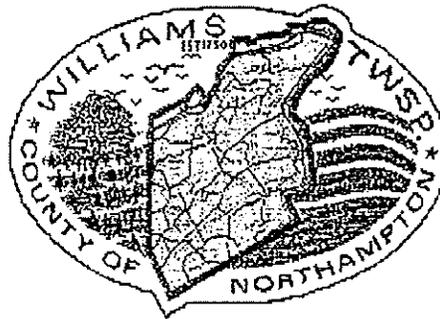


WILLIAMS TOWNSHIP COMPREHENSIVE PLAN

Northampton County, Pennsylvania



**2000 SUPPLEMENT
to the
1989 PLAN**

SEPTEMBER, 2000

2000 COMPREHENSIVE PLAN SUPPLEMENT
WILLIAMS TOWNSHIP

TOWNSHIP STAFF

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Sewage Enforcement Officer	Scott Brown Hanover Engineering Associates, Inc.

September 27, 2000
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September 27, 2000
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2000 Supplement to 1989
Comprehensive Plan

June 15, 2000
ii Revised September 11 and 14, 2000

I. INTRODUCTION

This document serves as a supplement to the Williams Township Comprehensive Plan prepared and adopted in 1989. The 2000 Supplement has been prepared to reflect current trends and desired future directions of the Township.

The Township is located on the southeastern edge of Northampton County adjacent to the Delaware River and is bounded on the north by the Lehigh River.

With the adoption of this document, the 1989 Comprehensive Plan is hereby modified as outlined herein.

A. The Planning Process

The 1989 Comprehensive Plan and this Supplement provide Goals and Objectives for guiding the growth and preservation of Williams Township for the next ten (10) years. The value of this Plan will be in measuring proposed changes in our community against the Plan's policies for Land Use, Transportation and Community Facilities, and Services. Each change in these areas should be evaluated against these questions:

"Is it within the framework of our Comprehensive Plan?"

or

"Does it achieve the goals of our Comprehensive Plan?"

The Williams Township Board of Supervisors, the Williams Township Planning Commission, the Williams Township Zoning Hearing Board, and many residents have participated in formulating this Comprehensive Plan Supplement. The planning process was initiated in 1999 with a Township-wide survey. The Supervisors and Planning Commission considered the following when preparing this Comprehensive Plan Supplement:

- What are our Township's strong and weak points?
- How do we build on our strengths and correct our weaknesses?
- What are the wishes of our residents?
- What do we want to preserve in Williams Township?
- What do we want to change in Williams Township?

B. Purpose of the Comprehensive Plan - Supplement

The 1989 Comprehensive Plan and this Supplement, following the guidelines of the Pennsylvania Municipalities Planning Code, describe the Township's policies for preservation, development, and future public improvements. These policies are shown on the Comprehensive Plan Maps and are described in the text of these documents. All residents, businesses, and community groups should assist their local government in implementing this Plan.

C. Importance of Plan Implementation

This Plan Supplement is only of value to our community if there is a strong commitment to implement it. The implementation of such a Plan Supplement may necessitate changes to the Zoning Ordinance, Subdivision and Land Development Ordinance, and other ordinances that will reflect the policies contained within this Plan.

The complete Plan cannot be a static document, but must continuously reflect the Township's evolving policies for guiding change such as the type and location of new development, the preservation of land and open space, and the continued maintenance of existing residences and businesses. Each decision of the Township should be measured against this Plan and its major policies for guiding change.

D. Lehigh Valley Planning Commission Role in the Plan

Northampton County, through the staff of the two-county Lehigh Valley Planning Commission prepared a Comprehensive Plan for the Lehigh Valley. The staff of the Lehigh Valley Planning Commission participates with the Township in the formulation of this Comprehensive Plan Supplement during the required plan review, and agency comment tasks. Involving the County Planning Commission staff in preparation and revision of the Township's Comprehensive Plan allows regional planning consideration to be reflected in the Township's Plans and also allows the County, from a regional perspective, to understand the needs, goals, and policies of the Township. This type of exchange is vital for a mutual understanding of each Commission's philosophies for the orderly growth of Northampton County and Williams Township.

E. Regional Issues

This Comprehensive Plan Supplement with the Basic 1989 Plan serves as the framework to guide development and preservation within Williams Township. Williams Township cannot stand alone. Many issues facing Williams Township have regional implications. Issues such as transportation, housing, education, employment, health care, wastewater treatment, water supply, protection of natural resources, and agricultural and watershed preservation go beyond the Municipal boundaries of Williams Township. Regional planning can result in cost savings for planning, for provision of services, and can result more efficient land use patterns, and compatible land uses at Municipal boundaries.

For example, Williams Township is currently working with the City of Easton for public sewer service and with the Easton Suburban Water Authority for public water services.

By working cooperatively with its adjacent neighbors and taking a regional approach to solving problems, Williams Township is developing a strategy of guiding growth and protecting resources.

F. 2000 Supplement Comprehensive Plan Adoption

Date of Adoption: September 14, 2000

Resolution No.: 2000-29

II. BACKGROUND STUDIES

There are several independent Studies and Plans, under separate cover, that were reviewed and referenced in preparing this 2000 Comprehensive Plan Supplement. These studies and plans are listed and summarized below:

A. 1989 Comprehensive Plan Studies

The existing Comprehensive Plan included a separate report of "Background Studies" regarding regional location, physical setting, regional growth and regional plans. Extensive research was done to determine the location of environmentally sensitive areas, surface waters and ridge lines, existing land uses and transportation characteristics current at that time. The information presented in these "Background Studies" and in the actual Comprehensive Plan itself were utilized as a Background Study for this, the 2000 Supplement.

B. 1995 Act 537 Sewage Facilities Plan Interstate I-78 Corridor Sanitary Sewer District

As a result of the growth within the Township and the City of Easton, as well as the completion of the previous Comprehensive Plan and Zoning Ordinance and Subdivision Regulation Updates, there was a clear need for a Sewage Facilities Plan for the area of the Township near Interstate I-78. The 1995 plan was prepared to provide a detailed evaluation of the needs for sewer facilities in this area. The 1995 plan describes alternatives for satisfying existing sewer facility needs and future sewer facility needs and incorporates recommendations on implementation of the plan recommendations.

C. Stouts Valley Agricultural and Historical Study (not adopted)

This study was conducted to determine eligibility for the National Register of Historic Places. Another goal of this study was to gain an understanding of the physical and historical resources and the agricultural community to be able to recommend preservation and other courses of action such as Agricultural Economic Incentive and Assistance Programs. Relative to this Comprehensive Plan Supplement, land use patterns were studied with recommendations given for Agricultural Zoning Overlays within the Township.

D. 1997 Raubsville Area Sanitary Sewer Study

This study was prepared to determine the feasibility of providing public sanitary sewer service to the Raubsville area of Williams Township. Three options were analyzed to provide public sanitary sewer service to approximately one hundred seventy equivalent dwelling units. Unfortunately, all three available options were financially infeasible under typical funding options.

E. 1997 Parks and Recreation Study

The Park, Recreation and Open Space Plan was based upon three methods to evaluate the municipality's current facilities. The methods included a 1995 Township-wide resident's Survey, a 1997 key person survey, and the National Recreation and Park Association's (NRPA) Recreation Land Standards. These methods identified walking/running track, noncompetitive sports and more usable park space as high priority needs. The plan also recommended the construction of additional athletic fields and provided an Action Program for the plan implementation.

F. 1999 Comprehensive Plan Update Survey

A Williams Township Planning Questionnaire was mailed to the known residents of the Township. The returned responses were tallied and summarized by percent answered in the same format as the questionnaire. Questions ranged from resident demographics to opinions about land use and safety issues as well as opinions about the suggested goals for the Township.

G. 2000 Municipal Facilities Feasibility Study

This study was provided to evaluate the current municipal facilities and to make recommendation for the upgrade of both municipal office space and Township maintenance facilities. The current municipal properties, as well as, alternate sites were evaluated. These properties included: 1) the current Township office and park found located on Cider Press Road; 2) the current maintenance property at Morgan Hill and Diehl Roads; 3) the future recreation site on Raubsville Road; 4) and the Volunteer Fire Company land on Morgan Hill Road. An initial presentation if this study has been made but the final recommendations are still forthcoming.

H. Previous Land Use Ordinance Revisions of 1997

The current Township Zoning Ordinance was enacted in 1990 and this ordinance has been amended to include revisions adopted through 1997. The current Subdivision and Land Development Ordinance was enacted in 1992 and was also revised in 1997. In both cases, the Township Board of Supervisors, Planning Commission, and Zoning Hearing Board work many hard hours to carefully amend the Township's Land Use Ordinance to be consistent with the 1989 Comprehensive Plan and to meet the needs and desires of the residence of Williams Township.

I. Act 167 Stormwater Management Plans

Several Act 167 Stormwater Management Plans have been completed by the Lehigh Valley Planning Commission and the Bucks County Planning Commission. Three (3) such plans include study areas within Williams Township and are listed below. These plans provide for regional or basin wide management of stormwater runoff and are an integral part of the land use regulations and planning process.

- Saucon Creek Watershed, Lehigh Valley Planning Commission (LVPC) April 1991.
- Delaware river Sub-basin 2 and Lehigh River Sub-basin (Fry's Run Study Area), LVPC February 1999. 5
- Delaware River (North) Watershed, Bucks County Planning Commission, August 1999.

III. ADJACENT MUNICIPAL ZONING NARRATIVE INCLUDING THE COMPATIBILITY --
OF EACH DISTRICT WITH THE ADJACENT WILLIAMS TOWNSHIP DISTRICT --

A. City of Easton:

The Community, Civic and Educational Zoning District (CCE) in the City of Easton is located on the Township's northeastern boundary. Permitted Uses include rooming houses, cultural activities and exhibitions, amusements and parks, private social clubs, governmental and educational services, religious worship services, administrative offices, bed and breakfasts, community services, passenger depots, and parking lots and structures. Special Exception Uses include single family detached dwellings, cultural, entertainment and recreational uses, communication transmitting and receiving, group homes, and family day care homes. The maximum density permitted in this district is 4.4 dwelling units per acre. This (CCE) land use is not compatible with those in the Low Density Residential or Special Conservation Districts in Williams Township which limit densities to one (1) dwelling unit or use per acre, however, the common border is limited. The (CCE) land use is more compatible with the Planned-Unit Commercial Development which allows 1.1 lots per acre with provisions for up to 2.2 lots per acre.

The Residential-Medium Density Zoning District (R-MD) is located along much of the Township's northern boundary. Permitted Uses include single family detached, semidetached, and attached dwellings, two family detached and semiattached dwellings, accessory and temporary structures, accessory storage and parking areas, and swimming pools. Special Exception Uses include two family attached and multifamily dwellings, parks, religious worship services, utility services, accessory home occupations and family day care homes. The maximum density permitted in this district is 8.7 dwelling units per acre with provisions for 12.5, 21.8 and 33.5 dwelling units per acre with other restrictions. This (R-MD) land use is not compatible with those in the Special Conservation, Light Industrial / Business, Highway Commercial and General Industrial Districts in Williams Township which limit densities to one (1) dwelling unit or use, 1.1 permitted uses, 2.9 with provisions for up to 5.8 permitted uses and 1.1 industrial uses per acre, respectively. However, this mature area was developed prior to current zoning practices.

The Business/Neighborhood Service Zoning District (R-MD) is located in the City between the Highway Commercial and Light Industrial / Business Districts in Williams Township. Permitted Uses include amusements, parks, neighborhood shopping centers, hardware and general merchandise stores, eating and drinking establishments, retail specialty establishments, finance, insurance and real estate as well as other personal, professional and business services, repair services, educational services, religious worship services, passenger depots and parking lots and structures. Special Exception Uses include mixed residential business, private social clubs, shopping galleries, bed and breakfasts and utility services. The maximum density permitted in this district is 14.5 dwelling units per acre. This (B-NS) land use is compatible with those in the Light Industrial/ Business or Highway Commercial Districts in Williams Township which limit densities to 1.1 permitted uses and 2.9 with provisions for up to 5.8 permitted uses per acre, respectively.

The City's Industrial/General Limited Zoning District (I-GL) is located north of the General Industrial District in Williams Township. Permitted Uses include wholesale trade, hardware stores, furniture and other furnishings stores, motor vehicle, automotive parts and accessories sales, liquid fuel sales, repair services, warehousing and storage, manufacturing uses, transportation, communication and utility uses, accessory office, structure, storage and parking areas and temporary structures. Special Exception Uses include parks. The maximum density permitted in this district is two (2) permitted uses per acre. This (I-GL) land use is compatible with those in the adjacent General Industrial District in Williams Township which limit densities to 1.1 industrial uses per acre.

B. Borough of Glendon:

The Borough's Heavy Industrial District (HI) is located north and west of the Township's General Industrial district, and south of Interstate 78. Permitted Uses include manufacturing or assembly operations, research and laboratory facilities, wholesale and warehousing facilities, business offices, professional and medical offices, building material sales and storage yards, public utility buildings, structures and facilities, printing and publishing establishments, municipal buildings and facilities erected by the Borough of Glendon, gasoline stations and motor vehicle repair shops, and outdoor storage of construction equipment. Special Exception Uses include mineral extraction and quarrying, adult book stores and adult motion picture theaters. Other uses not provided for in the

Borough of Glendon's Ordinance may be permitted as a Conditional Use in the Heavy Industrial District. The maximum density permitted in this district is 1.5 permitted uses per acre. This (HI) land use is compatible with those in the adjacent General Industrial District in Williams Township which limit densities to 1.1 industrial uses per acre.

The Low Density Residential District (R-1) in the Borough borders the Low Density Residential District south of Berger Hill Road in Williams Township. The Low Density Residential District Permitted Uses include public outdoor recreation areas, parks, playgrounds and picnic grounds, single family detached dwellings, crop farming and orchards, churches, Sunday schools and places of worship, and municipal buildings and facilities erected by the Borough of Glendon. Special Exception Uses include conversion of dwelling units into apartments, private outdoor recreation areas, bed and breakfast establishments, public utility facilities and commercial communications towers, public and private schools, and family care facilities. The maximum density permitted in this district is 1.5 dwelling units per acre. The (R-1) land use in the Borough is compatible with the Low Density Residential District in Williams Township which limits densities to one (1) residential use per acre.

The Industrial-Office District (I-O) in the Borough borders the General Industrial District north of Interstate I-78 in Williams Township on the west side of the Borough and on the east side along Holly Street. Permitted Uses are the same as for the Heavy Industrial, with gasoline stations, motor vehicle repair shops, and outdoor storage of construction equipment being Special Exception Uses. Conditional Uses include resource recovery facilities and truck terminals. The maximum density permitted in this district is 1.5 permitted uses per acre. This (I-O) land use is compatible with those in the Township's General Industrial land use.

C. Lower Saucon Township:

The Rural Agricultural District (RA) is located along the entire boundary between Lower Saucon and Williams Townships. The Permitted uses in the Rural Agricultural District include agricultural uses as well as animal husbandry and animal related uses, craft shops, day camps, nurseries and commercial greenhouses, cemeteries and churches, forestry uses, public service, fire and emergency stations, golf courses, riding academies, public recreation and parks, and single family detached dwellings. Special Exception Uses include private clubs with or without a shooting range, public utility facilities, veterinary or animal hospitals

and commercial communication towers and antennae. The maximum density permitted in this district is 0.5 dwelling units per acre (2 acre lots). This (RA) land use is compatible with the Agriculture Zoning District in Williams Township which limits the maximum density to one (1) dwelling unit per acre (1 acre lots). The housing densities vary slightly, however the permitted uses are very similar.

The General Industrial (GI) District in Williams Township is located along the boundary with Lower Saucon Township between Interstate 78 and the Lehigh River. This (GI) District takes advantage of the river side railway access. A second (GI) District has been developed for utility essential services along the western border with Lower Saucon Township. This land use which allows a maximum density of 1.1 industrial uses per acre. Although this use is not directly compatible, it is limited in its common border with Lower Saucon Township.

The land uses in the Special Conservation District in Williams Township are compatible with those in the Rural Agriculture Zoning District in Lower Saucon Township which limits the maximum density to one (1) dwelling unit per acre. The maximum permitted densities vary slightly, however the permitted uses are very similar.

D. Durham Township:

The Resource Protected Zoning District (RP) is located along the southeastern border of Williams Township, north of Springfield Township. Permitted By Right Uses include agricultural and agricultural retail, nursery, forestry, residential conversions, and single family detached dwellings. Uses permitted by Special Exception include group homes, dwellings in combination, utilities, emergency services, and crafts. Conditional Uses include intensive agriculture uses, riding academies, kennels, public and private recreational facilities, golf courses, professional studios, service businesses veterinarians, and commercial conversions. The maximum density permitted in this district is 0.3 single family detached dwellings per acre. This (RP) land use is compatible with the Agriculture Zoning District in Williams Township which limits the maximum density to one (1) dwelling unit per acre (1 acre lots). The housing densities vary slightly, however the permitted uses are very similar.

The Rural Residential Zoning District (RR) is located along the southeastern border of Williams Township, adjacent to Riegelsville. Permitted By Right Uses include agricultural and agricultural retail, nursery, forestry, residential

conversions, single family detached dwellings, places of worship, schools, libraries and museums, public and private recreational facilities, golf courses, private clubs, and community centers. Special Exception Uses include dwellings in combination, group homes, utilities, emergency services, and crafts. Conditional Uses include intensive agriculture, kennels, performance subdivisions, day nurseries, hospitals, nursing homes, cemeteries, professional studios, service businesses, veterinarians, and commercial conversions. The maximum density permitted in this district is 3.2 dwelling units per acre within a performance subdivision (minimum 5 acre parcel). Otherwise, the maximum density is 0.5 single family dwelling units per acre. This (RR) land use is compatible with the Agriculture Zoning District in Williams Township which limits the maximum density to one (1) dwelling unit per acre (1 acre lots). The housing densities vary slightly, however the permitted uses are very similar.

E. Riegelsville Borough:

The R-1 Residential District (R-1) in the Borough is located adjacent to the Delaware River. Permitted by Right Uses include general farming, nurseries and greenhouses, agricultural retail, detached dwellings, residential conversions, accessory professional offices, personal services, instructional services, and home crafts, residential accessory buildings and garage and yard sales, places of worship, libraries and museums, nursing homes, cemeteries, municipal buildings, recreational facilities, nonresidential accessory buildings, towers and masts, off-street parking and signs, and group homes. Conditional Uses include riding academies, group homes, accessory trades, schools, private clubs, community centers, utilities, emergency services, temporary structures, temporary community events and recycling collection centers. Uses permitted by Special Exception include accessory family day care centers, accessory repair services, guest houses and bed and breakfasts. The maximum density permitted in this district is 2.9 permitted uses per acre. This (R-1) land use is compatible with the permitted uses in the Special Conservation (SC) District in Williams Township, however, the SC District limits densities to one (1) permitted use per acre.

The Resource Protection District is located along the southeastern border of Williams Township between the Borough's Residential District and Durham Township. Uses Permitted By Right include general farming, nurseries and greenhouses, riding academies, agricultural retail, detached dwellings, cluster subdivisions, accessory professional office, personal service, instructional service, and home

crafts, residential accessory buildings, garage sales, recreational facilities, golf courses, nonresidential accessory buildings, towers and masts, off street parking, signs, and group homes. Uses Permitted by Conditional Use include accessory trades, veterinary offices, utilities, emergency services, temporary structures, temporary community events, and recycling collection centers. Uses Permitted by Special Exception include kennels, accessory family day care centers, accessory repair services, hospitals, guest houses, bed and breakfasts and cellular telecommunications facility antennae equipment buildings. The maximum density permitted in this district is one (1) permitted use per acre. This (RP) land use is compatible with the permitted uses in the Agricultural District in Williams Township, however, the Agricultural District limits densities to one (1) permitted use per acre.

F. Pohatcong Township, NJ:

The Rural Residential District (R-1) in the Township is located near the southeastern corner of Williams Township across the Delaware River. Permitted Principle Uses include single family dwellings, houses of worship, farms, agricultural uses, and wireless communications towers and antennas. Conditional uses include ECHO units, family child care centers, lot size averaging residential developments, and wireless communications towers and antennas. The maximum density permitted in this district is 0.2 dwelling units per acre (minimum 5 acre lots). This (R-1) land use is compatible with the permitted uses in the Special Conservation (SC) District in Williams Township, however, the SC District limits densities to one (1) permitted use per acre.

The Low Density Residential District (R-2) in the Township is located across the Delaware River along the middle of Williams Township. Permitted Principle Uses include single family dwellings, houses of worship, farms, agricultural uses, and wireless communications towers and antennas. Conditional Uses Permitted include ECHO units, family child care centers, lot size averaging residential developments, and wireless communications towers and antennas. The maximum density permitted in this district is 0.4 dwelling units per acre. This (R-2) land use is compatible with the Low Density Residential District in Williams Township which limits densities to one (1) residential use per acre.

A small portion of Pohatcong Township adjacent to the Delaware River in the middle of the Williams Township border is a High Density Residential District (R-4). Permitted Principal Uses include single family dwellings, houses of

worship, public and parochial schools, farms, agricultural uses, and wireless communications towers and antennas. Conditional Uses include ECHO units, family child care centers, and wireless communications towers and antennas. The maximum density permitted in this district is 4.6 dwelling units per acre. This (R-4) land use is compatible with the Low Density Residential District in Williams Township which limits densities to one (1) residential use per acre. The densities differ, but the land uses are compatible.

The Agricultural Preservation District (AP) is located south of the Town of Phillipsburg, across the Delaware River from the northern portion of Williams Township. Permitted Principle Uses include agricultural uses, farms, parks and passive recreation areas, and wireless communications towers and antennas. Conditional Uses include single family dwellings and wireless communications towers and antennas. The purpose of this district is to recognize the deed restricted farmland and grasslands in the Township. The maximum density permitted in this district is not defined. This (AP) land use is compatible with the permitted uses in the Special Conservation (SC) District in Williams Township which limits densities to one (1) permitted use per acre.

G. Town of Phillipsburg, NJ:

The Residential (R-75) Zone is located north of Pohatcong Township across the Delaware River from the northeastern corner of Williams Township. Permitted Uses include detached single family dwellings, parks and playgrounds, public buildings (including public schools but excluding correctional institutions), churches, places of worship and religious schools, and necessary public utilities and services. Conditional Uses include community residences, community shelters, multiple family dwellings, and home occupations. The maximum density permitted in this district is 5.8 permitted uses per acre. This (R-75) land use not is compatible with the permitted uses in the Special Conservation (SC) District in Williams Township which limits densities to one (1) permitted use per acre. However, the width of the Delaware River provides a natural buffer zone.

The Residential (R-50) Zone is located between the (R-75) Zone and the Light Industrial Zone across the Delaware River from Williams Township. Permitted Principle Uses include detached single family dwellings, parks and playgrounds, public buildings (including public schools but excluding correctional institutions), churches, places of worship and religious schools, and necessary public utilities and services. Conditional Uses include community residences, community shelters, multiple family dwellings and home

occupations. The maximum density permitted in this district is 8.7 permitted uses per acre. This R-50 land use is not compatible with the permitted uses in the Special Conservation (SC) District in Williams Township which limits densities to one (1) permitted use per acre. However, the width of the Delaware River provides a natural buffer zone.

The Light Industrial Zone (I-1) is located across the Delaware River from Williams Township. Permitted Principle Uses include processes of manufacturing, fabrication, packaging and treatment of conversion of products, scientific and research laboratories, office buildings for business, professional, executive and administrative purposes, warehouses and storage yards and wholesale businesses. The maximum density permitted in this district is 2.9 permitted uses per acre. This (I-1) land use is not compatible with the permitted uses in the Special Conservation (SC) District in Williams Township which limits densities to one (1) permitted use per acre. However, the width of the Delaware River provides a natural buffer zone.

IV. LAND USE ANALYSIS AND FINDINGS

A. Population Projections

Census data gathered through 1990 has been plotted on a Population Trend Graph attached to this report entitled "Figure 1 - Williams Township Population Trends". Population projections from the Lehigh Valley Profiles and Trends have been added to the graph for the years 2000, 2010 and 2020. The population increases based upon Occupancy Permits issued each year between 1990 and 2000 were also plotted. A straight line extrapolation based on this "Occupancy Permit" plot have been included as an alternate population projection.

B. Land Use Analysis

An analysis of the existing land use was performed for the Township and the results of this analysis have been plotted on a base map entitled "Existing Land Uses". All properties occupied by industrial and commercial uses as well as residential uses were color coded on the map. If a large property contained a residential use, only a portion of the property was colored.

C. Transportation Plan Update

The Transportation Plan has been updated to show all Township roads classified as Arterial Roads, Collector Roads, and Local Roads as well as showing all State Roads. Private roads will not be encouraged in new subdivisions. However, through roads will be encouraged to move traffic by way of the planning of new subdivisions and developments. One important transportation-related issue is the movement of traffic through the Township.

D. Summary and Impact of Land Use

Utilizing the population's statistics, occupancy statistics, and existing land use maps, and the existing Zoning maps for the Township, several tables were prepared to provide a delineation of statistics to help in future planning.

These tables are attached to this chapter and are entitled as follows:

Table I - Williams Township Population Projections
and Required Residential Units

Table II - Williams Township Certificate of Occupancy

- Table III - Williams Township Area and Population Tables - with maximum Township capacity by Zoning District without performance standards
- Table IV - Area and Population Tables based upon current zoning showing maximum residential population by remaining developable land within each Zoning District
- Table V - Average Daily Traffic provided by the State Roadway Summary of January 13, 2000
- Table VI - Roadway and Traffic Standards

In reviewing the information provided within these tables as it relates to land use planning and recommendations for future land use planning, the following outline and summaries are provided:

1. Based upon population projections provided by the Lehigh Valley Planning Commission. It is estimated that 749 additional dwelling units will be needed for population growth between now and 2020.

At an estimated rate of 30 to 40 building permits per year, it appears that these projections can be met.

This growth would provide an overall Township population of approximately 6,400 persons.

2. Without utilizing performance standards, the "gross capacity" of the Township utilizing current Zoning District regulations would be 33,617 persons. (See Table III)
3. With reasonable limitations on the utilization of existing Zoning Districts and with the assumption that performance standards required currently by Zoning Ordinance regulations are implemented, the maximum additional population expected for the Township would be 10,163 persons in addition to the 4,470 person population as of 2000.

The Township realistic capacity, therefore, is approximately 15,000 persons.

In conclusion, the capacity of the Township using current Zoning regulations is significantly larger than the population projections prepared by the Lehigh Valley Planning Commission through 2020. No adjustments, therefore, would need to be undertaken to Zoning regulations to provide accommodation for reasonable population growth.

4. In evaluating the Average Daily Traffic (A.D.T.) statistics and typical roadway and traffic standards as found on Table V and Table VI, it is noted that many of the collector roads in the Township currently carry traffic volumes in substantial excess of typical capacities for those roadways.

The collector roads in the Township are basically two-lane roads. Most of these roads do not have a twenty-foot travelway and four-foot shoulders.

As seen from Table VI, a typical "rolling terrain" road with twenty-foot travel width and four-foot shoulders has a design guideline capacity of 400 ADT.

This capacity is less than the volume carried on each of the State roads listed in Table V except for Hexenkopf Road.

In conclusion, roadway conditions are limiting factors for future development and future land use planning should take into account the limitations on this critical Township infrastructure item.

FIGURE 1

Williams Township Population Trends

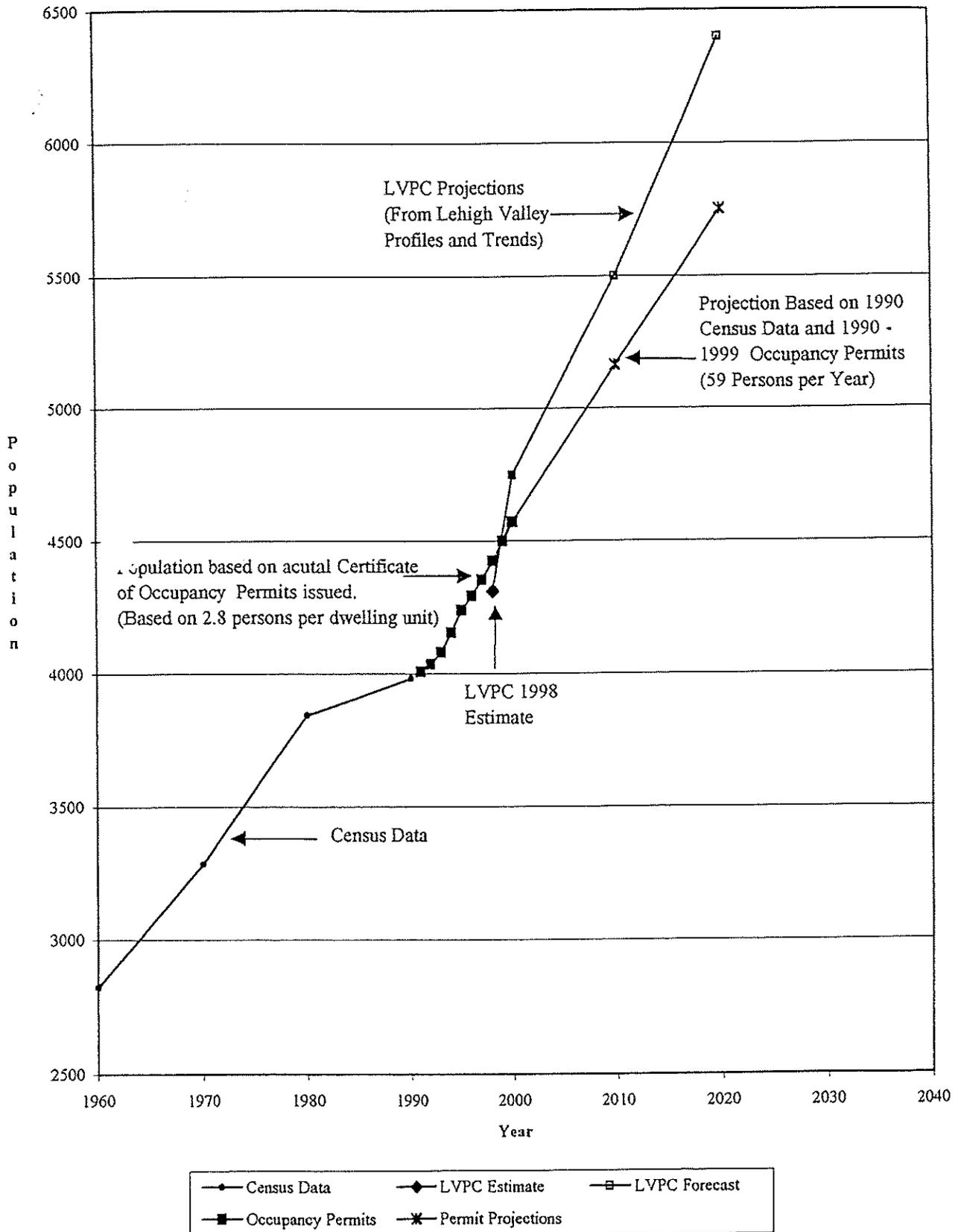


TABLE 1
WILLIAMS TOWNSHIP
POPULATION PROJECTION AND REQUIRED
RESIDENTIAL DWELLING UNITS
 February 23, 2000

PROJECTED POPULATION AND REQUIRED RESIDENTIAL DWELLING UNITS				
YEAR	LVPC * POPULATION PROJECTION (persons)	INCREMENTAL POPULATION INCREASE (persons)	INCREMENTAL RESIDENTIAL UNITS REQ. (2.79 persons / unit)	CUMULATIVE ADDITIONAL UNITS REQUIRED ***
1990	3985	---	---	---
**1998	4309	324	116	---
2000	4747	438	157	157
2010	5499	752	270	427
2020	6398	899	322	749

- * Source: Lehigh Valley Planning Commission publication *Lehigh Valley Profile & Trends, 1999*.
- ** 1998 estimate data provided from the U.S. Bureau of the Census with assistance provided by the Pennsylvania State Data Center.
- *** Total number of units required after 1990 to accommodate the projected population increase.

TABLE 2
WILLIAMS TOWNSHIP
CERTIFICATE OF OCCUPANCY

Year	Single Family Home Permits	Certificate of Occupancy
1990	7	9
1991	13	10
1992	22	16
1993	33	26
1994	17	30
1995	26	19
1996	23	22
1997	22	26
1998	31	27
1999	40	26

TABLE 3
WILLIAMS TOWNSHIP
AREA AND POPULATION TABLES
 August 17, 2000

MAXIMUM TOWNSHIP CAPACITY BY ZONING DISTRICT WITHOUT PERFORMANCE STANDARDS					
DISTRICT		TOTAL AREA ** (acres)	ASSUMED UNIT SIZE * (acres)	MAX NUMBER DWELLING UNITS	MAXIMUM POPULATION (2.79 pers./unit)
Agricultural	A	6,436	1.00	6,436	17,956
Low Density Residential	LDR	3,659	1.00	3,658	10,206
Moderate Density Residential	MDR	315	0.23	1,372	3,828
Local Commercial	LC	75	0.23	---	---
Highway Commercial	HC	129	0.34	---	---
Planned-Unit Commercial Develo	PUCD	89	0.92	---	---
General Industrial	GI	372	0.92	---	---
Light Industrial / Business	LI/B	137	0.23	---	---
Special Conservation	SC	583	1.00	583	1,627
Total Township		11,794		12,049	33,617

* Area associated with one dwelling unit is assumed to be the minimum allowable area for a single family detached dwelling within that individual zoning district.

** Total area is the gross area within each zoning district.

TABLE 4
WILLIAMS TOWNSHIP
AREA AND POPULATION TABLES
BASED ON CURRENT ZONING
February 23, 2000

MAXIMUM RESIDENTIAL POPULATION BY REMAINING DEVELOPABLE LAND WITHIN EACH ZONING DISTRICT						
DISTRICT			DEVELOP- ABLE AREA (acres)	ASSUMED UNIT SIZE * (acres)	MAX NUMBER DWELLING UNITS**	MAXIMUM ADDITIONAL POPULATION (2.79 pers/unit)***
Agricultural	<15% Slope	A	2,963	1.00	2,051	5,722
	15% - 25% Slope	A	1,033	3.00	214	597
	> 25% Slope	A	212	5.00	18	50
Low Density Residential	<15% Slope	LDR	909	1.00	615	1,716
	15% - 25% Slope	LDR	622	3.00	124	346
	> 25% Slope	LDR	1,042	5.00	108	301
Medium Density Residential	<15% Slope	MDR	128	0.23	389	1,085
	15% - 25% Slope	MDR	112	3.00	24	67
	> 25% Slope	MDR	38	5.00	2	6
Local Commercial		LC	--	--	--	--
Highway Commercial		HC	--	--	--	--
Planned-Unit Commercial Development		PUCD	--	--	--	--
General Industrial		GI	--	--	--	--
Light Industrial / Business		LI/B	--	--	--	--
Special Conservation	<15% Slope	SC	108	1.00	72	201
	15% - 25% Slope	SC	64	3.00	13	36
	> 25% Slope	SC	30	5.00	3	8
Total Township			7,261	-	3,633	10,136

* Area associated with one dwelling unit is assumed to be the minimum allowable area for a single family detached dwelling within that individual zoning district.

** Actual calculation based on individual undeveloped parcels with 30% of the area dedicated to future infrastructure.

*** 2.79 persons per unit is from the *Lehigh Valley Profiles and Trends*, 1998 Edition.

TABLE 5

Average Daily Traffic
Williams Township
PA Department of Transportation Roadway Management Information System
RMS State Roadway Summary, January 13, 2000

Pa Route 611		SR 2008 (Hexenkopf Road)	
5,720	South of Raubsville Road	236	Between Hellertown Road (SR 2006) and Morgan Hill (SR 2005)
5,306	North of Raubsville Road to Easton		
SR 2003 (Durham Road)		SR 2010 (Portions of Tumble Creek Road, Gaffney Road and Coffeetown Road)	
711	South of Raubsville Road	777	Between Island Park Road (SR 2012) and Morgan Hill Road (SR 2005)
SR 2005 (Morgan Hill Road)		SR 2012 (Island Park Road)	
1,372	Between Raubsville Road and Browns Drive	2,346	From Lower Saucon Township to Tumble Creek Road (SR 2010)
1,198	Between Browns Drive and Cedarville Road (SR 2016)	2,536	From Tumble Creek Road (SR 2010) to the Borough of Glendon
7,822	From Cedarville to the I-78 Ramps		
11,421	From the I-78 Ramps to Easton		
SR 2006 (Portions of Hellertown Road and Raubsville Road)		SR 2016 (Cedarville Road)	
4,125	From Lower Saucon Township to Hexenkopf Road (SR 2008)	1,054	From Morgan Hill Road to the City of Easton
1,128	Between Hexenkopf Road and Kiefer Street		
801	From Kiefer Street to Pa Route 611 (Old Data!)		

TABLE 6

ROADWAY AND TRAFFIC STANDARDS

<u>Local Roads</u>				<u>Collector Roads</u>			
I	2' Shoulders, 18' Travelway			VI	2' Shoulders, 20' Travelway		
		Speed	ADT*			Speed	ADT
	Terrain: Level	30	< 50		Terrain: Level	40	<50
	Rolling	20	< 50		Rolling	30	<50
II	2' Shoulders, 20' Travelway			VII	4' Shoulders, 20' Travelway		
		Speed	ADT			Speed	ADT
	Terrain: Level	30	< 50		Terrain: Level	40	51- 400+
	Rolling	20	< 50		Rolling	30	51-400
III	4' Shoulders, 18' Travelway						
		Speed	ADT				
	Terrain: Level	30	51-250				
	Rolling	30	51-250				
IV	4' Shoulders, 20' Travelway						
		Speed	ADT				
	Terrain: Level	40	251-400				
	Rolling	30	251-400				

* Average Daily Traffic from PennDOT Publication 70, Guidelines for the Design of Local Roads and Streets 1990.

V. COMPREHENSIVE PLAN REVISIONS AND ACTION PROGRAM

As stated in the Introduction, this document is an Addendum to the 1989 Comprehensive Plan. The sections of the 1989 Comprehensive Plan listed below are to be revised as follows.

A. Land Use Plan

Page 33

AGRICULTURAL PRESERVATION

"This Plan encourages the continuation of farming and the preservation of prime agricultural land, pastures and other high value agricultural land. Farmers in the Agricultural Area are encouraged to continue farming as long as possible and to sell their land to other farmers whenever possible. Also, farmers in the Township should consider the prospects for establishing an "agricultural area" under the Agricultural Areas Securities Law (PA. Act 43) to help protect farmland. But if development occurs, the Plan provides for single family homes on lots of no less than one acre."

This last sentence shall be revised to read "But if development occurs, the plan provides for single family homes".

LOW DENSITY RESIDENTIAL AREAS

"As shown in the Comprehensive Plan Map, Low Density Residential areas represent the most extensive living environment in the Township. They provide for single family detached homes at a density of one (1) dwelling unit per acre."

This statement shall be revised to read "As shown in the Comprehensive Plan Map, Low Density Residential areas represent the most extensive living environment in the Township and provide for single family detached homes."

MODERATE DENSITY RESIDENTIAL AREAS

"Moderate Density Residential areas are recommended near Easton and the I-78 interchange area, where opportunities exist for public water and sewer. In these areas, a developer would have the opportunity to build a variety of housing types (such as single family home, duplex, townhouse, or apartment) at a density between 1-7 dwellings per acre, depending upon the availability of sewer and water.

This second sentence shall be revised to read "In these areas , a developer would have the opportunity to build a variety of housing types (such as single family home, duplex, townhouse, or apartment) at a greater density than Low Density Residential Areas."

B. Action Program

Pages 61-62

MAJOR ACTIONS - A SUMMARY

The major actions to be taken to implement this plan have been revised. The revisions listed below replace those found in the 1989 Comprehensive Plan.

1. Update current Zoning Ordinance and consolidate 1997 amendments. Consider and discuss current regulations regarding: flag lots, private streets, mobile home parks and carbonate geology, driveways, fences, and building permit application requirements.
2. Update current Subdivision and Land Development Ordinance and specific performance standards.
 - Central water systems
 - Well system permitting
 - Central sewage and treatment systems
 - Groundwater quality impact studies
 - Sanitary sewer impact studies and planning modules
 - Community impact studies
 - Traffic impact studies
 - Stormwater management facilities specifications
3. Identify, preserve, and protect historic and/or archaeologically significant structures or sites within the Township
4. Prepare a natural resource inventory for the purpose of preserving and protecting significant natural resources.
5. Identify possible future active and passive recreation sites and work toward implementing a plan to acquire sites to meet the needs of the Township Official Recreation Plan.
6. Review traffic circulation plan for consideration of improving the network of collector roads. Identify high traffic problem areas and plan to improve traffic safety for intersection and/or roadway upgrades.

7. Prepare and adopt a Township Building Code Ordinance and fire prevention codes to conform with the statewide requirements and to promote proper building construction and fire safety.
8. Form a task force which will evaluate the further efforts by the Township in promoting Agricultural and Open Space Preservation.

C. Comprehensive Plan Mapping

All of the mapping in the 1989 Comprehensive Plan has been updated for this year 2000 Supplement. Each revised map is found at the end of this document and each map is also briefly described in Section VI.

VI. YEAR 2000 MAPPING UPDATES

A. Base Map

This map shows all of the roads, major road names, parcels and township boundaries as of July 15, 1999. The base information is what is utilized for each of the following maps. This map currently shows the Township zoning districts and adjacent municipalities that will ultimately be on a clear overlay for presentation purposes.

B. Existing Land Use Map

This map shows how each parcel is developed. Single Family Residential (single homes, duplexes), Multi Family Residential (apartments, condominiums), Commercial, Industrial, Public (schools, township offices), and Quasi-Public (public utilities, volunteer fire stations, churches) are the categories that are shaded on the map. Existing residential lots that are much larger than the minimum lot size allowable in the corresponding zoning district has been shown with only a portion of the parcel shaded as developed. A list of the numbered Commercial and Industrial Uses is on the map.

C. Natural Features - Building Limitations Map

General building limitations included on this map are steep slopes (15%-25% and above 25%), floodplains and wetlands as well as soils with severe on-lot septic limitations. The presence of these items does not eliminate the possibility of development, but they represent difficult features for large developments. Areas with steep slopes and soils with severe on-lot septic limitations can be built on if special design considerations are taken into account. Development within floodplains and wetlands is regulated by federal agencies and an onerous permitting process.

D. Agricultural Soils and Woodlands Map

Prime Agricultural soils are soils with a classification of I, II, III or IV in the Northampton County Soil Survey. Prime Agricultural Soils and woodlands are natural resources but are not building limitations. Preservation of these valuable natural resources should be considered in determining which areas of the Township are best suited for development at higher densities.

E. Natural Resources Map

Natural resources include Prime Agricultural soils, soils with severe septic limitations, steep slopes (15%-25% and above 25%) woodlands, floodplains and wetlands. Some of these resources represent development limitations and some are valuable natural resources worthy of preservation. All of these resources must be considered when determining the ultimate development potential of the Township.

F. Residential Subdivision Map

This map shows existing single family residential subdivisions with unbuilt lots, recorded but not built subdivisions and subdivisions proposed prior to or on February 10, 2000. A tabulation of all unbuilt lots within each subdivision is included on this map. There are approximately 130 unbuilt lots in existing recorded subdivisions, and approximately 85 lots in proposed subdivisions for a total of 215 potential building lots within the Township (this number may need to be revised).

G. Future Transportation Map

The transportation map shows all existing Township roads classified as arterial roads, collector roads, and local roads as well as showing all State Roads. Future local roads are indicated schematically to encourage connecting roads between individual development. The actual layout and design of these future connecting local roads should be based upon good engineering design principles and field topographic consideration.

Private roads will not be encouraged in new subdivisions.

H. Future Land Use Map or Comprehensive Plan Map

The Future Land Use Map provides the layout for future land use in Williams Township. The Zoning District proposed are shown as indicated in the current Zoning Ordinance. It is the belief of the Ad-Hoc committee, based upon the background studies and information presented over the past year, that the current land use adequately provides for the future growth of Williams Township and satisfies the goals of the 1989 Comprehensive Plan.