

TABLE OF CONTENTS

SECTION 1 INTRODUCTION AND OVERVIEW

Planning Needs	1
Planning Issues Overview	3
Planning Process: Key Questions	4
Community Survey	6

SECTION 2 COMMUNITY CONSERVATION AND DEVELOPMENT GOALS AND OBJECTIVES

Need for Goals and Objectives	1
Community Balance	1
County Planning and Area Wide Planning	1
A Guide and Policy Statement	2
General Community Development Objectives	2
Goal 1 - Quality Lifestyle	4
Goal 2 - Land Use	8
Goal 3 - Natural Resources and Open Space	10
Goal 4 - Community Facilities and Services	13
Goal 5 - Circulation System	16
Goal 6 - Housing	18
Goal 7 - Historic Resources	20
Goal 8 - Recreation and Heritage	21

SECTION 3 FINDINGS AND SUMMARY OF ACTIONS

Demographics and Economic Base	1
Planning and Development in Luzerne County, Contiguous Municipalities and the Region	3
Land Use	4
Housing	13
Community Facilities and Services	17
Natural Resources	23
Transportation	28
Historic Resources	31

SECTION 4 PLANNING PROCESS AND INTERRELATIONSHIP OF PLAN ELEMENTS AND IMPLEMENTATION STRATEGIES

Framework for the Future	1
Planning <i>Process</i>	1
Conservation of Community Character	1
Key Recommendations	1
Community Vision and Community Effort	2
Community Involvement	2
Implementation Strategies	2

**SECTION 5
PLANNING AND DEVELOPMENT IN LUZERNE COUNTY,
CONTIGUOUS MUNICIPALITIES AND THE REGION**

Planning Code	1
Contiguous Mission	1
Luzerne County	1
County Plan and Local Consistency	2
Lackawanna and Luzerne Counties Open Space, Greenways and Outdoor Recreation Master Plan	3
Planning in Contiguous Municipalities	3
Zoning in Contiguous Municipalities	3
Contiguous Zoning Districts	4
Contiguous Municipality Review	6
Regional Planning	6

**SECTION 6
LAND USE PLAN**

Introduction	
Growth and Development	1
Land Use Goal and Objectives	1
Existing Conditions	
Land Use Pattern	7
Build-Out Analysis	
Overview	9
Planning Implications	
Overview	11
Current Land Use and Environmental Controls	11
Contemporary Planning Tools	
Overview	13
Conservation Subdivision Design	13
Conservation Design Process	15
Transferable Development Rights	17
Traditional Neighborhood Development	18
Considerations for Conservation Design, TDR and TND	18
Conservation Easements	19
Farmland Preservation Program	20
Agricultural Security Areas	20
Tax Incentives - Clean and Green	21
Agricultural Protection Zoning	21
Future Planning Policies and Actions	
Future Land Use Plan	21
Residential Development	23
Nonresidential Development	23
Agriculture	23
Forestry	24
Mineral Extraction (Including Natural Gas)	24
Open Space	25
Natural Resources	27
The Official Map for Open Space and Public Facilities	27
Implementation Strategies	
Zoning Ordinance Actions	27
SALDO Actions	28
Voluntary Actions	28

SECTION 7 HOUSING

Introduction	1
Housing Goal and Objectives	1
Housing Considerations	
Municipalities Planning Code Requirements	2
Housing Affordability	2
Affordability in a Growing Community	2
Existing Housing Conditions	
Overview	4
2010 Census	4
Housing Trends	4
Age of Housing	6
Housing Demand	7
Home Ownership	7
Housing Value	7
Housing Structural and Vacancy Characteristics	9
Housing Affordability in the Township	11
Planning Implications	
Affordability - A Regional Issue	12
Housing Condition	12
Housing Programs	12
Future Planning Policies and Actions	
Overview	13
Policies	13
Implementation Strategies	
Overview	14
Zoning Ordinance and SALDO	14
Housing Programs	14
Property Maintenance	14
Dangerous Structures	14

SECTION 8 COMMUNITY FACILITIES AND SERVICES

Overview	1
Community Facilities and Services Goal and Objectives	1
Community Facilities and Services Existing Conditions and Actions	
Growth and Development	3
Planning and Cooperation	3
Plan Focus	4
Facility and Service Providers	4
Intermunicipal Cooperation	5
Schools	5
Township Government	6
Facilities and Services	6
Local Priorities	6
Township Facilities	6
Local Road Maintenance	9
Road Maintenance Cooperation	9
Recreation Facilities	9
Cooperation	10

Community Survey	10
park master site Plan	12
Recreation and the Planning Code	14
Specific Actions Related to Recreation	14
Police Protection	15
Fire Protection and Emergency Medical Service	15
Franklin Township Fire Department	15
Franklin-Northmoreland Ambulance association	16
Volunteers	16
911 Addressing	17
Emergency Response Actions	17
Emergency Management	18
Solid Waste Disposal and Recycling	19
Water Supply	19
Sewage Disposal	19
On-Lot Sewage Disposal	20
Sewage Disposal Actions	21
Public Libraries	21
Community Facilities for New Development	21
Community Facility and Service Priorities	21
Intermunicipal Cooperation	22
Taxing Authority	23
Other Revenue Sources	23
Franklin Township Revenue/Expenditure	23
Demand for Facilities and Services	25
Revenue Potential	25
Future Spending	25
Capital Improvements Program	25
Informal v. Formal	25
Prioritization of Municipal Needs	26

SECTION 9 NATURAL RESOURCES PROTECTION PLAN

Introduction

Overview	1
The Plan	1

Natural Resources Goal and Objectives

Existing Conditions

Overview	4
Physiography and Topography	4
Planning Implications: Steep Slopes	4
Geology and Hydrology	6
Glaciers in Luzerne County	7
Glacial Deposits	8
Groundwater	8
Groundwater Recharge	8
Recharge in the Planning Area	9
Withdrawal Regulation	9
Planning Implications: Need for Conservation	9
Planning Implications: Groundwater Quality	10
Soils	10
Soils: Findings	13
Planning Implications: Soils	14

Forest and Vegetative Cover	14
Forest Pests	15
Invasive Species	16
Planning Implications: Forest Lands	17
Wetlands	17
Wetland Regulation	18
Planning Implications: Wetlands	18
Watersheds and Surface Waters	19
Water Quality Regulation and Stream Classification	21
Surface Water Quality	21
Planning Implications: Watersheds and Surface Waters	21
Floodplain	22
Floodplain Regulation	22
Floodplain Maps	22
Township Flood Zones	22
Natural Areas	22
Planning Implications: Natural Areas	24
Forestry	24
Minerals	25
Minerals and the MPC	26
Future Planning Policies and Actions	
Overview	27
Environmental Protection	27
Local Authority for Regulation	27
Integrated Approach	28
Topography and Geology	28
Improving Stormwater Management	29
Groundwater Conservation and Protection	30
Soils	32
Soil Erosion and Sedimentation Control	32
Forest and Vegetation	32
Wetlands	33
Watersheds and Surface Waters	33
Floodplain	34
Habitat and Natural Areas	34
Forestry Actions	34
Minerals Actions	34
Dark Skies	35
Zoning Standards for Lighting and Glare	35

SECTION 10 TRANSPORTATION

Introduction

Transportation System	1
Access - Mobility	1

Transportation Goal and Objectives

Existing Conditions and Actions

Highway Classification Factors	2
Highway Functional Classification	2
Expressways	5
Arterial Highways	5
Collector Roads	5
Local Roads	7

Public Roads in Franklin Township	7
Traffic Volume	7
Road Network Level of Service	8
Level-of-Service in the Township	8
Land Use Planning Considerations	8
Need for Regional Transportation Planning	10
Township Roads - Condition and Future Plans	10
Township Road Posting and Bonding	11
New Road Construction and Public Dedication	11
Condition of State and County Roads	11
Specific Areas of Concern	13
Bridges	13
Subdivision Roads	13
Airports, Railroads and Public Transportation	13
Bicycle Routes	14
Planning Policies and Actions	
Overview	14
Local Roads	14
Local Ordinances	14
Official Map	15
State and County Roads	15
Public Transportation	15

SECTION 11 HISTORIC PRESERVATION

Introduction	1
Historic Resources Goal and Objectives	1
Brief History	2
Historic Resources Inventory	
Overview	3
Locally Significant Resources	3
National Register of Historic Places	4
Legal Framework	
Local Historic District Act	6
Municipalities Planning Code	7
Future Planning Policies	
Overview	7
Policies	7
Implementation Strategies	
Overview	8
Historic Resource Inventory	8
Education and Outreach	8
Recreation	8
Ordinances	8
Site and Sign Design Guidelines	8
Certified Local Government	8

**SECTION 12
DEMOGRAPHICS AND ECONOMIC BASE**

Introduction	1
Population Trends	
Population 1970-2008	1
Population Trends by Age	4
Population Projections	6
Socioeconomic Characteristics	
Educational Attainment	7
Income	8
Employment Status	10
Occupation and Industry	10
Commute to Work	12
Planning Considerations	13

PLAN MAPS