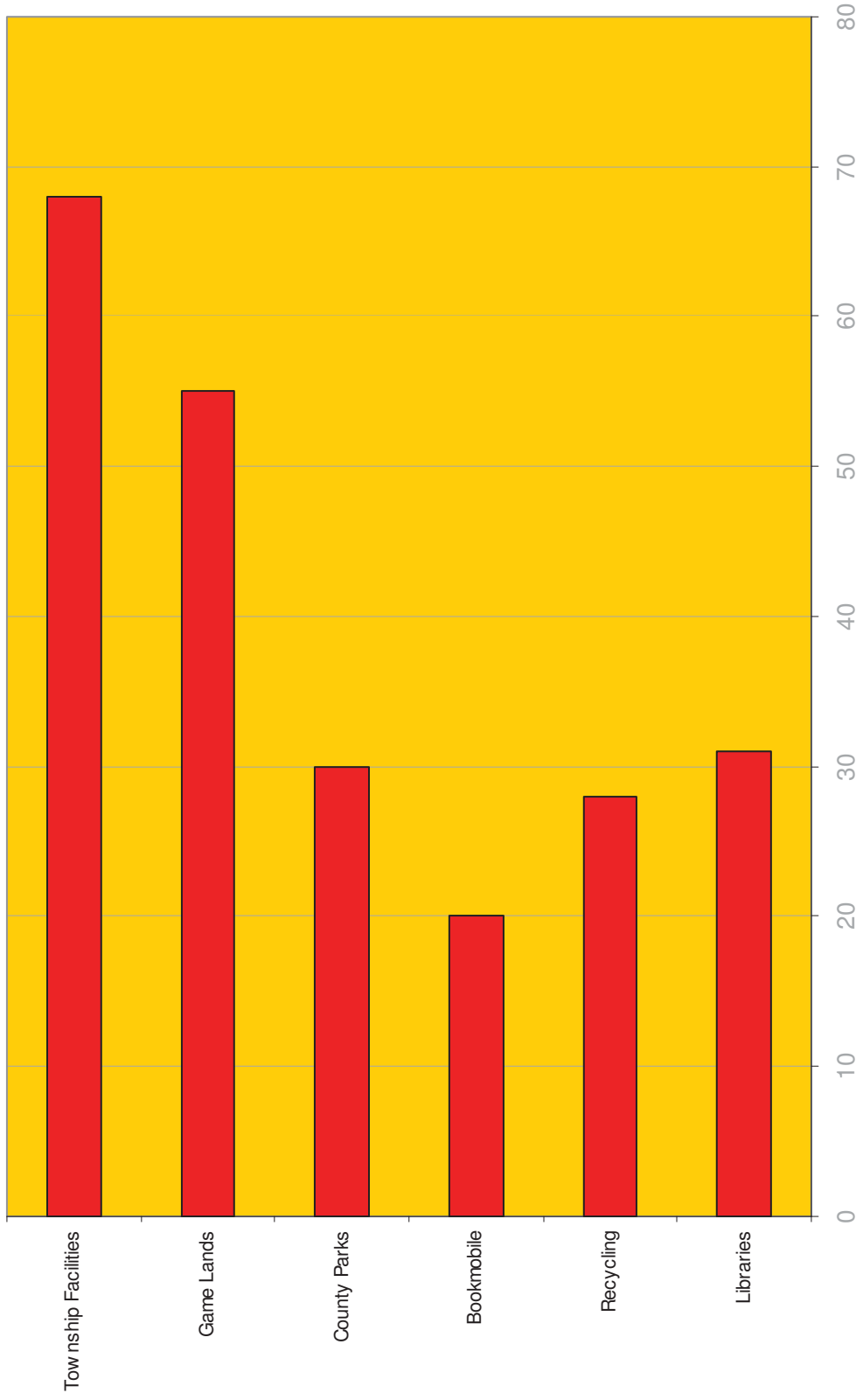
Q5. If future development were to occur in Warren Township, what type of development would you favor/discourage?





Warren Township Comprehensive Plan  
Survey Results

Q6. Which of the following facilities do you use within the county or region?



**Warren Township Comprehensive Plan  
Survey Results**

**Q7. What facilities or services would you like provided in the township that are not presently available?**

**Senior Housing**

**Garbage Day**

**Rec Center**

**Sewage System**

**Library**

**Drug Store**

**Public Transportation**

**Pave Jones Rd**

**Professional Services**

**Doctor**

**Museum**

**Pool**

**Skate Rink**

**Laundry**

**Car Wash**

**Recycle**

**Good as is (2)**

**Hardware Store**

**Coffee Shop**

**Restaurant**

**Police Car**

**Cell coverage**

**Warren Township Comprehensive Plan  
Survey Results**

**98. What facilities or services would you like provided in the township that are presently available?**

**Upgrade Township Bldg**

**Expand Rec Park**

**Plaques for early school site**

**Cell Phone Service (3)**

**Trash Pickup**

**Library**

**Field Day Grounds**

**Dust Control**

**No Change**

**Game Warden**

**Police**

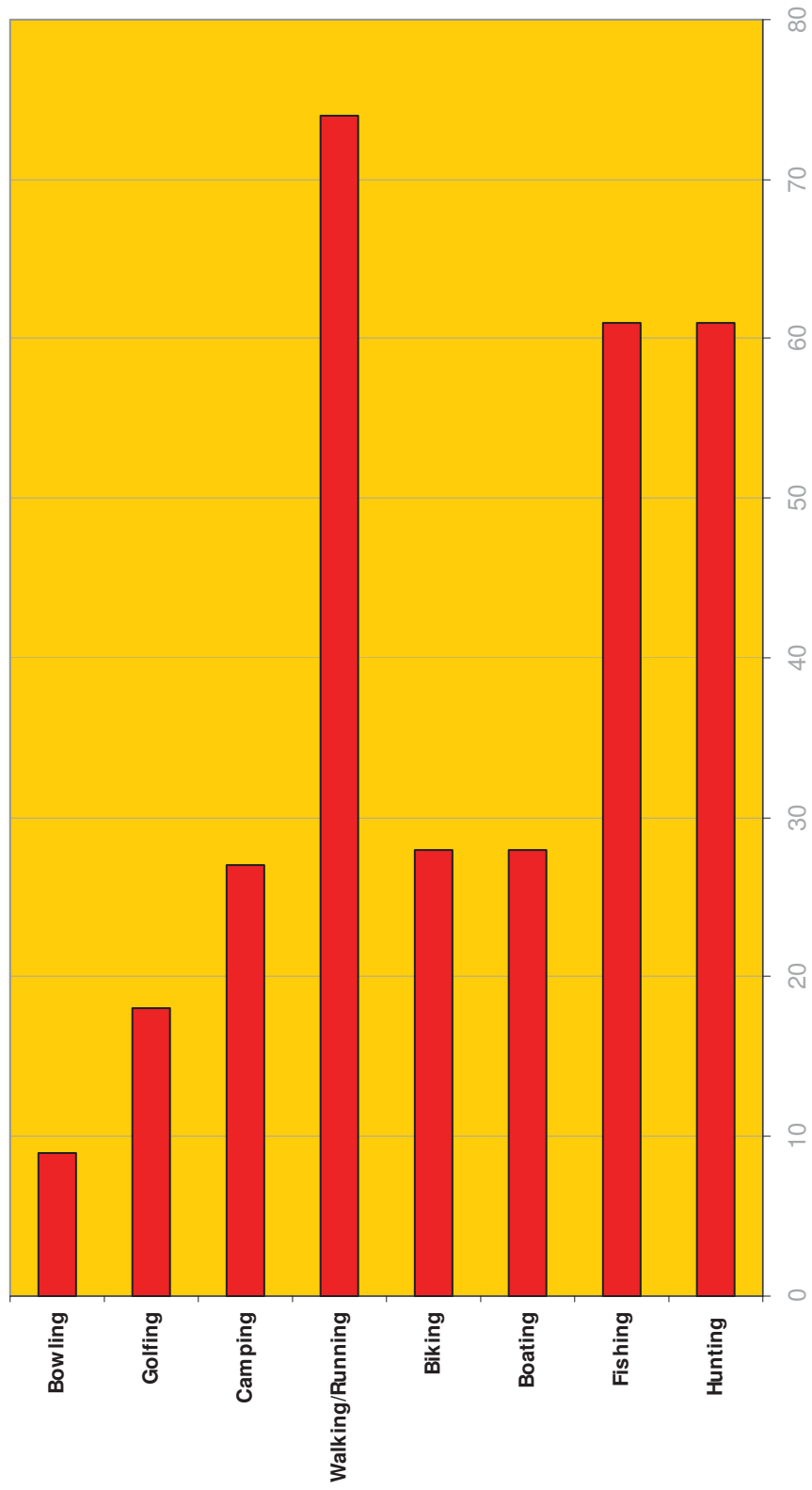
**Cable**

**Hike Trails**

**Emergency Management System**

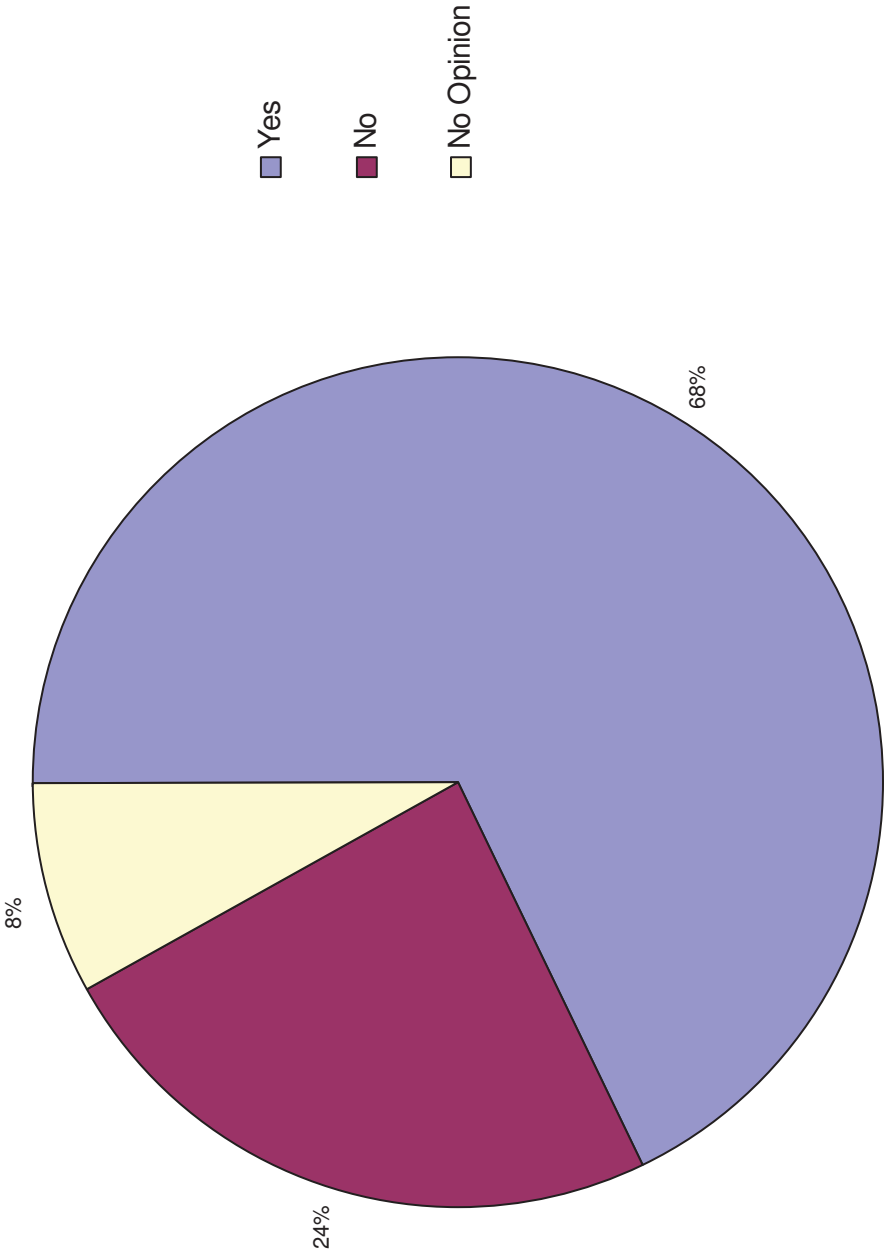
Warren Township Comprehensive Plan  
Survey Results

Q9. Which of the following recreational activities do you participate in?



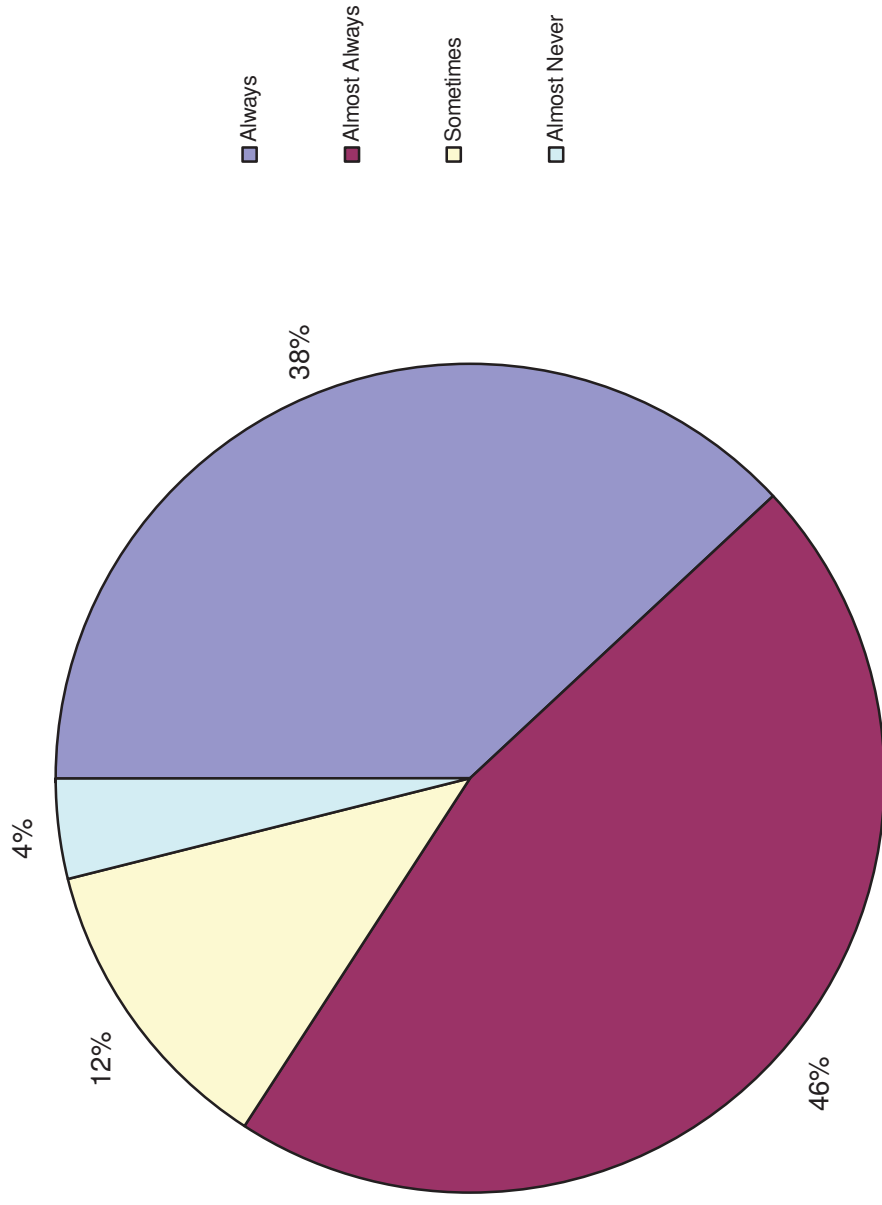
Warren Township Comprehensive Plan  
Survey Results

Q10. Do you believe that you are adequately informed about what is happening in Warren Township?



Warren Township Comprehensive Plan  
Survey Results

Q11. Do Township Officials do a good job of providing services and responding to concerns?



**Warren Township Comprehensive Plan  
Survey Results**

**Q12. What is your vision of future development in Warren Township?**

**Bedroom Community**

**Pastoral Community**

**Preserve Natural State**

**No Corp Farms**

**Senior Living**

**Zoning (11)**

**Light Industry (3)**

**No Change (22)**

**Recreation**

**The Park**

**Careful Zoning**

**Improved Roads**

**Drug Abuse**

**More Services**

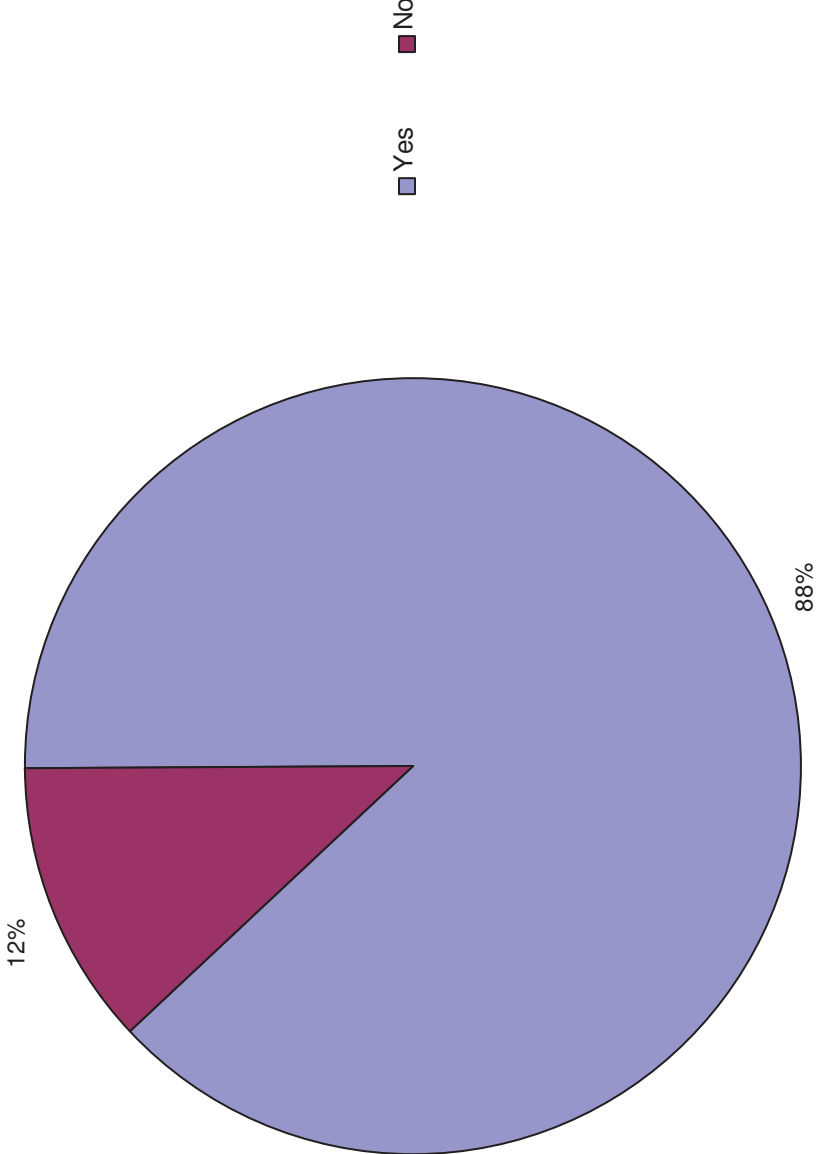
**Agriculture**

**Bike Races**

**Info Center**

Warren Township Comprehensive Plan  
Survey Results

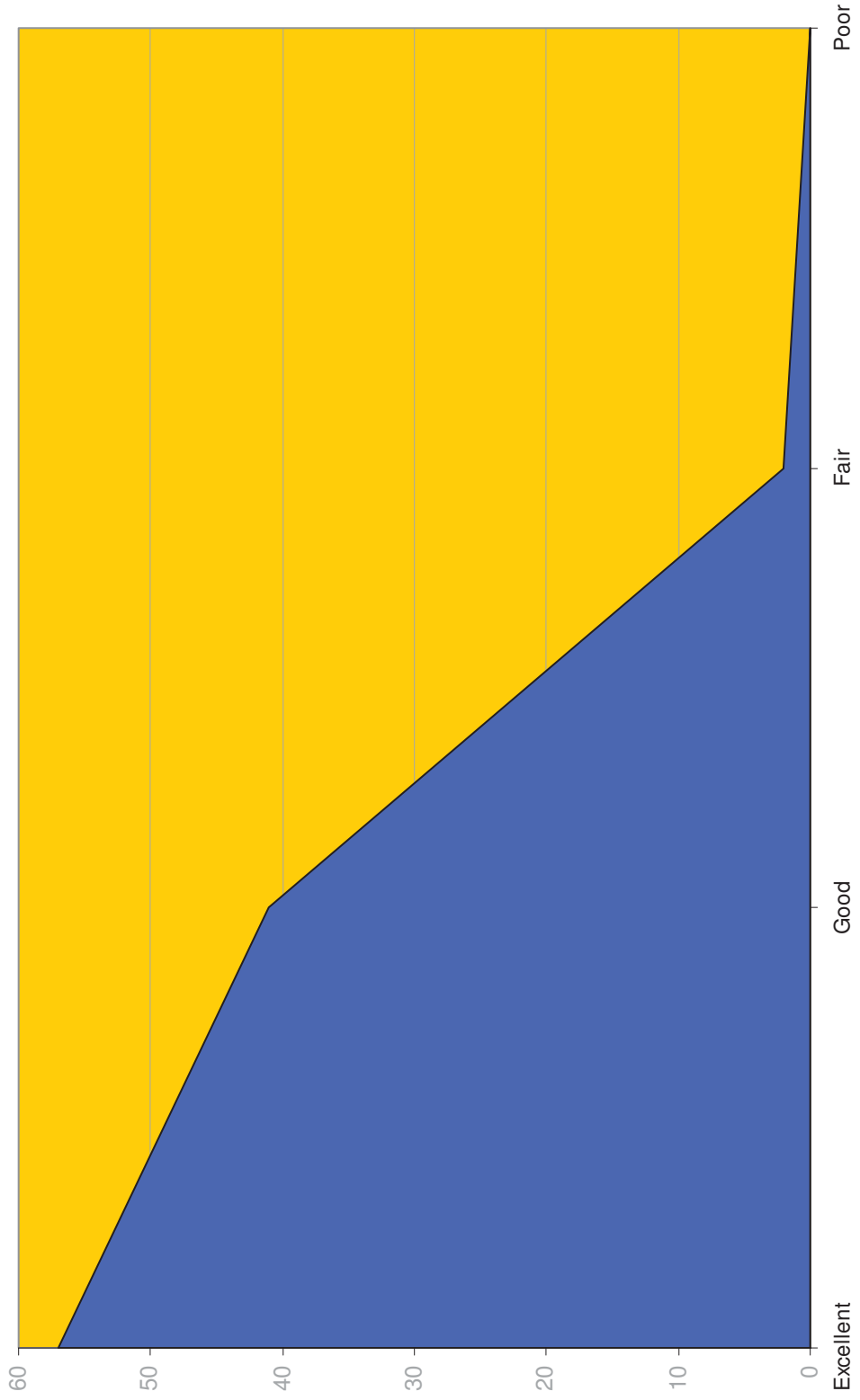
Q13. Do you feel the tax base is in line with services provided?





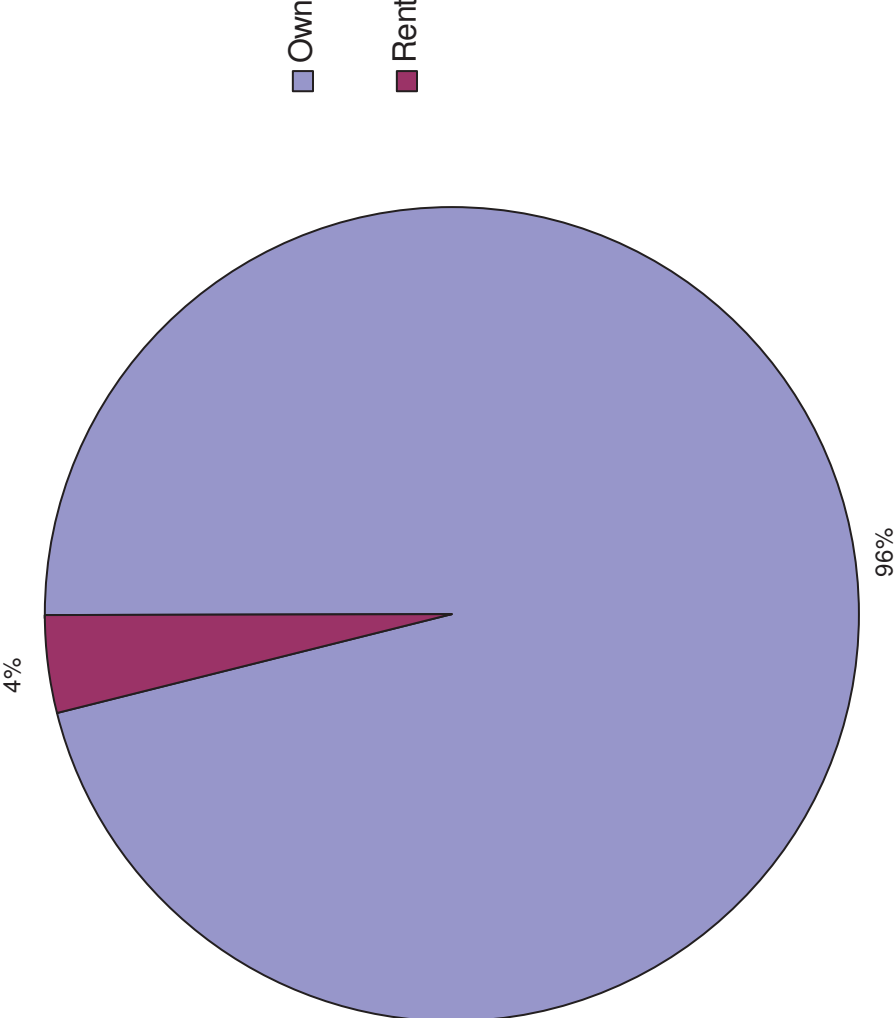
Warren Township Comprehensive Plan  
Survey Results

Q14. How would you rate the Township as a place to live?



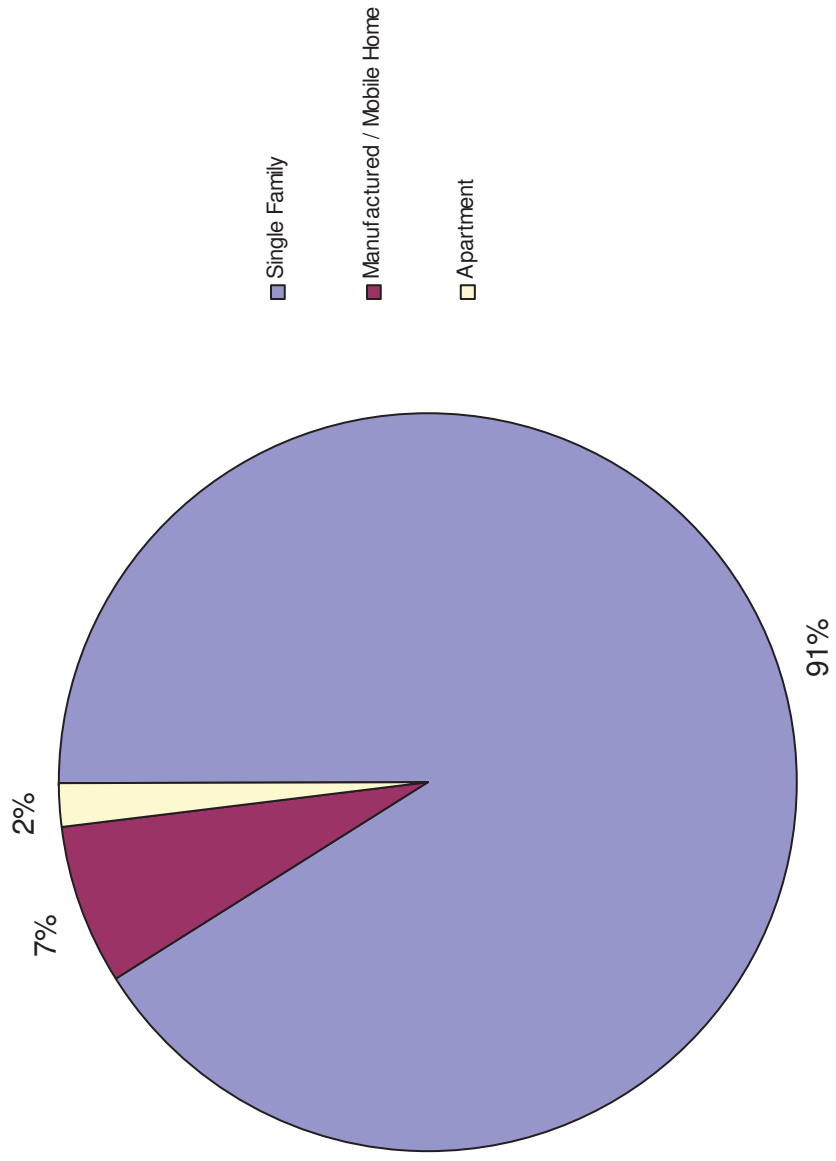
Warren Township Comprehensive Plan  
Survey Results

Q15. Do you own or rent the home you live in?



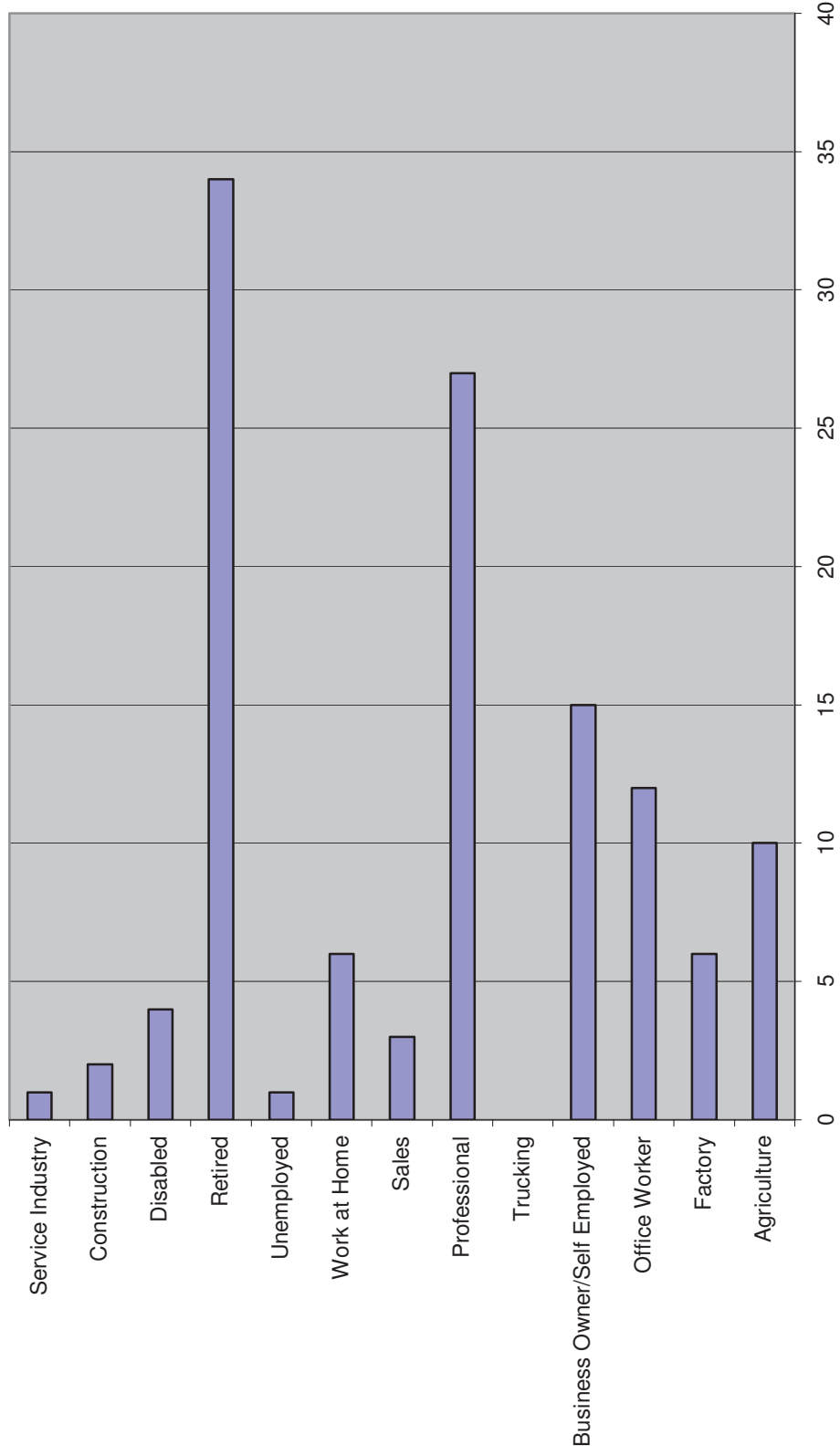
Warren Township Comprehensive Plan  
Survey Results

Q16. What type of residence do you reside in?



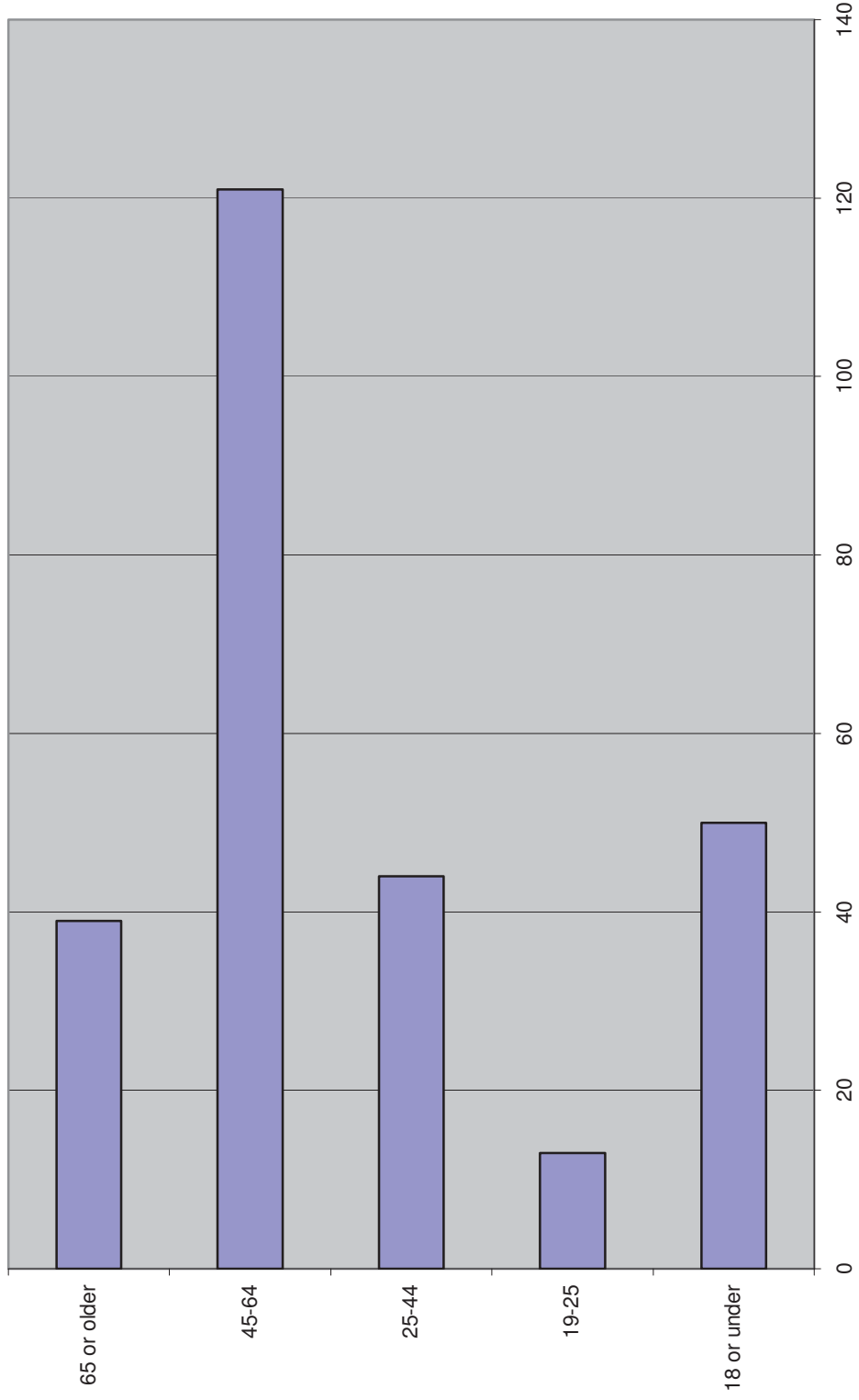
Warren Township Comprehensive Plan  
Survey Results

Q17. What category best describes you and your spouse's occupation



Warren Township Comprehensive Plan  
Survey Results

Q18. The age categories of all people living in your household



Warren Township Comprehensive Plan  
Survey Results

**Q19. How important are each of the following issues to you?**

|                                 | Very Important | Somewhat Important | Not Important |
|---------------------------------|----------------|--------------------|---------------|
| <b>Open Space</b>               | <b>88</b>      | 11                 | <b>0</b>      |
| <b>Community Pride</b>          | <b>81</b>      | 17                 | <b>0</b>      |
| <b>Agriculture</b>              | <b>81</b>      | 10                 | <b>1</b>      |
| <b>Education</b>                | <b>77</b>      | 18                 | <b>3</b>      |
| <b>Environmental Protection</b> | <b>68</b>      | 38                 | <b>4</b>      |
| <b>Public Safety</b>            | <b>68</b>      | 17                 | <b>2</b>      |
| <b>Historic Preservation</b>    | <b>57</b>      | 34                 | <b>5</b>      |
| <b>Parks &amp; Recreation</b>   | <b>49</b>      | <b>45</b>          | <b>6</b>      |
| <b>Future Growth</b>            | <b>28</b>      | <b>50</b>          | <b>18</b>     |
| <b>Industry</b>                 | <b>9</b>       | <b>49</b>          | <b>34</b>     |

**Warren Township Comprehensive Plan  
Survey Results**

**Q21. What do you identify as the single most important problem facing the township today?**

**Flash Flooding**

**Drug Abuse**

**Out of Town Hunters**

**Recycle (2)**

**Bldg Code Enforcement (2)**

**Finances**

**Taxes**

**Pig Farms (3)**

**Corp Farm**

**Keeping Family Farms (3)**

**Attn to Teens (2)**

**State Roads (4)**

**Junk Yards/Cars (7)**

**Dogs**

**ATV's**

**DEP**

**Fire Dept**

**Warren Township Comprehensive Plan  
Survey Results**

**Q22. Please suggest some areas that Warren Township can target for improvement**

**Roads (9)**

**Sidewalks in town**

**Noise Ordinance**

**Mini Golf**

**Police**

**Trash Pickup**

**Illegal Dumping**

**Less Taxes**

**Public Transportation**

**A place for parade**

**Historic Site**

**Internet**

**Sewage System (3)**

**Skate park**

**Basketball**

**Bldg Permit Enforcement**

**Street Lites**

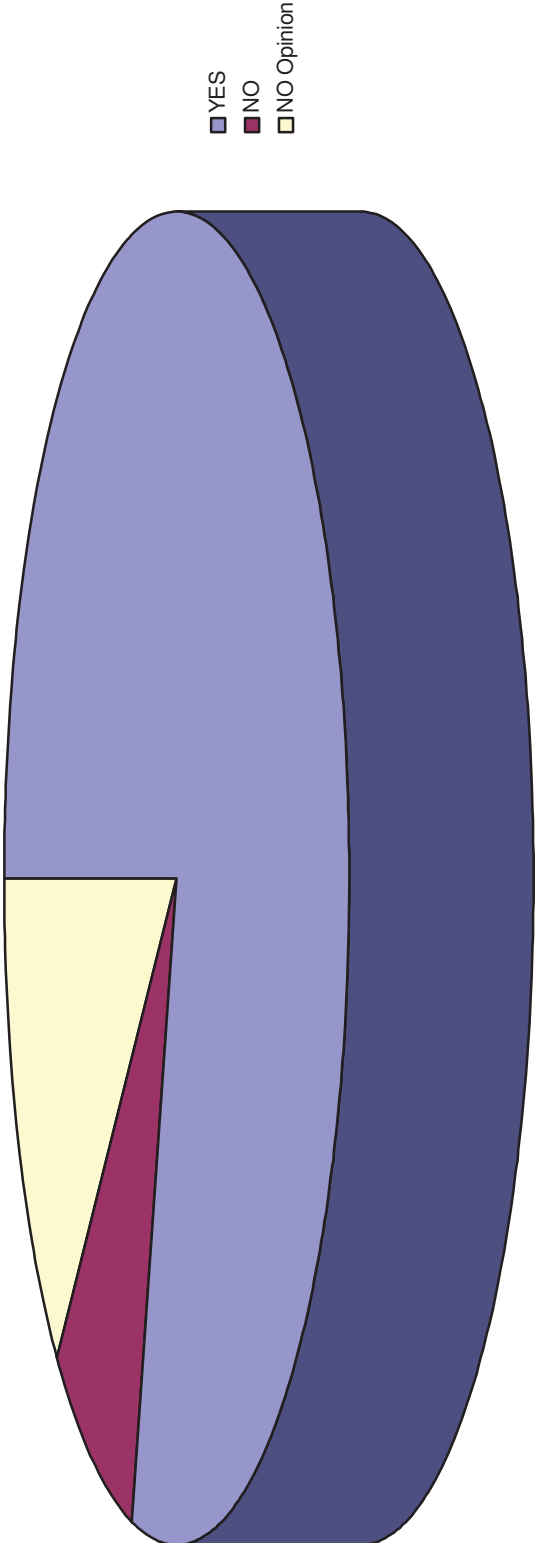
**Walk Park**

**Waterways Recreation**



Warren Township Comprehensive Plan  
Survey Results

Q23. If Future Development were to occur in our township, would you prefer to set standards for this development?



Warren Township Visioning Workshop  
 June 22, 2004  
 Mini-Survey – Community Issues

| Please rank all items and add in any others you feel should be included. Feel Free to Use the Back of the Page for Comments |     |   |   |      |
|---|-----|---|---|------|
| Community Issue   | Low |   |   | High |
|   | 0   | 1 | 2 |      |
| Quality of Fire Emergency Services in the township  |     |   |   |      |
| Quality of Ambulance Emergency Services in the township   |     |   |   |      |
| Quality of Police Emergency Services in the township  |     |   |   |      |
| Need for Township acquisition of land for future uses including recreation  |     |   |   |      |
| Need for recreational opportunities for young children, i.e. playground   |     |   |   |      |
| Need recreational opportunities for teens, eg. rec-center   |     |   |   |      |
| Need for recreation/fitness facility for adults   |     |   |   |      |
| Benefit of township cleanup days  |     |   |   |      |
| Need for educational citizen programs regarding planning  |     |   |   |      |
| Need for township newsletter and website to inform Residents  |     |   |   |      |
| Need to clean up dilapidated/vacant structures and junk cars throughout the township  |     |   |   |      |
| Warren Twp Roads compared to adjacent township roads  |     |   |   |      |
| Need for elderly Housing, Habitat for Humanity, etc   |     |   |   |      |
| Need for Community Center- Library, Rec Center, Shelter   |     |   |   |      |
| The Quality and Safety of Roads   |     |   |   |      |
| Need to Preserve, rehabilitate, and inventory the historic structures throughout the township                               |     |   |   |      |
| Need for Sidewalks with future development in the village   |     |   |   |      |
| Value of Neighborhood watch Program   |     |   |   |      |
| Promote additional use of Township Building   |     |   |   |      |
| Benefit of a Township Website   |     |   |   |      |
| Benefit of Fireman Field Days   |     |   |   |      |
| Need for Public Sewer/ Water Systems  |     |   |   |      |
| Need for Banks, Grocery Stores, Small Business  |     |   |   |      |

Warren Township Visioning Workshop  
 June 22, 2004  
 Mini-Survey – Community Issues

| Please rank all items and add in any others you feel should be included. Feel Free to Use the Back of the Page for Comments |     |    |      |
|---|-----|----|------|
| Community Issue   | Low | 1  | High |
| Quality of Fire Emergency Services in the township  | 0   | 1  | 2    |
| Quality of Ambulance Emergency Services in the township   | 0   | 3  | 14   |
| Quality of Police Emergency Services in the township  | 0   | 10 | 6    |
| Need for Township acquisition of land for future uses including recreation  | 10  | 7  | 0    |
| Need for recreational opportunities for young children, i.e. playground   | 6   | 7  | 4    |
| Need recreational opportunities for teens, eg. rec-center   | 6   | 6  | 5    |
| Need for recreation/fitness facility for adults   | 4   | 5  | 8    |
| Benefit of township cleanup days  | 4   | 7  | 4    |
| Need for educational citizen programs regarding planning  | 1   | 4  | 11   |
| Need for township newsletter and website to inform Residents  | 2   | 8  | 6    |
| Need to clean up dilapidated/vacant structures and junk cars throughout the township  | 4   | 4  | 6    |
| Warren Twp Roads compared to adjacent township roads  | 1   | 3  | 12   |
| Need for elderly Housing, Habitat for Humanity, etc   | 0   | 8  | 7    |
| Need for Community Center- Library, Rec Center, Shelter   | 5   | 10 | 2    |
| The Quality and Safety of Roads   | 3   | 8  | 5    |
| Need to Preserve, rehabilitate, and inventory the historic structures throughout the township                               | 2   | 6  | 9    |
| Need for Sidewalks with future development in the village   | 7   | 3  | 7    |
| Value of Neighborhood watch Program   | 7   | 6  | 3    |
| Promote additional use of Township Building   | 6   | 6  | 4    |
| Benefit of a Township Website   | 6   | 3  | 8    |
| Benefit of Fireman Field Days   | 1   | 9  | 5    |
| Need for Public Sewer/ Water Systems  | 2   | 2  | 14   |
| Need for Banks, Grocery Stores, Small Business  | 12  | 2  | 2    |
|   | 4   | 5  | 6    |

## Housing

| <b>Strengths</b>  | <b>Weaknesses</b>   | <b>Opportunities</b>  | <b>Threats</b>                                    |
|---|---|---|---|
| Single Unit Homes (3)<br>Well Maintained Homes                  | Older Mobile Homes<br>Poor Maintenance                      | Room for new Homes (2)<br>Possible Camping  | Older Mobile Homes<br>Unplanned Trailer Parks (3) |
| Affordability of Housing<br>Low Density<br>Close Knit Community | Low Density<br>Youth Facilities<br>Distance from Facilities | Bed and Breakfasts<br>Spa/Resort<br>Senior Housing<br>Complex/Development<br>Open Space | E.M.S.<br>Subdivisions<br>State Mandates          |

### Housing Goals

- Lot Size Control
- Maintain Housing Stock
- Affordable Housing

## Population

| <b>Strengths</b>   | <b>Weaknesses</b>  | <b>Opportunities</b>                                  | <b>Threats</b>   |
|--|--|---|--|
| Diversity<br>Low Population (2)<br>Dry Town<br>Open Land<br>Caring Community | Age<br>Law Enforcement<br>Low Population (Taxes)<br>Depleting Younger Population | More Education<br>Room to Grow (2)<br>Outdoor Tourism | Lack of local Jobs<br>Growing too Fast without being prepared<br>Over development<br>Need for Services<br>Young People Leaving |

### Population Goals:

- Create benefits for younger people living here

- Create more opportunities for young people

## **Transportation**

| <b>Strengths</b>                | <b>Weaknesses</b>                                | <b>Opportunities</b> | <b>Threats</b>   |
|---------------------------------|--|----------------------|------------------|
| Location to I-86                | Older citizens have a great distance to services | Local Trails Network | Crime along I-86 |
| Location to Cultural Activities | Winter Roads                                     |                      |                  |

Transportation Goals:

- Improve EMTA service
- Promote Trails, develop new Trails

## **Community Facilities**

| <b>Strengths</b> | <b>Weaknesses</b>              | <b>Opportunities</b>                   | <b>Threats</b>     |
|------------------|--------------------------------|--|--------------------|
| Internet         | No Cell Service                | Bed and Breakfasts                     | Power Outage       |
| Electric         | Old Electric Lines             | Hunters Service                        | Old Septic Systems |
| Recreation       | No Tax benefit from Game Lands | No Cable TV                            |                    |
| Game Lands       | Dial Up Internet Trout Stock   | Cell Service Senior Center Trout Stock |                    |

Community Facility Goals:

- Evaluate Telephone and Electric providers future plans for upgrades
- Septic Management Programs

## Land Use

| <b>Strengths</b> | <b>Weaknesses</b>      | <b>Opportunities</b> | <b>Threats</b>             |
|------------------|------------------------|----------------------|----------------------------|
| Agriculture      | Lumbering is a mess    |                      | High Intensity Agriculture |
| Game Lands       | Poor forest management |                      | 1000+ acres of Ag lost     |
| Conservation     | Amount of Agriculture  |                      |                            |

Land Use Goal:

- Keep Small Farms
- Alternative Farms

**If I could get one thing out of this Comprehensive plan it would be...**

- Café/ bakery
- Stores
- Restaurants
- Property maintenance
- More police service
- Community Rec. swimming pool facility
- Senior housing
- State or county park on the game lands
- Better police service
- Improved Utility Services: phone/electric/broadband
- Organized rec. center w/library and exercise center/gym
- To keep the Twp. rural, crime free, and basically the way it is
- Peace and Quiet
- No bars
- Apartments/ rentals to keep our young couples
- Better state roads
- Performing arts center
- Managed population growth

## Resolution of Adoption

9 -2005

**Whereas**, the Board of Supervisors of Warren Township, Pa, possess the legal authority under Article III of the PA Municipalities Planning Code, Act 247 of 1968, as reenacted and amended by Act 170 of 1988, to adopt a municipal Comprehensive Plan; and

**Whereas**, the Bradford County Office of Community Planning and Grants began assisting the Warren Township planning commission in November of 2003 to develop the Warren township Comprehensive plan; and

**Whereas**, in September 2005 the Warren Township Planning Commission and the Bradford County Office of Community Planning and Grants completed the development of the Warren Township Comprehensive Plan 2005; and

**Whereas**, the Warren Township Planning Commission held a Public Meeting on September 20, 2005 to open the comment period on the proposed plan; and

**Whereas**, the open comment period expired on November 5, 2005 with no adverse comment.

**Now, Therefore be it resolved**, that the Board of Supervisors of Warren Township, Pa, does hereby adopt the Warren Township Comprehensive Plan 2005, in its entirety. *(with editorial changes)*

**In witness thereof**, we have hereunto set our hands and seals this 7<sup>th</sup> day of November 2005.

Warren Township Supervisors

Doug Young, Chairman *Doug Young*

Gene Raymond, Vic Chairman *Gene Raymond*

Fred Wheaton *Fred Wheaton*

Attest: *Janece Young Sec*

SEAL