

# Lehman Township *Comprehensive Plan Update*

# July 2021







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Cover Photograph: View North from Bushkill Access Along the Delaware River



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# 1. INTRODUCTION





# 1. INTRODUCTION

## 1.1 Comprehensive Plan Purpose

This plan is an update to the Township Comprehensive Plan completed in 2001, and will serve as a guide for the future development in Lehman Township. This plan will help direct future Township growth that improves and protects the elements residents and visitors enjoy, and limits the negative consequences of development.

The Comprehensive Plan contains each of the following elements as stipulated by the Pennsylvania Municipalities Planning Code (Act 247, as amended):

- Objectives for future development
- Plan for future land use
- Plan to meet housing needs
- Plan for the movement of people and goods
- Plan for community facilities
- Interrelationships of plan components
- Implementation strategies
- Relation between Township growth and development in adjacent municipalities and regions



The Turn Store remains as a historic, privately-owned “in-holding” property within the area of the former village of Bushkill. It is surrounded by national park land, but was never acquired nor razed by the federal government in the effort to construct the Tocks Island Dam.





## 1.3 Comprehensive Plan Vision

This 2021 Update to the Lehman Township Comprehensive Plan envisions Lehman Township as a vibrant and thriving community with a prosperous future based on its amenities, services, places of employment, respect for its cultural heritage, scenic beauty and quality of life for all residents.



# 1. INTRODUCTION

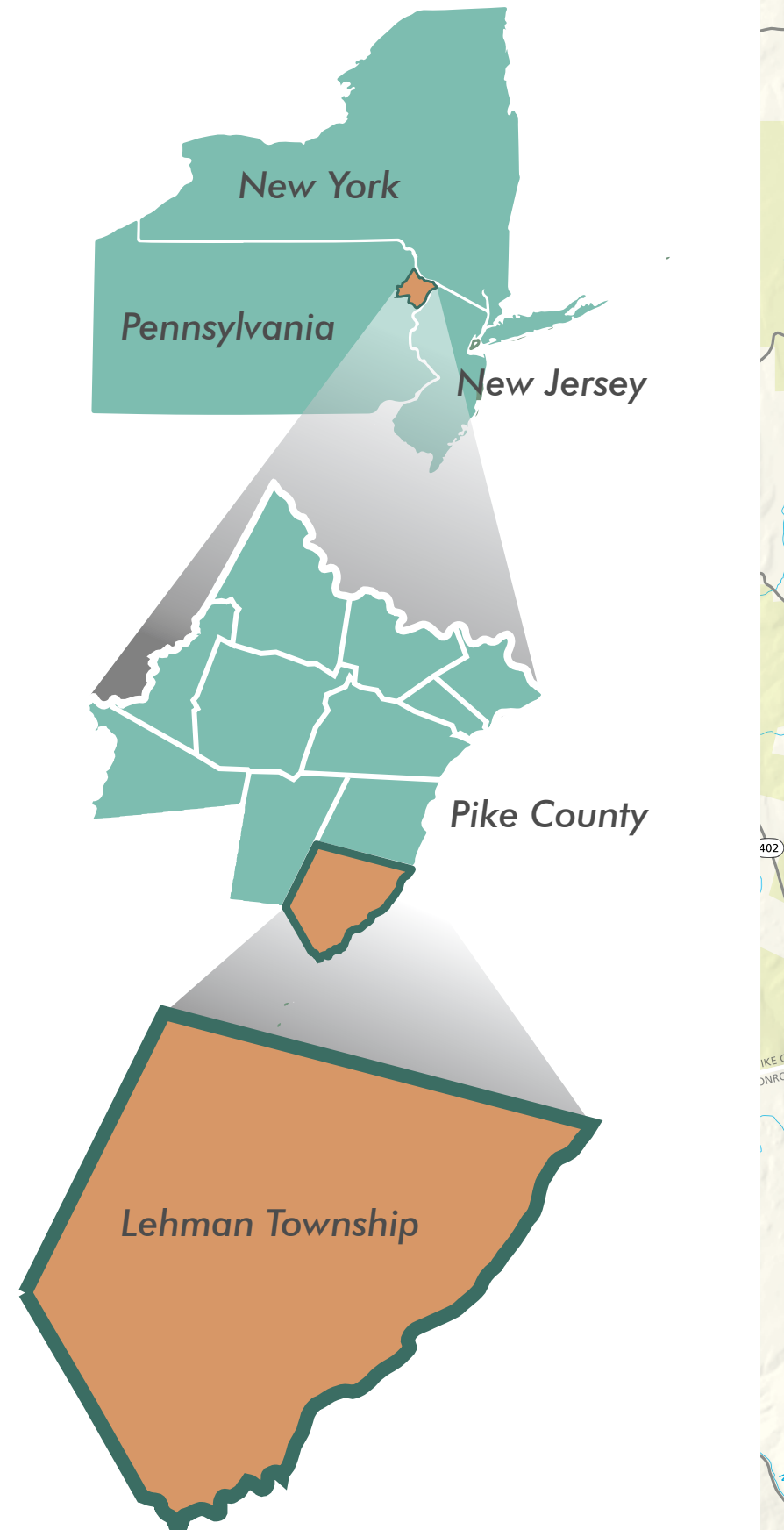
## 1.4 Township Profile

Lehman Township is located at the upper end of the Middle Delaware River in the Pocono Mountains region of Pennsylvania. Lehman Township encompasses 49 square miles, in the southern tip of Pike County and is bordered by Delaware Township to the north; Porter Township to the west; and Middle Smithfield Township in Monroe County to the south. The Delaware River is the state line along the eastern side of Lehman Township, separating Pennsylvania and New Jersey.

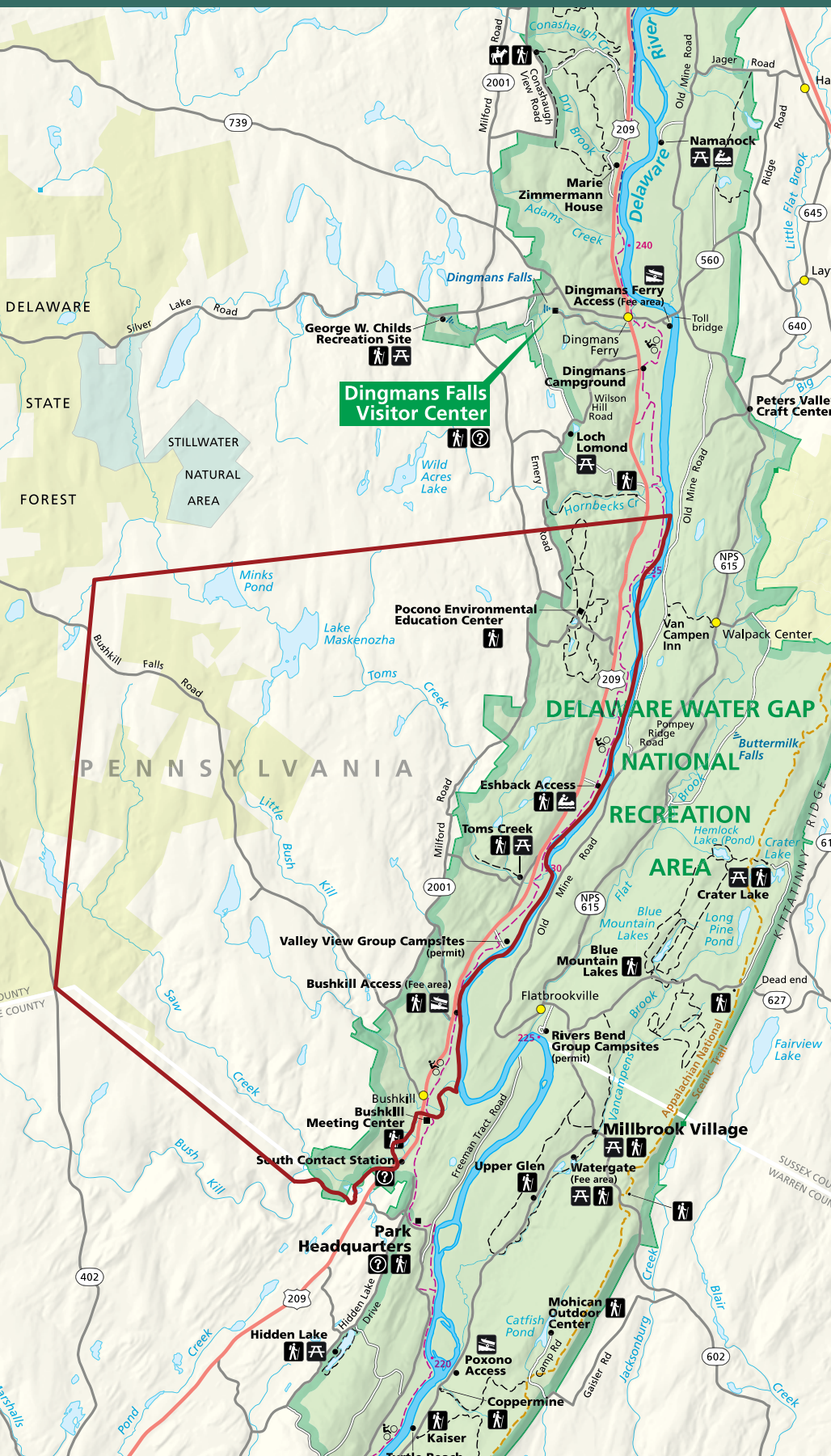
Lehman Township is 12 miles north of Stroudsburg, Monroe County; 30 miles south of Port Jervis N.Y.; and 90 miles west of New York City.

The Township is linked to the region via U.S. Route 209, which connects to Interstate 84 to the north and Interstate 80 to the south. Lehman Township is part of the New York Metropolitan Area, the largest metropolitan area in the world by urban landmass.

Lehman Township is the southern “gateway” host community to the Delaware Water Gap National Recreation Area along the US 209 corridor.







## 1.5 National Park Service & The Delaware Water Gap National Recreation Area (DEWA)

Lehman Township is host to over 7,500 acres of the Delaware Water Gap National Recreation Area (DEWA), which is federally-owned and managed by the US Department of the Interior through the National Park Service (NPS.) This area equals approximately 23% of the total Lehman Township land area, that has been conserved as public lands for the nation, but removed forever from the Lehman Township and Pike County tax base.

DEWA was set aside by Congress for public use and the preservation of scenic, scientific, and historic resources, and originally established to provide for public outdoor recreation use and enjoyment of the proposed Tocks Island Reservoir and lands adjacent. The original legislation assumed that the U.S. Army Corps of Engineers would build and manage the reservoir and that the National Park Service would administer the surrounding recreation area.

However, environmental, and cost issues and massive public opposition halted the construction of the dam project, and in 1978 questions about the environmental and economic feasibility of the reservoir / recreation area postponed the project indefinitely.

In 1978 all federal lands that had been acquired for the Tocks Island Reservoir were transferred from the Army Corps of Engineers to the NPS, and planning began to re-imagine a different approach for managing a free-flowing river national recreation resource.

That same year the Delaware River (within the Recreation Area) was designated as a scenic and recreational river under the Wild and Scenic Rivers Act. Today the Delaware Water Gap National Recreation Area is a nearly 70,000-acre unit of the national park system with NPS lands divided between Pennsylvania and New Jersey. DEWA calculates that it hosts approximately 3.8 million visitors annually.

Pike County hosts two US Route 209 gateway communities to DEWA on the Pennsylvania side of the Delaware River – Bushkill Village in Lehman Township at the southern portal at Bushkill Creek, and Milford Borough at the northern portal at Sawkill Creek.

Base map of the Delaware Water Gap National Recreation Area courtesy of the National Park Service.



# 1. INTRODUCTION



Historical Photographs of the Bushkill Village

## 1.6 History of Lehman Township

Lehman Township was originally settled by Lenni-Lenape native Americans, an Algonquian-speaking indigenous nation that lived in mid-Atlantic coastal areas. The Lenape encountered European settlers in the 17th and 18th centuries. Conflicts with Native Americans were common throughout early America, and ultimately forced the Lenape to move west from their ancestral home along the Delaware River.

Pike County was formed from Wayne County in 1814. In 1815 Joseph Leighman (after which Lehman Township is named) purchased 442 acres of land from Upper Smithfield Township in Pike County. Lehman Township was officially incorporated in 1829.

Lehman's commercial center grew organically in the village of Bushkill as a 9+ acre unincorporated village located on both sides of the Bushkill Creek, with jurisdiction split between Middle Smithfield Township in Monroe County and Lehman Township.

Historic ferries once operated commercially between the village of Walpack in New Jersey and Bushkill. Bushkill grew throughout the 19th and reached its civic and commercial peak in the 20th century.

The American river town of Bushkill no longer exists. As early as the 1920's, the City of Philadelphia studied plans to construct a dam for water supply across the Delaware River at the Walpack Bend, located between Lehman Township in Pike County, and Walpack Township, New Jersey.

Over the decades the Walpack Bend plan evolved into a federal project in the 1960s to construct the Tocks Island Dam. This mainstem dam would create a 30-mile pool of water – around which a national recreation area was established. The dam would be used to generate hydroelectric power and water stored in the lake would supply downstream diversions to New Jersey and Pennsylvania.



The Tocks Island Dam project was stopped in the 1970s, but not before most of the historic structures within the park boundaries were razed and the fabric of that community was dispersed from the valley, leaving the village of Bushkill a ghost town.

Amidst the upheaval from the Tocks Island project, large, suburban residential communities sprang up in Lehman outside the National Park boundaries bringing new residents and vacationers to Lehman Township.

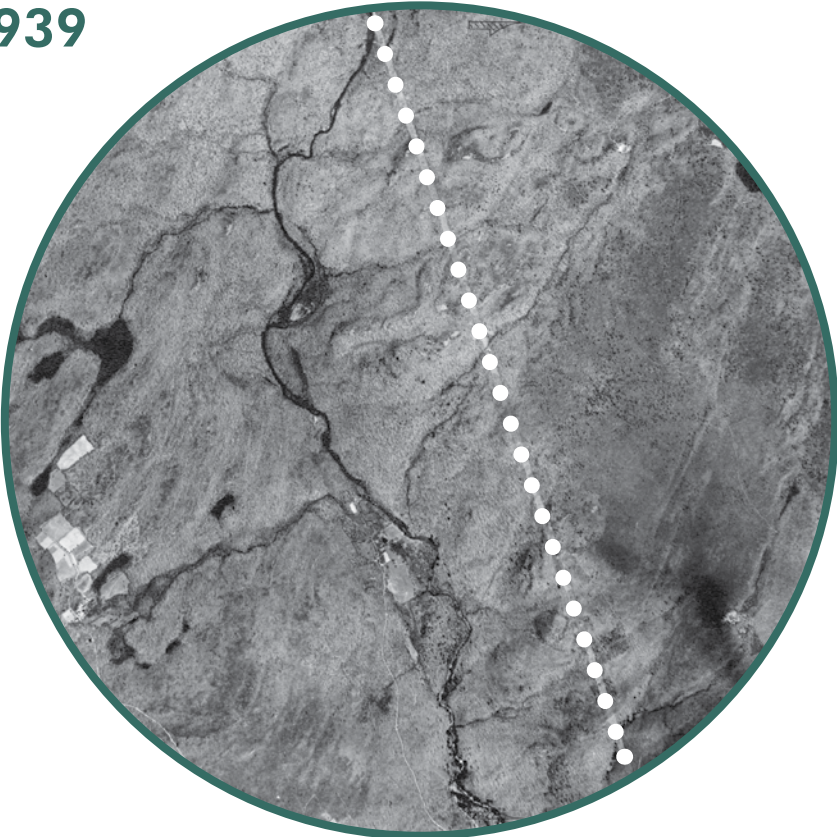
## 1.7 Historic Growth Patterns

### 1.7a Growth Pattern 1: Residential Development (Saw Creek Estates)

In 1940, the population of the Township was 402 persons. By 1960 it was 518. Lehman Township was a largely undeveloped rural community until the second half of the 20th century when the new suburban-style developments drew residents from other regions. According to the US census Lehman’s total population in 2018 was 10,663. This population is concentrated in the Township’s six residential developments, west of the Park boundary.

These developments are composed of low to medium-density single-family homes. In multiple locations, this development pattern does not respond to existing ecological factors such as steep slopes, soils, forests, hydrology. In the Saw Creek Estates development, homes are located adjacent to the Saw Creek and atop steep slopes.

1939



2020



Historical Photos Courtesy of PennPilot  
Present-day Photos Courtesy of GoogleMaps



# 1. INTRODUCTION

1939



2020



Historical Photos Courtesy of PennPilot  
Present-day Photos Courtesy of GoogleMaps

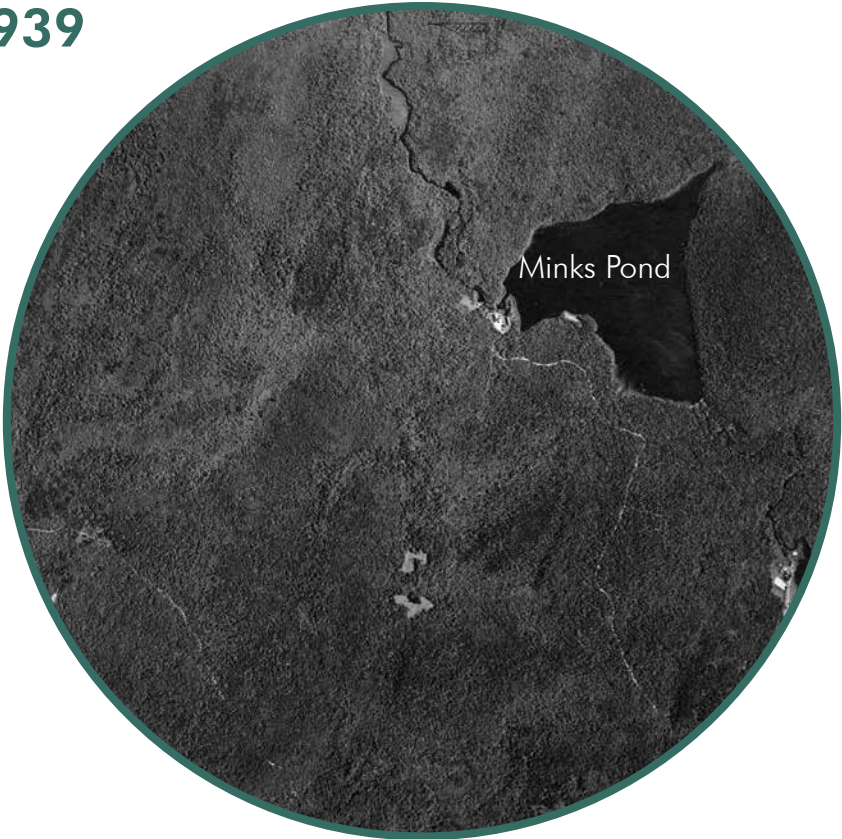
## 1.7b Growth Pattern 2: Development Impact of Delaware Water Gap National Recreation Area (Bushkill Village)

The original village center for Lehman Township grew organically along the pre-Columbian riverside trails, through the 19th and early 20th centuries. In its commercial heyday in the 1960s the Army Corps of Engineers began a program to remove structures and residents for the Tocks Island Dam project. Bushkill was to be inundated by the pool behind Tocks Island Dam. The National Recreation Area boundary was extended to encompass most of the steep escarpment terrain between the floodplain lands (Bushkill) and the top of the valley ridge. The Turn Store, Post Office, Peter's House, and Dutch Reformed Church are the few historical structures remaining in the former village of Bushkill.

1.7c Growth Pattern 3: Minor Development  
(Minks Pond)

The northern portion of Lehman Township has developed minimally over the past century. Land near Minks Pond remains heavily forested and much is occupied by the Delaware State Forest and local sporting clubs.

1939



2020



Historical Photos Courtesy of PennPilot  
Present-day Photos Courtesy of GoogleMaps



# 1. INTRODUCTION

## 1.8 Township Demographics

Demographics on the following pages provide a snapshot of the Lehman population. Current demographics and anticipated growth projections are critical data for Lehman to intelligently plan for housing, commercial development, community services, transportation systems, and park / recreation improvements over the coming years.

### 1.8a Population

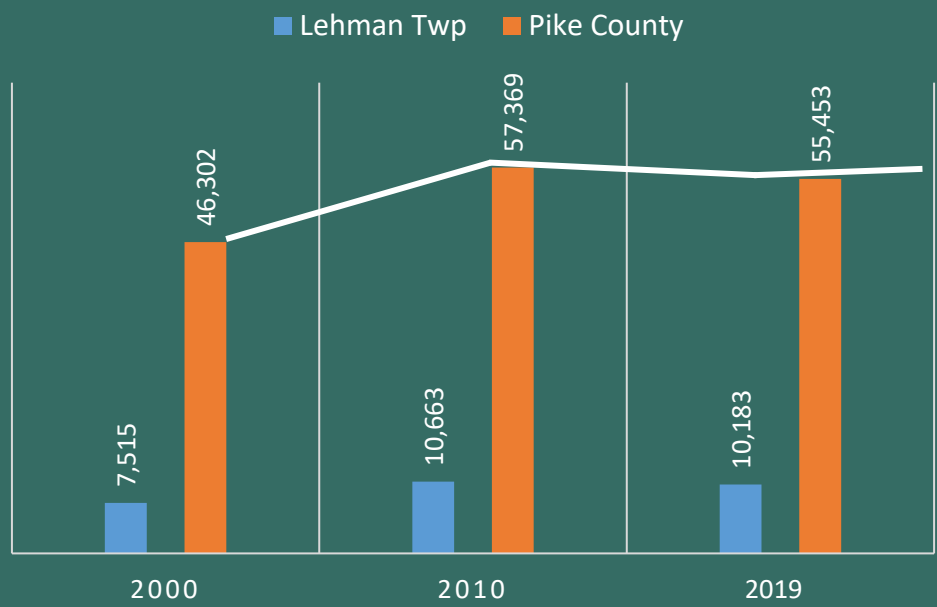
As of the 2019 U.S. Census update, there were 10,183 people, 3,868 households, and 2,840 families residing in the Township. The population density was 207.8 people per square mile (80.2/km<sup>2</sup>). There were 6,354 housing units at an average density of 129.6/sq mi. The racial makeup of

the Township was 45.2% White, 21.5% African American, 1.9% Asian and 3.3% from two or more races. Hispanic or Latino of any race were 28.1% of the population.

Of the 3,868 households, 36.1% had children under the age of 18 living with them, 53.1% were married couples living together, 14.4% had a female householder with no husband present, and 26.6% were non-families. 23.1% of all households were made up of individuals and 8.2% had someone living alone who was 65 years of age or older. The average household size was 2.62, and the average family size was 3.04 persons.

Information was sourced from the American Community Survey (ACS) 2019 5-year estimate.

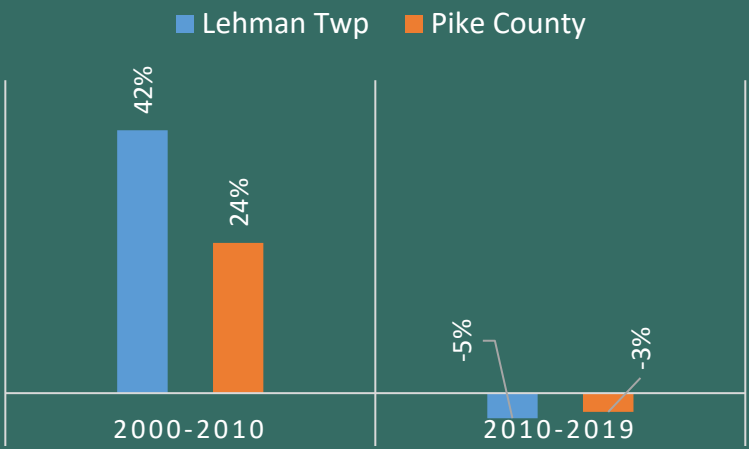
### POPULATION 2000-2019



*Pike County shows a similar trend of a population increase and a slight population decrease between 2010 and 2019.*

*Lehman's population grew by 42% between 2000 and 2010, and declined slightly between 2010 and 2019.*

### POPULATION CHANGE 2000-2019



### 1.8b Age

Township population age was distributed with 19.3% under age 18, 64.4% between 18 to 64, and 16.3% who were 65 years of age or older. The median age was 44.8 years.

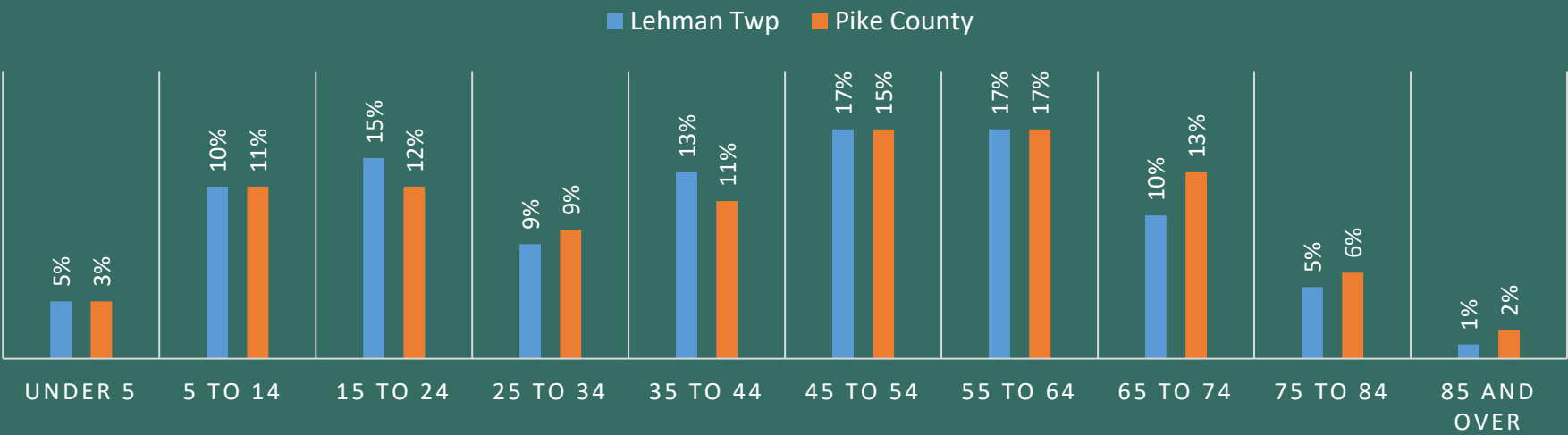
The 65+ senior population rose by 130% between 2000 and 2019, while the population of children under five years old dropped 18% in that same time. This growing trend in the number of seniors, is expected to continue rising as those who are 45 to 64 years old may decide to age in place.

### 1.8c Income

Township household income was distributed with 40.6% earning under \$50,000, 34.2% earning between \$50,000 and \$100,000, 23.9% earning between \$100,000 and \$200,000 and 1.2% earning over \$200,000. Median household income was \$59,776.

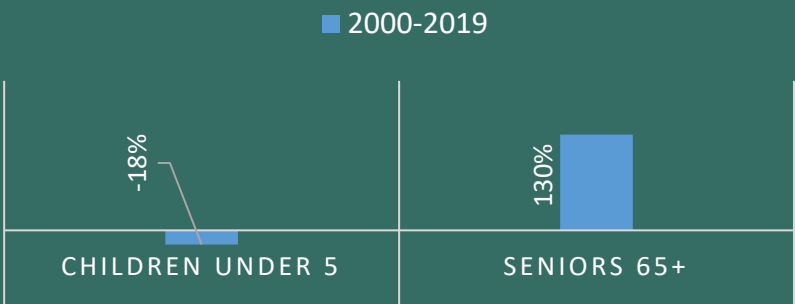
The percentage of households earning between \$100,000 and \$200,000 rose by 13.3% between 2000 and 2019.

## AGE



*Future development and growth patterns must accommodate the growing number of seniors as well as attract families with young children*

### CHANGE IN CHILDREN AND SENIOR POPULATIONS IN LEHMAN TOWNSHIP





# 1. INTRODUCTION

## 1.8d Race

The following statistics illustrate the changes in Lehman's population since 2000:

### Between 2000 to 2019

- **Hispanic population grew from 12% to 28%**
- **African American population increased from 11 to 22%**
- **White population shrank from 73% to 45%**

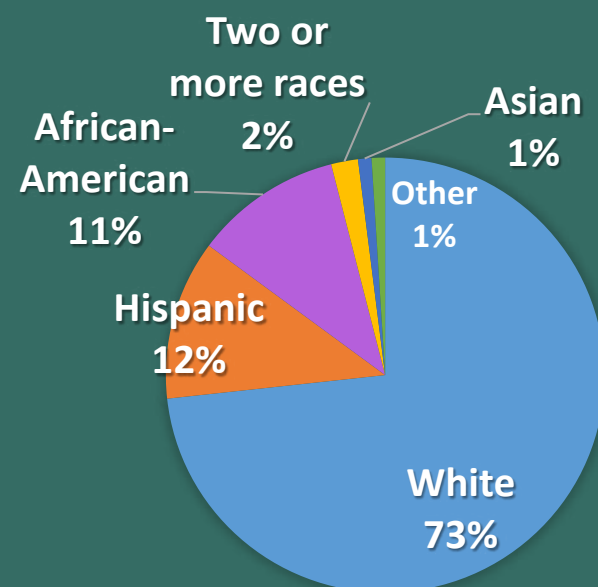
As demographics trends shift and household sizes decrease, Lehman Township will need to work with residents and local organizations to address the different needs of the growing and diverse population of the Township.

## 1.8e Gender

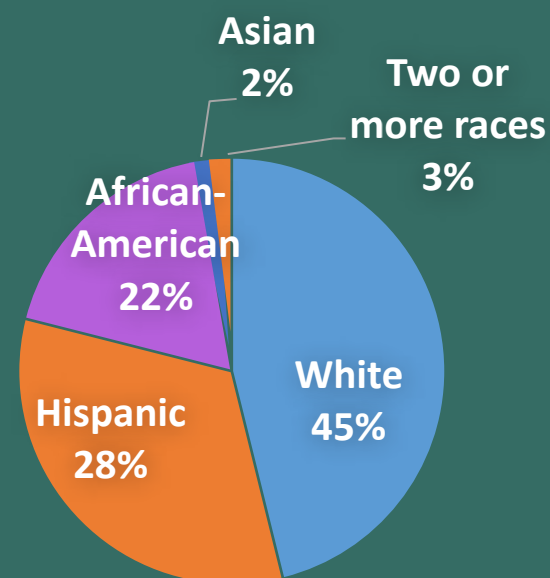
The male population declined from 49.7% in 2000 to 49.6% in 2019 while the female population rose from 50.3% in 2000 to 50.4% in 2019. This is in slight contrast with trends in Pike County-wide male population that rose from 49.8% in 2000 to 50.8% in 2019 and the female population declined from 50.2% in 2000 to 49.2% in 2019.

## 1.8f Education

The percentage of the population who were high school (or equivalent) graduates declined from 40.2% in 2000 to 26.8% in 2019, however, this was offset by increases in higher educational attainment levels. The percentage with some college education, but no degree, rose from 22.1% to 27.5%; the percentage with Associate degrees increased from 6.9% to 10.8%; the percentage with bachelor's degrees increased from 11.6% to 14.4% and the percentage of residents with Graduate or professional degrees rose from 4.8% to 9.4%.



RACE – 2000



RACE – 2019

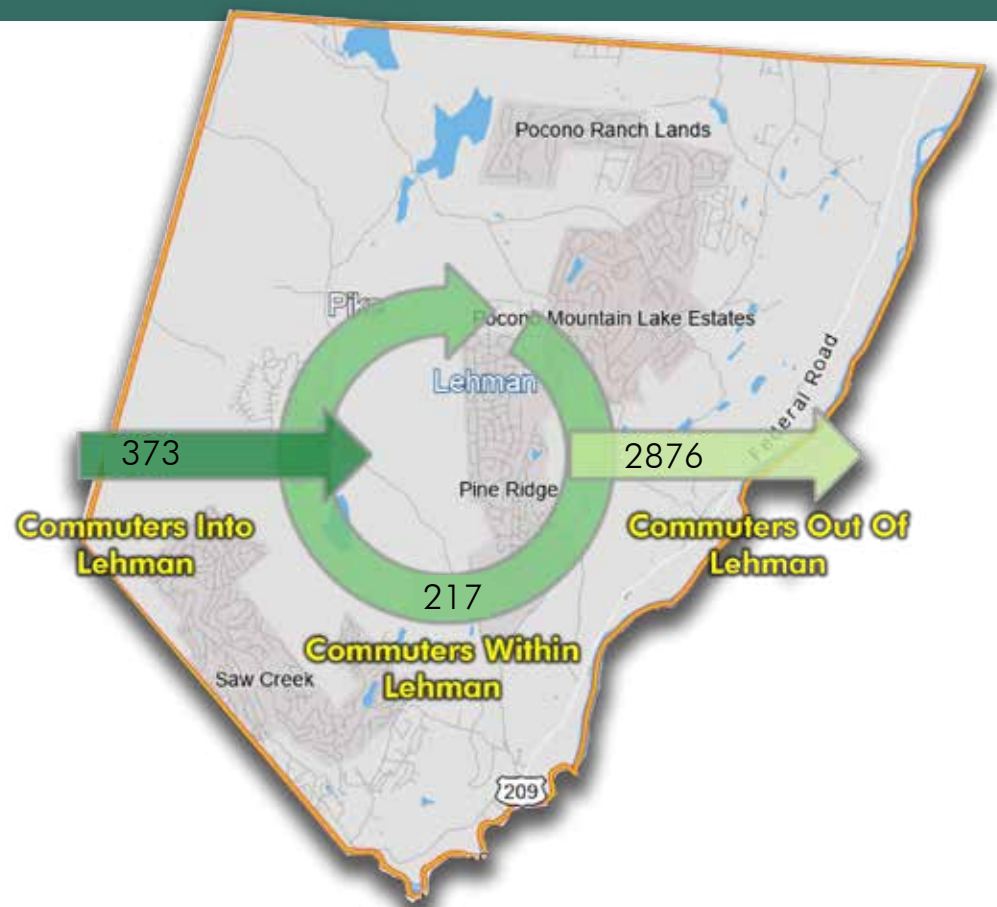
## 1.8g Commuting Patterns

Lehman Township proximity to the economic centers of northeastern Pennsylvania and New York explain the net daily commute flowing out of the Township.

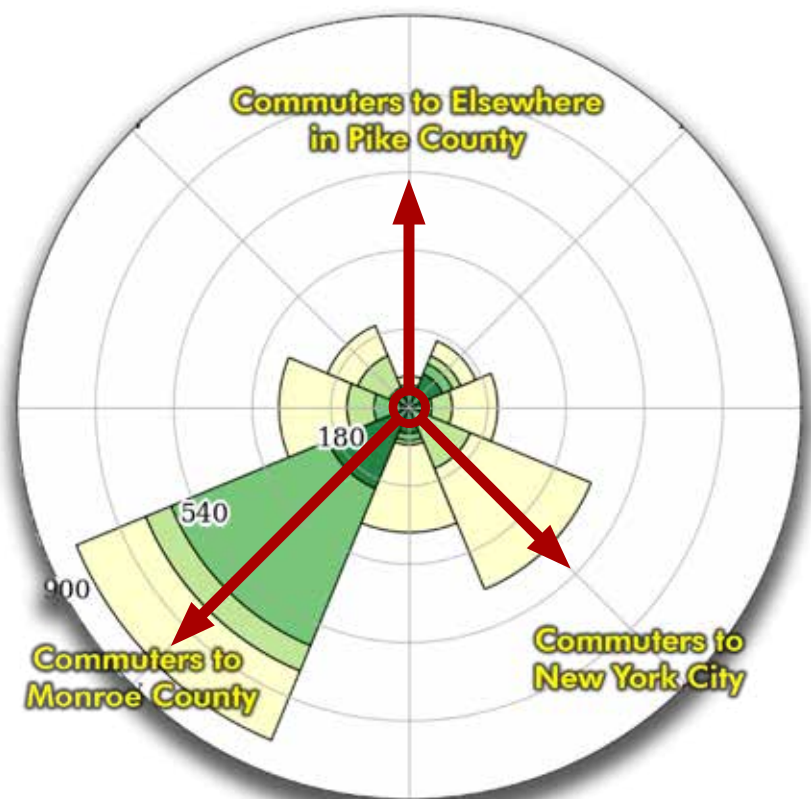
### Top 3 Work Destinations for Lehman Township Residents

1. Monroe County
2. New York City
3. Employment outside Lehman Township and within Pike County

2019 US Census On the Map Data



Daily Lehman Township Commuter Inflow / Outflow



Daily Lehman Township Commuter Destinations



# 1. INTRODUCTION

## 1.9 Lehman Township Population Projections 2020-2040

The projection below is a mathematical model based on past Township population growth.

Lehman Township population projections were developed by the consultant team and were based on US Census population growth trends over the past ten to twenty years.

The linear model was used to project estimates for Lehman Township populations to 2040. The linear model assumes that the population will change the exact same amount year after year.

The population projection was also used to assess demands for potential future housing – based on U.S. Census-determined average household size in Lehman Township. This projection model for future housing demands illustrates potential real future demands and this Comprehensive Plan suggests ways that future population growth may be accommodated in conservation-oriented development.

Note - utility infrastructure, including wastewater, water, electrical, and available developable land are important limiting factors that will likely impact the linear projection model.

Lehman Township Population Projection: 2020-2040						
	2000	2010	2020	2030	2040	
Linear Model	7515	10663	10188	10238	10288	

Housing and Acreage Requirements 2020-2040						
Using Linear Model						
	Projected Pop. Increase (2020-2040)	Average HH Size	Projected HH Increase	Low Density Residential District Requirements (min)	Resort/Medium Density Residential District Requirements (min)	Village Commercial/Village Commercial Overlay District Requirements (min)
Single-Family Detached Dwelling						
W/o central water and central sewer	100	2.8	36	36 acres (43,560 sf lots)	36 acres (43,560 sf lots)	36 acres (43,560 sf lots)
W/o central water or central sewer	100	2.8	36	32 acres (39,000 sf lots)	32 acres (39,000 sf lots)	32 acres (39,000 sf lots)
With central water and central sewer	100	2.8	36	17 acres (20,000 sf lots)	17 acres (20,000 sf lots)	17 acres (20,000 sf lots)
Other Residential Uses						
Twin	100	2.8	36		17 acres (20,000 sf lots)	17 acres (20,000 sf lots)
Townhouse	100	2.8	36		17 acres (20,000 sf lots)	17 acres (20,000 sf lots)
Apartments	100	2.8	36		17 acres (20,000 sf lots)	17 acres (20,000 sf lots)
Manufactured/Mobile Home	100	2.8	36		12 acres (max 3 d.u./acre)	
Conservation Design Development						
Option 1	100	2.8	36	12 acres (15,000 sf lots)	12 acres (15,000 sf lots)	12 acres (15,000 sf lots)
Option 2	100	2.8	36	10 acres (12,000 sf lots)	10 acres (12,000 sf lots)	10 acres (12,000 sf lots)
Option 3	100	2.8	36	8 acres (10,000 sf lots)	8 acres (10,000 sf lots)	8 acres (10,000 sf lots)









## 2. INVENTORY & ANALYSIS





## 2. INVENTORY & ANALYSIS



Lehman Township Municipal Building

### 2a. Data Collection and Methodology

The data for this report was compiled from various sources including:

- **Lehman Township,**
- **Pike County,**
- **Previous planning studies,**
- **Field reconnaissance data obtained by the consultant.**

Field maps and planning documents were created using Geographic Information System (GIS) base mapping. This information was combined with base aerial photography, municipal boundaries, roadways, parcels, and other identifying land use features.

### 2b. Public Participation

Community input is a critical component of a successful comprehensive plan. The public identified important existing conditions and provided critical feedback on desired comprehensive plan elements and proposed solutions.

The consultant team worked with the Lehman Township Planning Commission to ensure that the public had adequate opportunities to voice their opinions. Public ideas generated through these discussions were incorporated in the plan where appropriate.

Public meetings served as critical benchmarks during the project process to inform the public on project progress and provide opportunities for feedback and discussion. Attendance lists and meeting minutes are included in the appendix of this report.

Meetings with Township staff, the Municipal Planning Commission, and the Board of Supervisors were conducted throughout the planning process. A detailed public opinion survey was distributed to residents of Lehman Township – and a summary of responses is on the following page.



A list of public meetings held throughout the planning process includes:

**Planning Commission Meeting #1 - June 13, 2019**

The consultant focused on collecting background information on the Township and discussing preliminary goals for the comprehensive plan. The consultants led a brainstorming session to gather goals, facts, and concepts for Lehman Township.

**Board of Supervisors Meeting #1 - June 25, 2019**

The consultant introduced the project to the community and provided an overview of the comprehensive plan process. Site inventory and analysis were presented that highlighted Township characteristics. The consultant team led a brainstorming activity session, gathering the public goals, facts, concepts, and ideas for potential partners.



**Planning Commission Meeting #2 - September 12, 2019**

At this meeting, the consultant presented to the committee additional site inventory data and preliminary analysis and concepts, as well as early results from the online public opinion survey.

**Board of Supervisors Meeting #2 - October 29, 2019**

The consultant presented to the public additional preliminary analysis and concepts, as well as early results from the online public opinion survey.



**Planning Commission Meeting #3 - January 9, 2020**

The consultant presented the committee with refined and updated preliminary analysis concepts as well as elements of the draft plan.

**Board of Supervisors Meeting #3 - August 12, 2021**

The consultant presented the final comprehensive plan to the Lehman Township Board of Supervisors.

Attendance lists and meeting minutes from these meetings can be found in the Appendix.



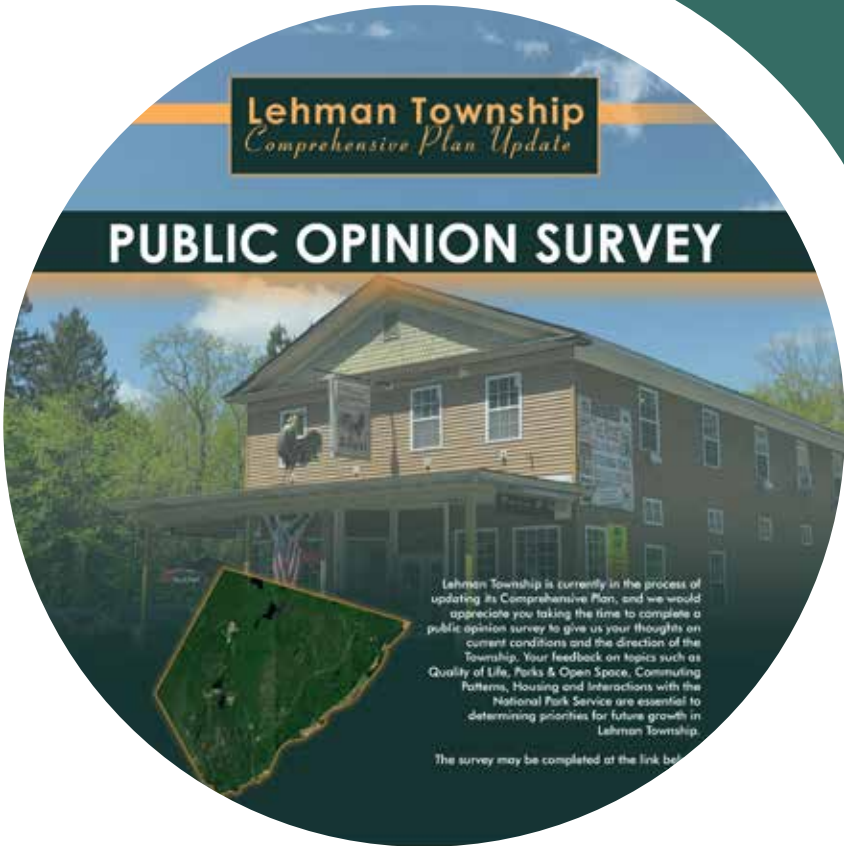
# 2. INVENTORY & ANALYSIS

## 2c. Public Opinion Survey

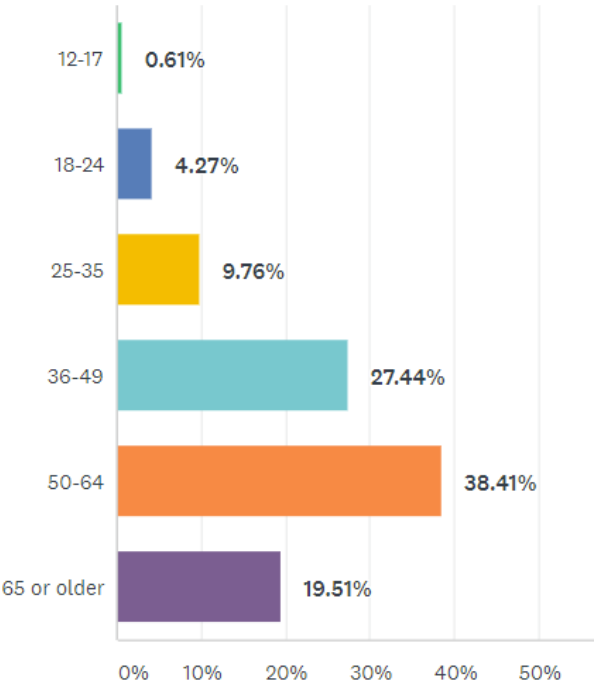
A 66-question public opinion survey was created by the consultant team with input from the project Committee to gather important user information related to Lehman Township. This survey solicited background data from respondents, including:

- Age, location, and length of respondent residency
- Commuting patterns
- Desired Township improvements
- Priorities for future growth

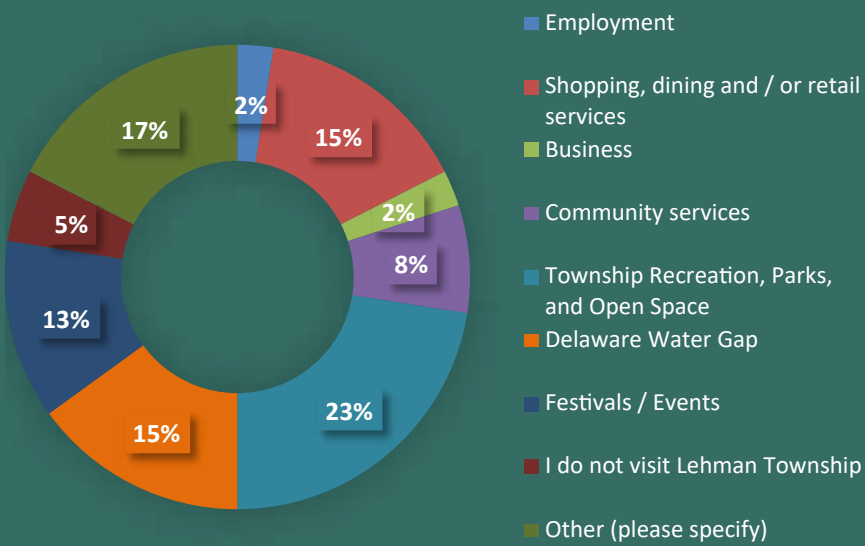
A total of 165 responses were received during the comprehensive plan process. A sample of survey results are presented in this chapter. Complete survey results can be found in the report Appendix.



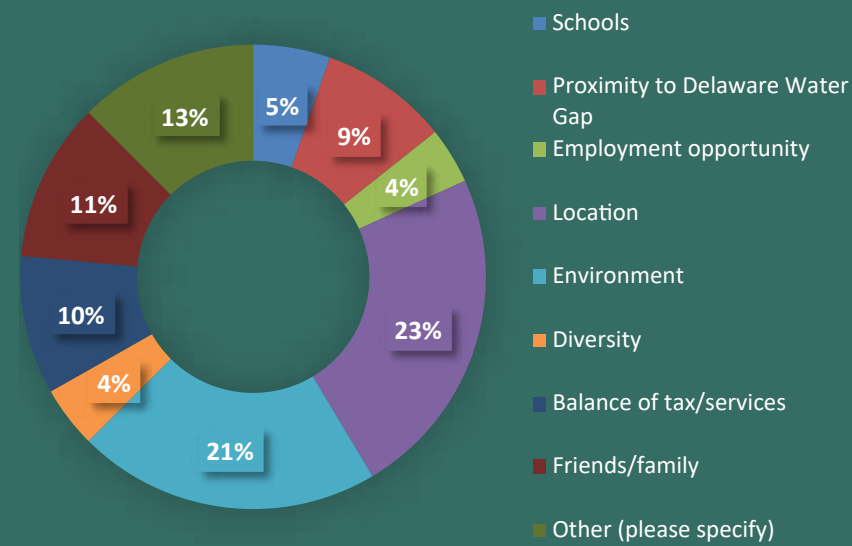
Which Category Below Includes Your Age?



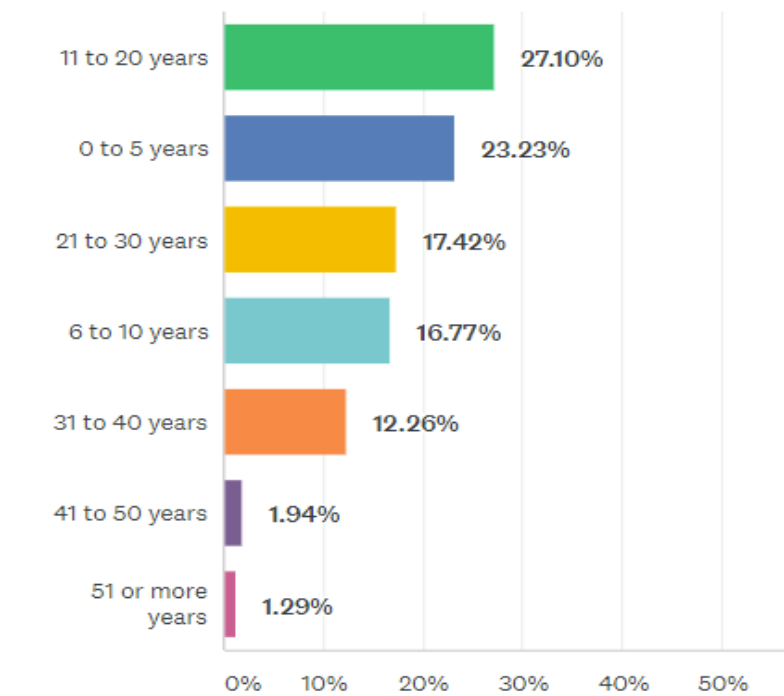
*If you are not a resident of Lehman Township, what are the primary reasons you visit Lehman Township?*



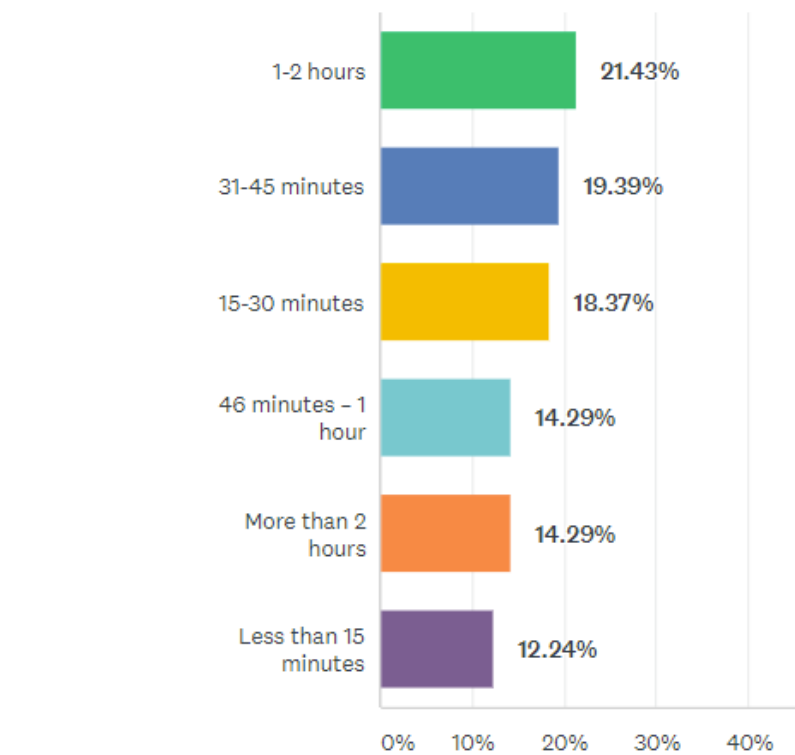
*If you are a resident of Lehman Township, why did you choose to move here?*



*How Long Have You Lived In Lehman Township?*



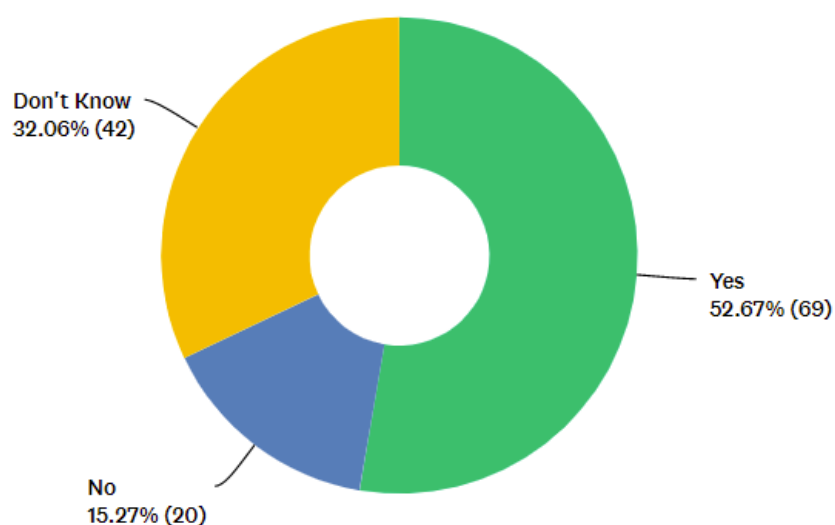
*How far do you commute to work (one way)?*



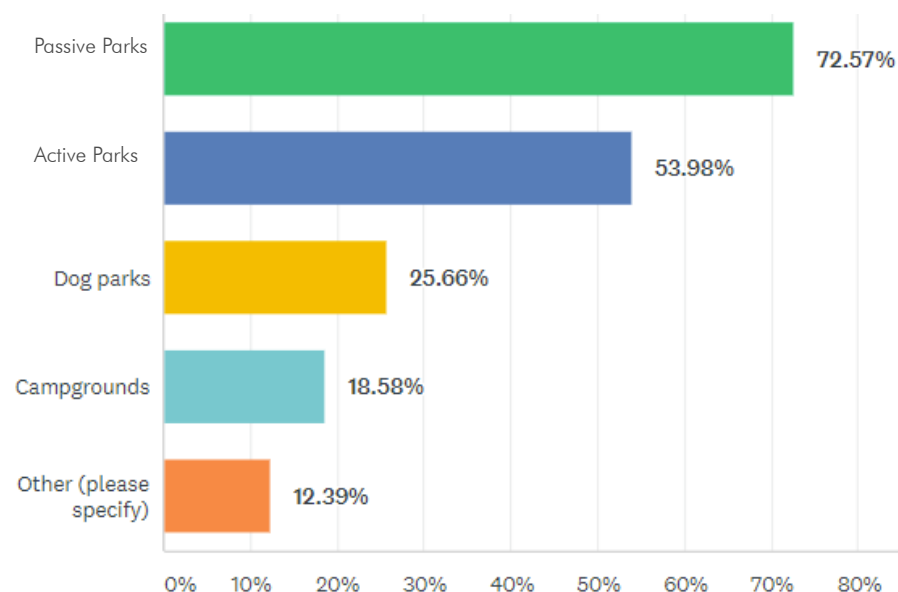


## 2. INVENTORY & ANALYSIS

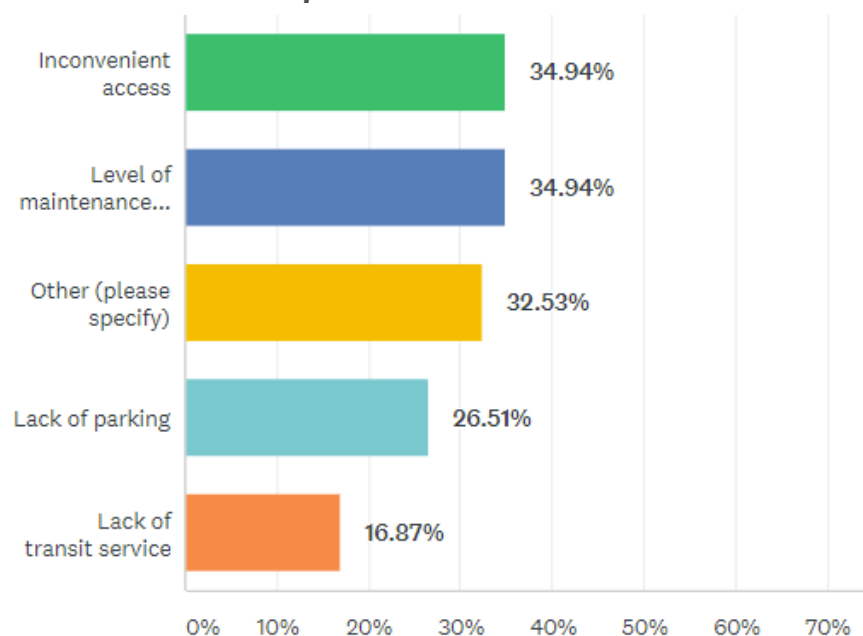
*Do you feel that there are enough homes for sale in your price range in Lehman Township?*



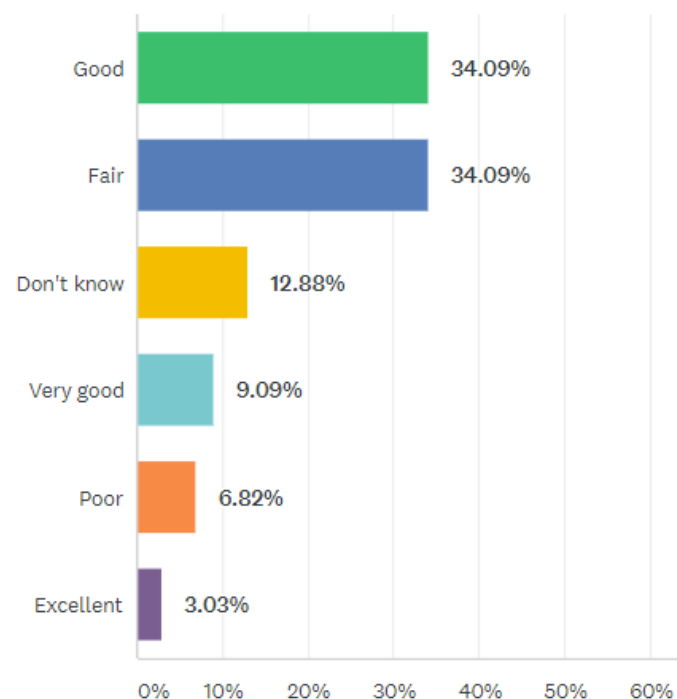
*Which facilities would you like to see in Lehman Township?*



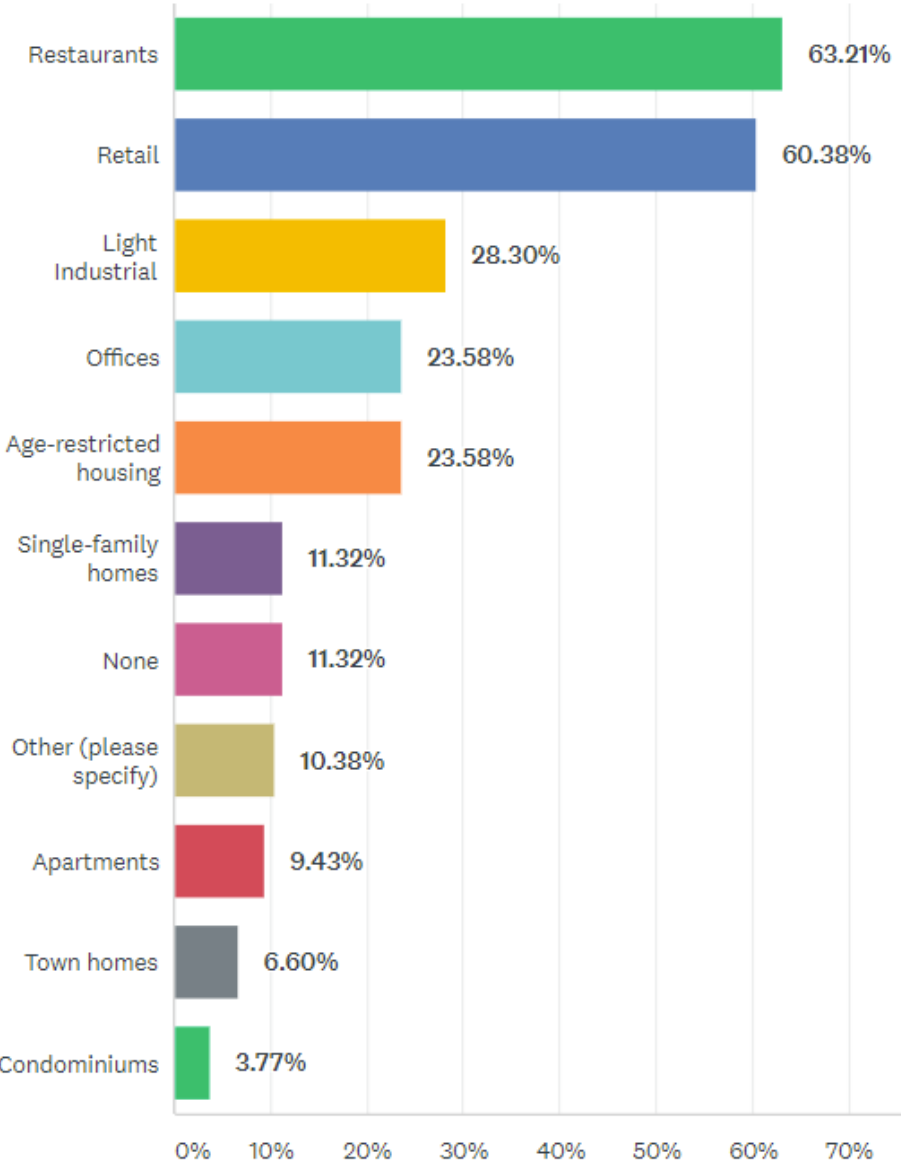
*Which barriers prevent you from utilizing the Parks, Recreation Areas, and Open Spaces in Lehman Township?*



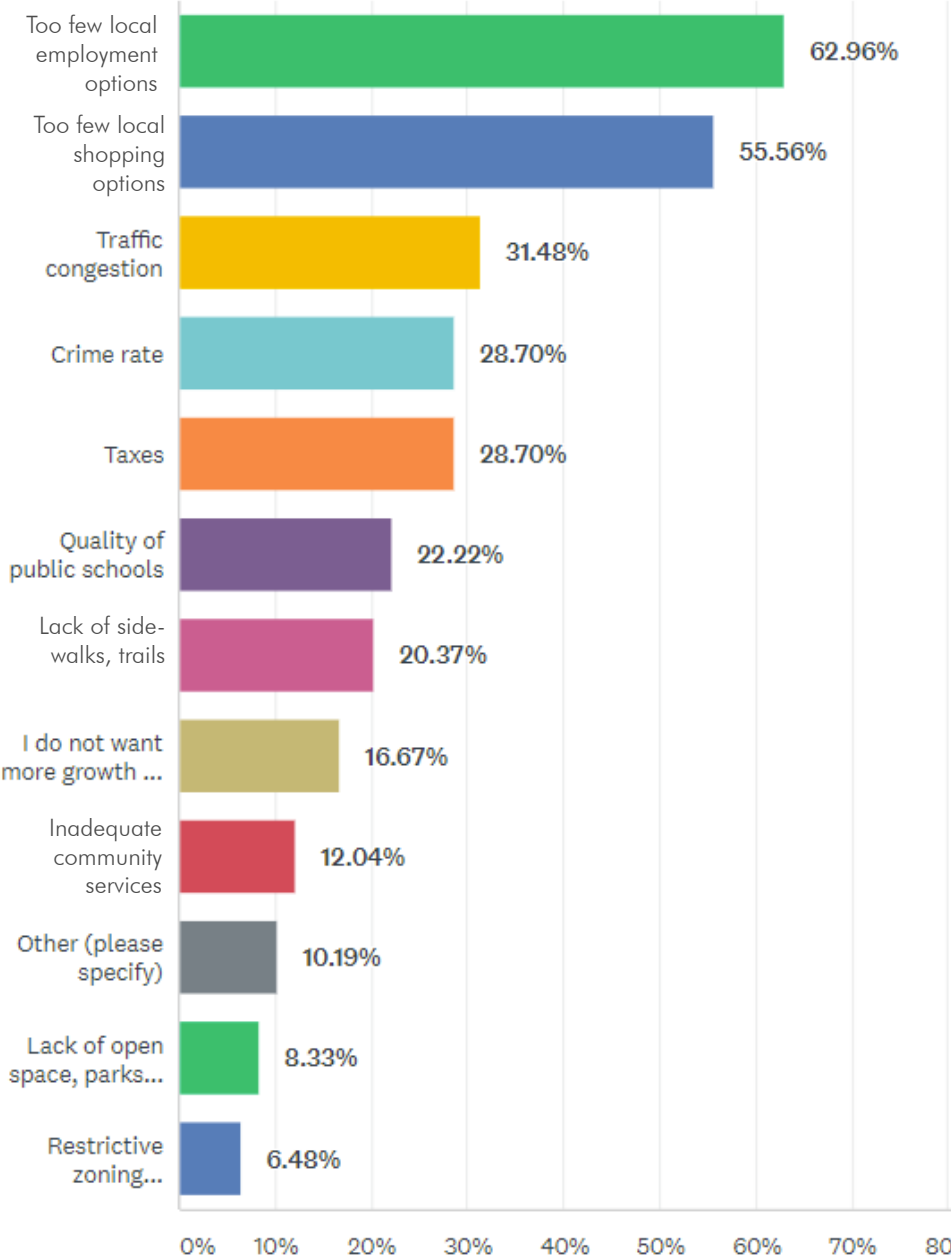
*How would you describe the quality of the existing housing stock in Lehman Township?*



*I would like to see more of the following types of development in Lehman Township:*



*What are the biggest challenges to continued economic growth in Lehman Township?*





## 2. INVENTORY & ANALYSIS



### 2d. Relevant Planning Documents

The following documents were referenced by the consultant team during the Lehman Township Comprehensive Plan Update process.

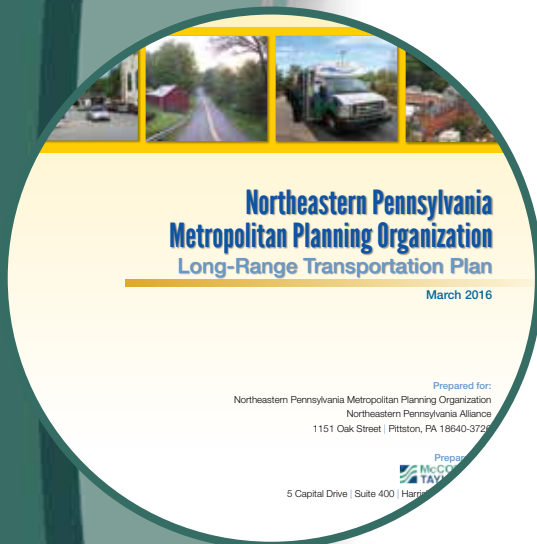




## Bushkill Village Conservation Study, 2016

The Bushkill Village Conservation Study (BVCS) is a community-based strategy to conserve, adaptively rehabilitate, and interpret the historic infrastructure, environmental resources, and cultural heritage of Bushkill Village, located within the Delaware Water Gap National Recreation Area (DEWA)

This study articulates a vision to conserve Bushkill Village within a community context and establishes a framework for actions; it describes possibilities for collaborations between potential partners and DEWA at its discretion, and it suggests ways to conserve these national resources as a highly significant American cultural landscape.



## Northeastern Pennsylvania Metropolitan Planning Organization (NEPA MPO), Long-Range Transportation Plan (LRTP), 2016

The NEPA MPO Region includes Carbon, Monroe, Pike and Schuylkill Counties. The NEPA MPO was formed in 2013 and this is the first LRTP for the region. The LRTP identifies existing and potential future transportation improvement needs and helps ensure the region's transportation network grows in a manner that complements federal and state strategies.



## Lehman Township Open Space & Recreation Plan, 2009

This plan identified existing open space and recreation resources in Lehman Township, examined the relationship to other adjacent and regional planning efforts, and prioritized recommendations for future municipal action.



## 2. INVENTORY & ANALYSIS

### *Pike County Comprehensive Plan*

*Growing...Naturally!*



### **Pike County Comprehensive Plan, 2006**

Pike County's Comprehensive Plan outlines transportation, land use, economic development, open space, community facility, and resource goals and objectives. The consultant team reviewed this document to coordinate Lehman Township's efforts with those of the County.



### **Pike County's Open Space, Greenways, and Recreation Plan, 2008**

This document was referenced to ensure that proposed open space, greenways, and recreation were in-line with recommendations and plans articulated by Pike County.



### **Monroe County Comprehensive Plan Update, 2014**

Monroe County's Comprehensive Plan outlines transportation, land use, economic development, open space, community facility, and resource goals and objectives for the County.

## Delaware Township Comprehensive Plan, 2006

This document contains recommendations for responsible open space, transportation, resource, land use, and economic development for Delaware Township. Delaware Township is north of Lehman Township.



## Porter Township Comprehensive Plan, 2010

This document contains recommendations for responsible open space, transportation, resource, land use, and economic development for Porter Township. Porter Township is west of Lehman Township.



## Middle Smithfield Comprehensive Plan Update, 2007

This document contains recommendations for responsible open space, transportation, resource, land use, and economic development for Middle Smithfield Township. Middle Smithfield is to the south of Lehman Township.



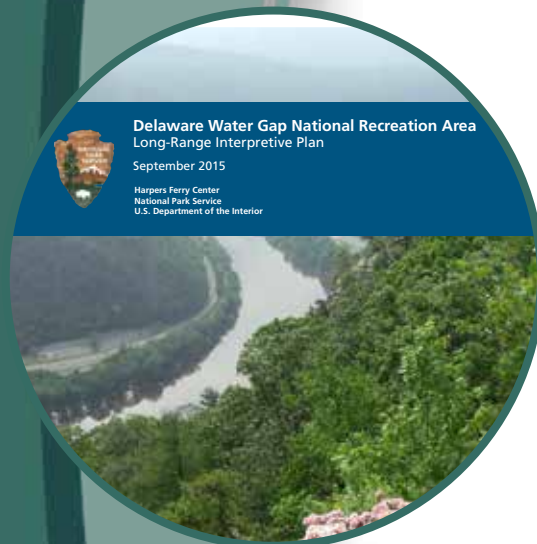


## 2. INVENTORY & ANALYSIS



### Delaware Water Gap National Recreation Area (DEWA) Visitor Use Management Plan, (VUMP) 2020

The plan describes existing conditions and related issues (including associated impacts to natural and cultural resources and visitor experience), outlines general visitor use management actions for the National Park, including: short-, mid-, and long-term strategies and actions, visitor capacities, and implementation, monitoring, and adaptive management strategies.



### DEWA Long-Range Interpretive Plan, 2015

The core components of this document include a brief description of the park purpose, significance statements, fundamental resources and values, other important resources and values, and interpretive themes. Core components are expected to be used in future planning and management efforts.



### DEWA Historic Properties Management Plan, 2018 Draft

The purpose of this draft is to develop and adopt a strategy for the long-term management of all the historic buildings at DEWA. The number and condition of the buildings exceeds the park's funding and maintenance capabilities. A Historic Properties Management Plan is needed to guide NPS in making strategic, prioritized maintenance and preservation decisions for the approximately 350 historic or potentially historic buildings remaining in the park.

## DEWA General Management Plan, 1987

This General Management Plan guides the overall management and use of the area's resources, and it ensures the perpetuation of the area's natural and cultural resources and the scenic setting for present and future public enjoyment.



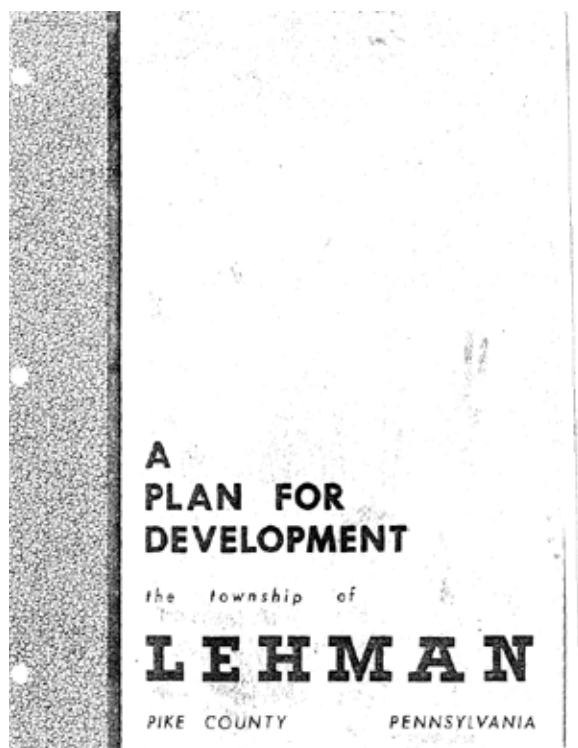


## 2. INVENTORY & ANALYSIS

### Relevant Planning Documents: Lehman Township Comprehensive Plan 1968

Lehman Township's first comprehensive plan was completed in 1968. This plan acknowledged the anticipated impacts of the Tocks Island Dam Project. Lehman Township population anticipated as a result of the Tocks Island development was 47,175.

This dam project was ultimately abandoned, and the Delaware Water Gap National Recreation Area (DEWA) remained.



### Plan Recommendations

#### Resources

- Minimal planning for, or acknowledgment of protection of existing ecological resources.



#### Transportation

- 16 miles of roads were proposed which ultimately were intended to connect to regional highways.



#### Community Facilities

- The plan recommended building a single municipal center.
- "Police and fire protection should be provided through cooperation between the individual municipalities."



#### Open Space & Recreation

- The Delaware Water Gap National Recreation Area was planned to be the primary recreation resource for Lehman Township.



#### Housing

- Detached, single-family homes were the dominant housing type proposed in this plan.



#### Economic Development

- This plan anticipated a substantial population influx because of the Tocks Island Dam development. Commercial resorts and village areas were planned to accommodate this anticipated influx of tourists and residents.



#### Land Use

- Land Use: This plan called for a variety of suggested land uses: medium and low density residential, local and resort commercial, village center land use development.

## Plan Recommendations

- “Protect the character of the historic areas, such as Bushkill Village...Protect the sensitive natural features that characterize much of Lehman’s natural landscape.”



- “Work with PADOT for planned SR 2001 improvements.”



- “Promote future development of greenways and trails that will further walking, bicycling and other alternative transportation; modes.”



- “Continue working with the Pennsylvania State Police to maintain adequate coverage. Continue to investigate the possibility of future participation in a regional police force involving one or more nearby municipalities.”



- This plan anticipated continued participation with the National Park Service to support and maintain existing DEWA park facilities for Lehman residents.



- “Continue providing opportunities for a variety of well-maintained and affordable housing types.”



- Commercial development was planned along Bushkill Falls, W. Sugar Mountain, and Winona Falls Roads.



- “Provide land for selected development in appropriate locations without altering the scenic, rural character in most areas of the Township.”

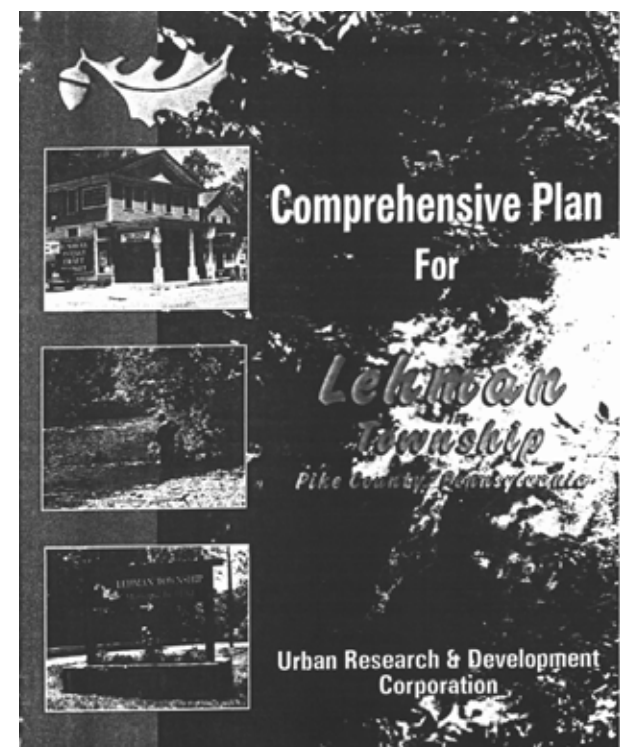
## Relevant Planning Documents: Lehman Township Comprehensive Plan 2001

The 2001 Comprehensive Plan updated the goals and objectives set forth in the 1968 Comprehensive Plan and addressed the following questions:

- 1.What are Lehman Township’s assets and concerns?
- 2.What does Lehman Township want to change and save?
- 3.How can Lehman Township encourage desirable growth, and preserve what is most valuable to the community?

The 2001 plan recognized the importance of more stringent ecological protections, including:

- Steep slope protections,
- Wetland buffer zones,
- Stream corridor buffers,
- Encourage developers to use design standards in conjunction with cluster development.





## 2. INVENTORY & ANALYSIS



### 2.1. Ecological

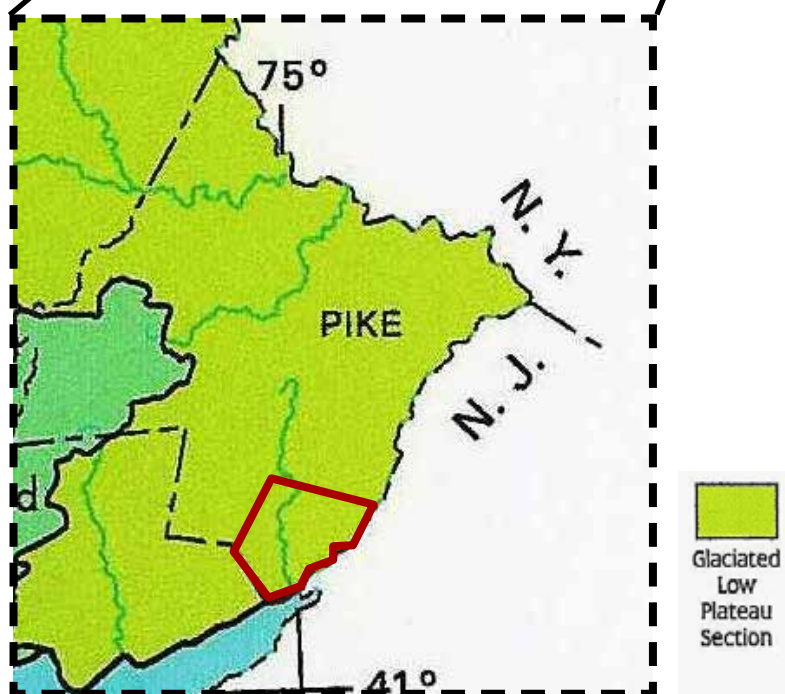
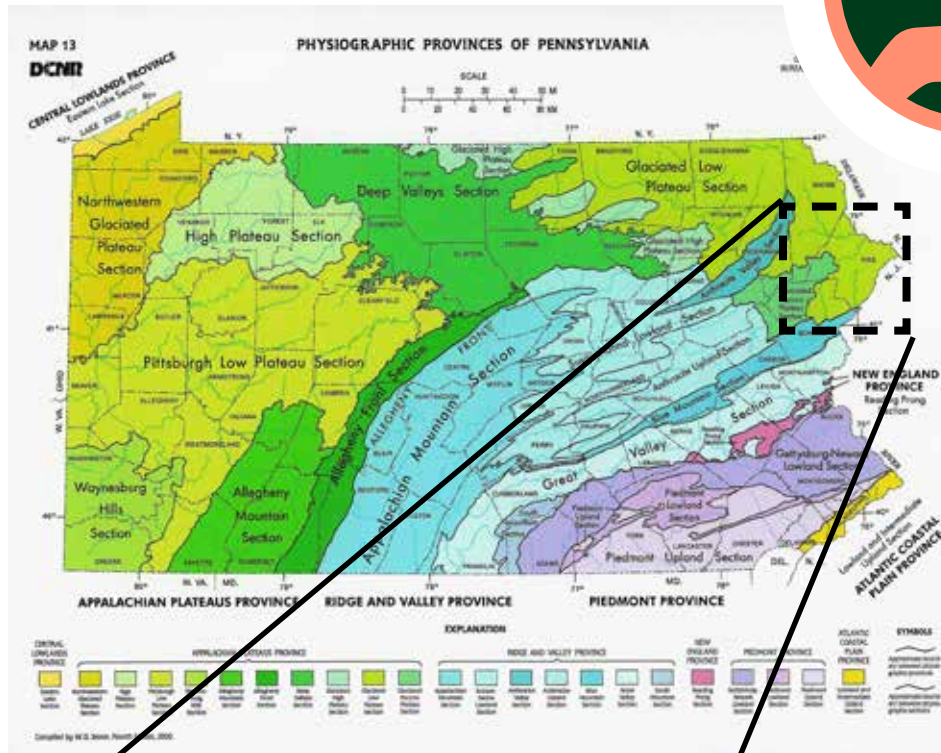
#### 2.1.1 Geology

The geology of Lehman Township and the surrounding area contributes to the unique combinations of natural resources available. The natural features vary from peat bogs and dramatic waterfalls to readily available sources of groundwater. The majority of Lehman Township lies within the Glaciated Low Plateau (also referred to as part of the Pocono Plateau) section of the Appalachian Plateaus Province. This geological area is defined by its rounded hills and narrow valleys that have been modified by glacial erosion and deposition. Swamp and peat bogs are common features in this area.

The eastern edge of the Township is bounded by the Delaware River and lies in an area of the Appalachian Mountains known as the Ridge and Valley Province. The Ridge and Valley Province is characterized by long even ridges with continuous valleys in between. Near the town of Bushkill, the Delaware River flows over a buried valley filled with glacial outwash and defining Pike County's lowest elevation of 320 feet above sea level.

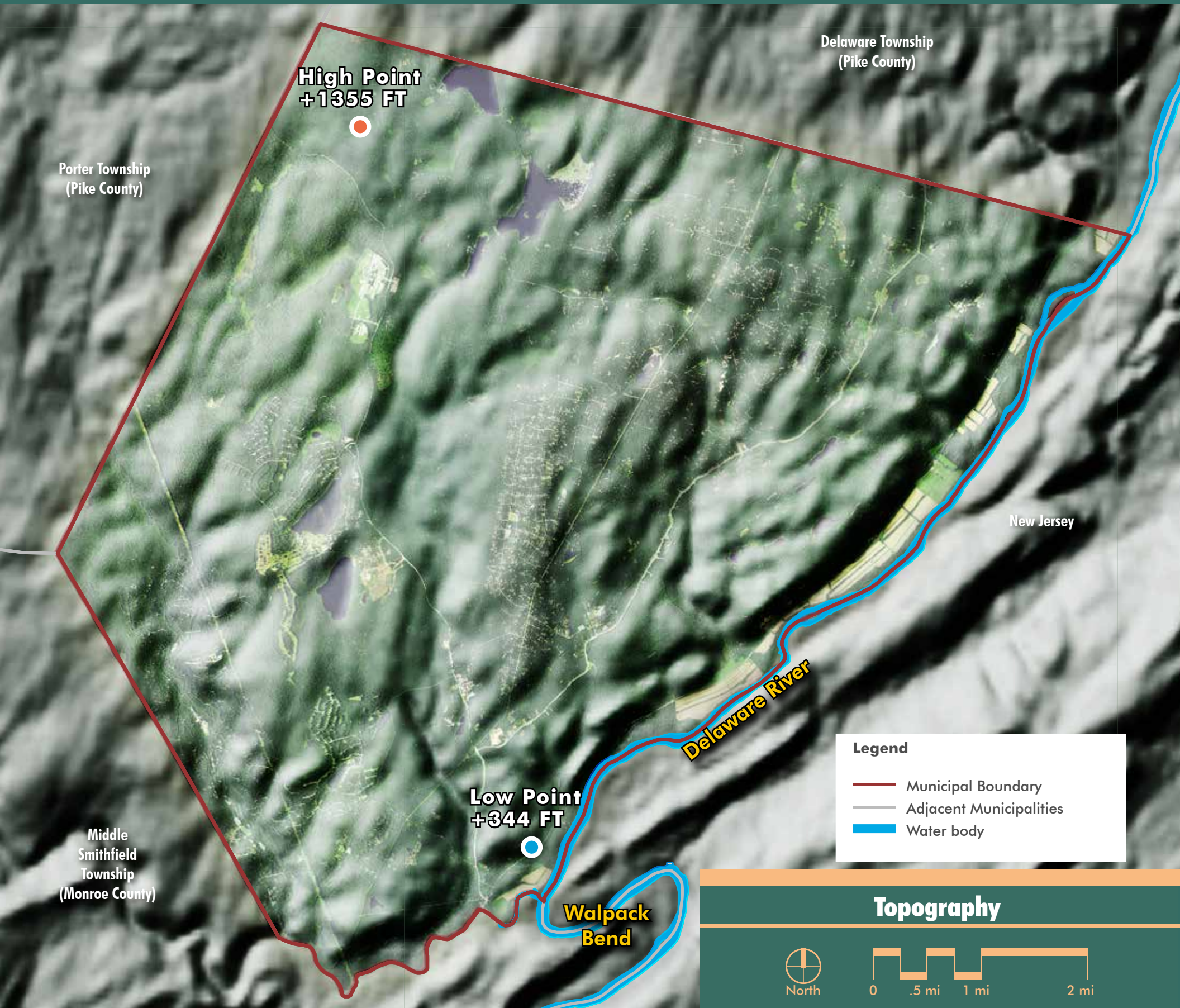
Dramatic changes in elevation caused by the geologic character from the Ridge and Valley Province to the Glaciated Low Plateau are the contributing factors to the many attractive waterfalls found in the Township.

The bedrock of Lehman Township is mainly comprised of shale, claystone, siltstone, sandstone, and conglomerates of the Middle Devonian age. This type of bedrock is known as the Catskill Formation, which covers approximately 75 percent of Pike County. Due to the last glacial period, which occurred around 20,000 years ago, much of the surrounding area contains large quantities of sand, gravel, and rock that were embedded in ice sheets.



Lehman Township's Geologic Context Within the Glaciated Pocono Plateau Region







## 2. INVENTORY & ANALYSIS

A three-mile band along the Delaware River contains three types of bedrock, from oldest to youngest: the Marcellus Formation, the Mahantango Formation, and the Trimmers Rock Formation. These three bedrock types are unconsolidated glacial sediments that run as deep as 500 feet or more. Unconsolidated sediments are permeable, and water flows freely through them. These areas are generally productive sources of groundwater. Although surface soils percolation rates are generally low.

Lehman Township is dependent upon groundwater to meet its drinking water needs. This groundwater comes from both consolidated bedrock, such as sandstone or shale, and unconsolidated glacial sediments, consisting of silt, sand, and rocks.

Although the remaining undisturbed forests in Lehman Township may allow infiltration, natural clay, and hydric soils – as well as impervious surfaces created by development can prevent stormwater runoff from reaching the groundwater reservoirs.

Studies have shown that once impervious cover reaches 10 percent or greater in the headwaters of a watershed, degradation of the water resources will most likely occur. Maintaining water quality through aquifer recharge is crucial for the Lehman residents' drinking water, as well maintaining surface runoff quality for the aquatic organisms whose survival depend upon it.

Protecting these water resources should focus on source water protection. Bedrock aquifers are what provide most Lehman residents with potable water. Solid bedrock stores and moves groundwater slowly through interconnected pore spaces within the rock and releases water once a well is drilled.

### 2.1.2 Soils

Soils each contain their own distinctive characteristics, such as physical and chemical properties, slope, composition, depth to bedrock, permeability, erodibility, and drainage. These characteristics help determine building suitability, agricultural productivity, and other factors that suggest the preferred land uses.

Lehman Township has few soils that are flat, deep, or well-drained. [Most remaining developable sites are not suitable for in-ground, on-lot septic systems.]

Hydric soils are also widely present in Lehman Township, with approximately 40% of the Township (12,800 acres) contains hydric soils. These soils include:

- **Shohola Edgemere complex (0 to 8 percent slope),**
- **Shohola Edgemere complex (8 to 15 percent),**
- **Edgemere (0 to 3 percent slope),**
- **Gleneyre-Kimbles complex (0 to 2 percent slope),**
- **Paupack, Freetown, Edgemere-Shohola complex (3 to 15 percent).**

Hydric soils are characterized by their fine texture, slow infiltration rates, and perpetual high-water table. These soils tend to be shallow over a nearly impervious layer that impedes downward movement of water. When hydric soil supports hydrophytic vegetation, and the area has indicators of wetland hydrology, the soil is referred to as "wetland" soil.

- Lordstown very channery loam, 3 to 8 percent slopes,
- Lordstown very channery loam, 8 to 15 percent slopes,
- Lordstown-Swartswood complex, 0 to 8 percent slopes,
- Lordstown-Swartswood complex, 15 to 30 percent slopes,
- Lordstown-Swartswood complex, 8 to 15 percent slopes,
- Manlius very channery silt loam, 3 to 8 percent slopes,
- Manlius very channery silt loam, 8 to 15 percent slopes,
- Manlius-Arnot-Rock outcrop complex, 15 to 30 percent
- Manlius-Arnot-Rock outcrop complex, 30 to 80 percent
- Mardin channery silt loam, 0 to 8 percent slopes,
- Mardin channery silt loam, 8 to 15 percent slopes,
- Mardin stony loam, 0 to 8 percent slopes,
- Mardin stony loam, 8 to 15 percent slopes

Porter Township  
(Pike County)

Delaware Township  
(Pike County)

New Jersey

Middle  
Smithfield  
Township  
(Monroe County)

Delaware River

#### Legend

- Municipal Boundary
- Adjacent Municipalities
- Water body

#### Soils





## 2. INVENTORY & ANALYSIS



Bushkill Falls

### 2.1.3 Steep Slopes and Ridges

Steep slopes are categorized as land of a 15 percent incline or greater. Soils on steep slopes can be less stable, and if disturbed may lead to erosion, increased stormwater runoff, and increased flooding. Slope stability is increased by limiting site disturbance and protecting surrounding vegetation.

Most of the steep slopes in Lehman Township occur along the Delaware River and tributary streams – and many are within the National Park boundaries. Along the Delaware River there are several ridgelines and forested bluffs which provide important view sheds to the surrounding scenic landscape. These views attract tourists to the region each year. These areas also contain some of the Townships most unique plant species. Without adequate municipal land use ordinance protection provisions, these forests and ridgelines are vulnerable to large scale clearing and development.

### 2.1.4 Hydrology

Lehman Township is a steward of the Delaware River, a native bond shared by all the riparian communities of the region. The Delaware River and its tributaries provide a variety of habitats which host a wide variety of fish species and various aquatic organisms.

The tributaries in Lehman Township include the Little Bushkill Creek, Toms Creek (exceptional value waters) Saw Creek and Hornbeck's Creek (High Quality waters) All Township streams provide recreation areas for activities such as boating, birding, and fishing.

Glacial aquifers occur along the Delaware River. Here, water wells draw their water from groundwater stored within the glacial material. These wells are relatively shallow and are vulnerable to pollution – and are of critical importance to protect.



Porter Township  
(Pike County)

Delaware Township  
(Pike County)

New Jersey

Middle  
Smithfield  
Township  
(Monroe County)

Delaware River

- Soil Slopes 30-80%
- Soil Slopes 26-60%
- Soil Slopes 15-30%
- Soil Slopes 0-15%
- Municipal Boundary

## Steep Slopes



North





## 2. INVENTORY & ANALYSIS



Bushkill Access in DEWA

### 2.1.4a Wetlands

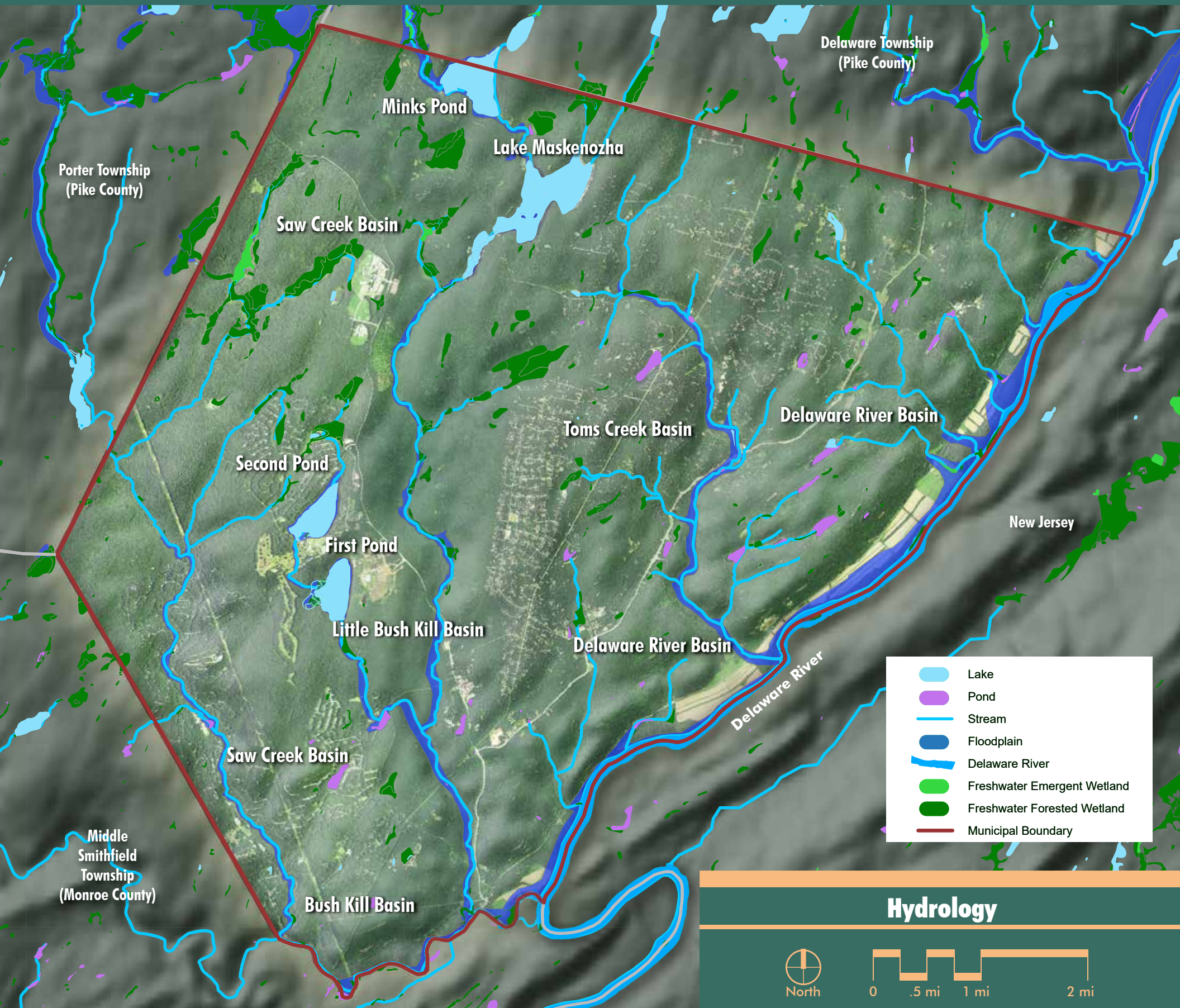
Wetlands are invaluable for protecting water quality and controlling stormwater runoff. Typically, wetlands are composed of hydric soils. These anaerobic soils can perform multiple ecological functions to process organic pollutants, reduce suspended solids, and host bacteria that remove inorganic pollutants. Vegetation adapted to saturated soils grow in wetland areas and support insect, bird, and mammal species.

Wetlands contribute significantly to biological diversity. With the capacity to slow and absorb stormwater runoff, properly protected wetland areas can be an important asset in flood reduction.

Wetlands in Lehman Township fall into the following classifications:

- **Freshwater Emergent Wetland**
- **Freshwater Forested Wetland**







## 2. INVENTORY & ANALYSIS



Bushkill Falls

### 2.1.4b Watersheds

A watershed is an area that drains all rainfall to a common outlet, stream, or conveyance channel. Surface water moves across Lehman Township via the following watersheds:

- **Red Rock Run Watershed**
- **Little Bushkill Watershed**
- **Tom's Creek Watershed**
- **Delaware River Watershed**
- **Saw Creek Watershed**
- **Sand Hill Creek Watershed**

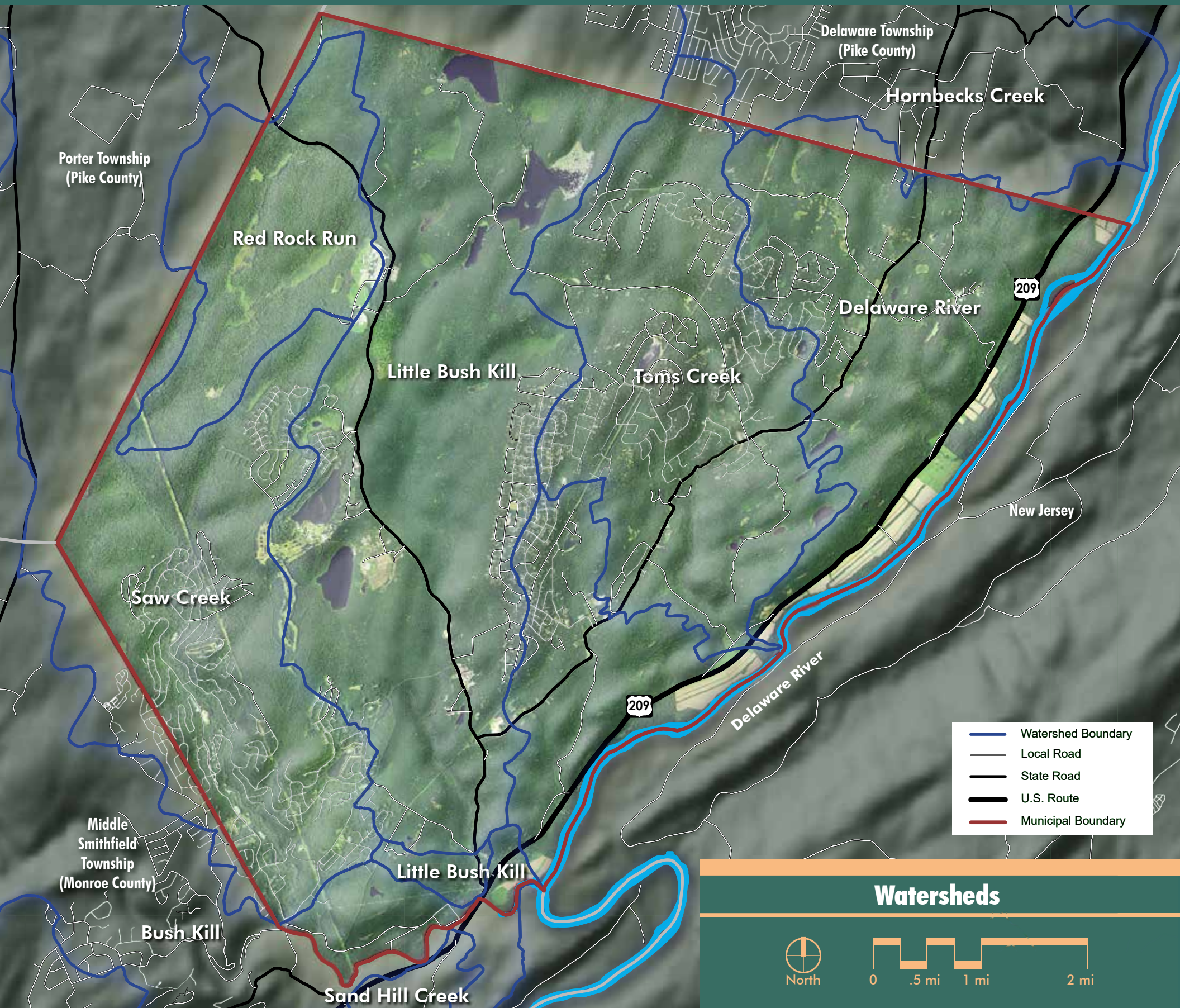
Stormwater may run onto and off impervious surfaces such as parking lots, roads, buildings, and other structures during periods of heavy rain and snowfall. Impervious surfaces are considered any surfaces through which water cannot infiltrate i.e.: sidewalks, driveways, roadways, parking lots, buildings/rooftops, etc.

These surfaces usually convey rainwater into storm drains but can also discharge overland across lands that may be classified as pervious – where water might infiltrate soils. Excess stormwater volumes can overwhelm streams and rivers and can lead to local flooding.

Even generally porous glacial till structures beneath Lehman Township have the potential to become supersaturated under extreme rainfall events - and limit a total percolation of surface waters. Under such conditions, normal percolation rates from shallow individual wastewater systems can also be limited or stop functioning until surface waters subside.

Lehman Township and all the communities along the glacial till formation on the western side of the Delaware must remain aware that under such conditions, it may be possible that wastewater discharges from on-site systems cannot percolate as usual and may become mixed with the super-saturated surface stormwater drainage systems.





- Watershed Boundary
- Local Road
- State Road
- U.S. Route
- Municipal Boundary

**Watersheds**





## 2. INVENTORY & ANALYSIS



Mt. Laurel Development

### 2.1.5 Woodlands

Woodlands perform several functions:

- **Provide critical wildlife habitat, and are essential for biodiversity,**
- **Protect watersheds and reduce or slow the amount of erosion and chemicals that reach waterways,**
- **Sequester carbon dioxide, an important role in respect to the challenge of climate change.**

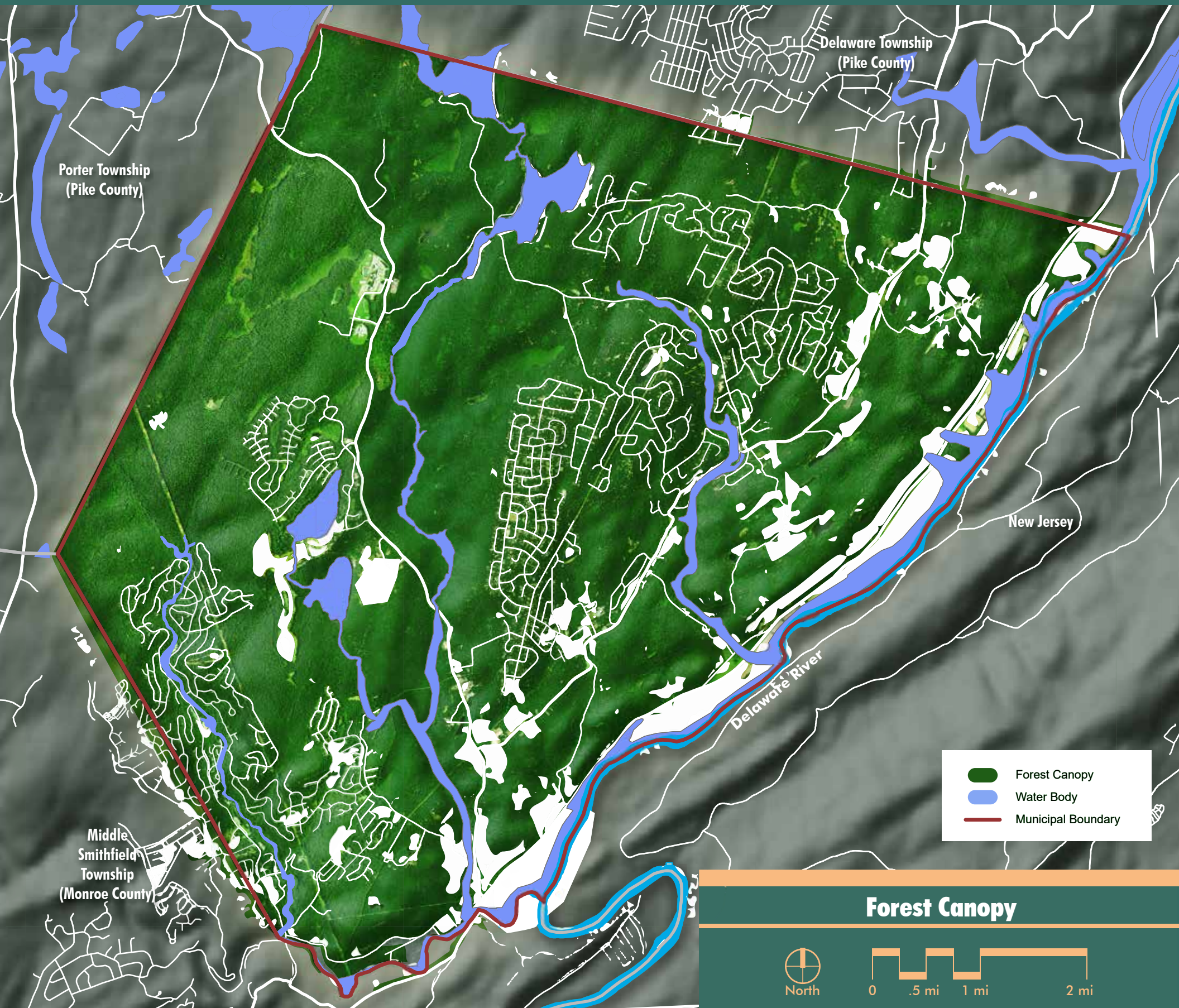
Most of Lehman Township relies on groundwater recharge from forested watersheds, where forest soils provide natural filtration to keep streams clean and water quality high.

Much of Lehman Township is heavily wooded, including both private property and lands under federal or state management. The wooded hillsides and other forested areas of Lehman Township are a major attraction and an integral part of the Township's identity and character.

The Township regulates the location of commercial forestry on private properties through its zoning ordinance but does not specifically limit the cutting of trees during the construction process.

Forest conservation efforts should be coordinated with the two major entities within the Township: DCNR District #19 and the National Park Service.







## 2. INVENTORY & ANALYSIS



Bushkill Falls

### 2.1.5a DEWA

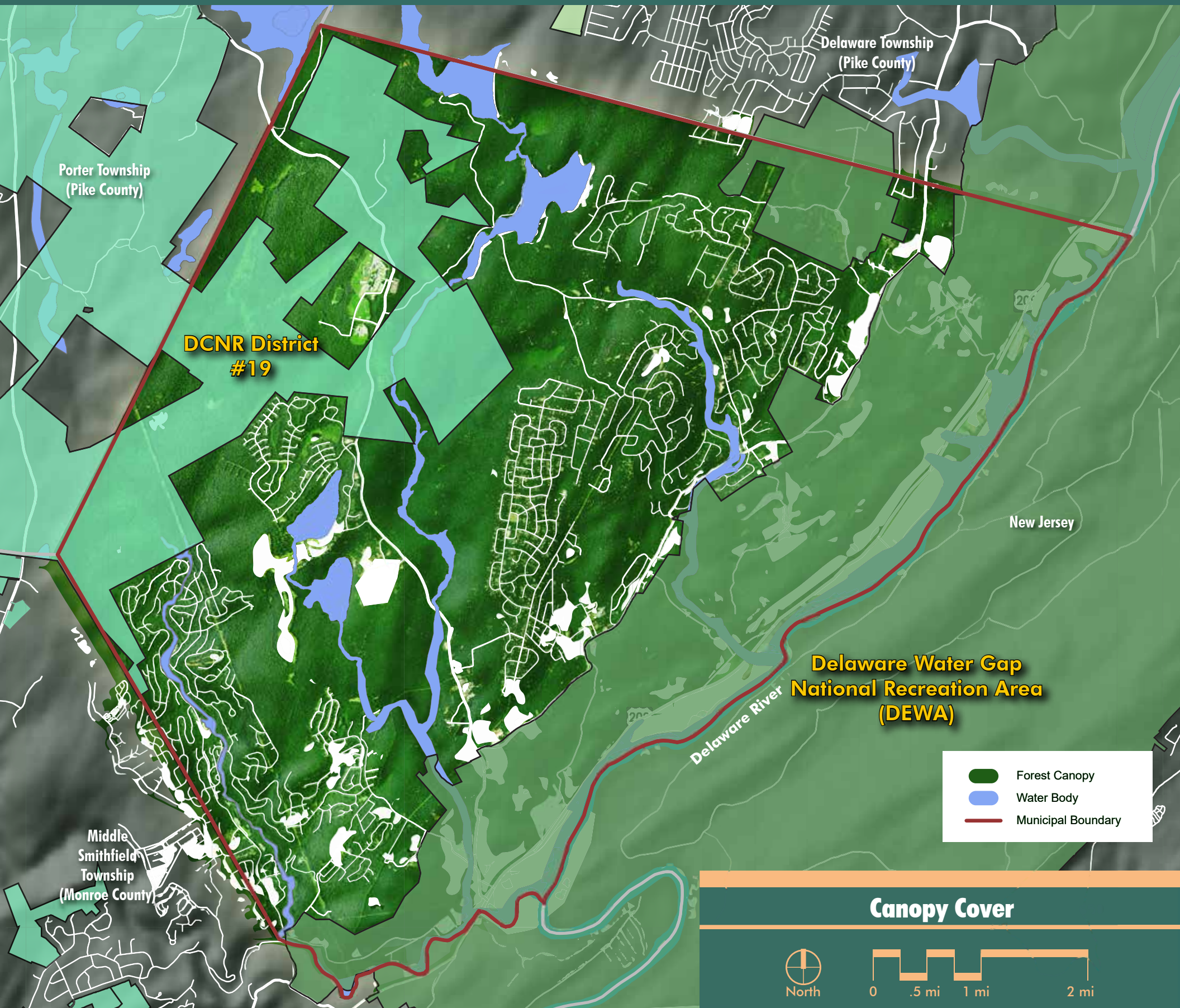
Over a third of the Township's total acreage is devoted to public non-municipal open space. The Delaware Water Gap National Recreation Area, which is maintained by the National Park Service, is approximately 7,500 acres in Lehman Township (The Recreation Area is approximately 71,000 acres total). There are several holdings within the park that have structures and farmlands. The farmlands are generally in the Delaware River floodplain. Most of the park is composed of mature forests, wetlands, surface waters, and environmentally sensitive lands that provide for a variety of plant and animal habitat.

### 2.1.5b Delaware State Forest

The Delaware State Forest makes up about 4,500 contiguous acres in western Lehman Township and is managed by the Pennsylvania Department of Conservation and Natural Resources (DCNR). Permitted activities in the Delaware State Forest include logging, fishing, hunting, and passive recreation. There is limited access to the forest within Lehman Township, however, and use is relatively low given the extent of the resource. The forest provides significant undisturbed habitat for plant and animal species.

DCNR actively seeks strategic forest conservation partnerships with non-profits, municipalities, counties and federal agencies.







## 2. INVENTORY & ANALYSIS



### 2.2 Cultural & Historic

#### 2.2.1 Cultural Inventory

In addition to Lehman Township historic architectural resources, the community and region has a significant cultural history.

##### **Lenni Lenape Nation**

Prior to European settlement, the Lenni Lenape Nation lived along the rivers and creeks of what would become Pennsylvania, New Jersey, and New York. The Lenape were proficient hunters and farmers and grew vegetables by cultivating fertile land. As farmed lands lost productivity, the Lenape relocated, generally in two decades time. Archaeological evidence indicates the Lenape nation inhabited this area centuries before the Europeans and established villages along the Delaware & Schuylkill Rivers and their tributaries. There is evidence of:

"A fairly large and stable indigenous community occupying the area during the late archaic and early woodland periods, six thousand years ago." \*

Generations of Native American life along the Delaware River were disrupted by European settlement in the 17th and 18th centuries. The peaceful relationship that was established by William Penn disintegrated after his death in 1718 – and over the next century, the Lenape Nation was pushed westward until 1866 when the Federal government formally relocated all remaining Lenape to Oklahoma.

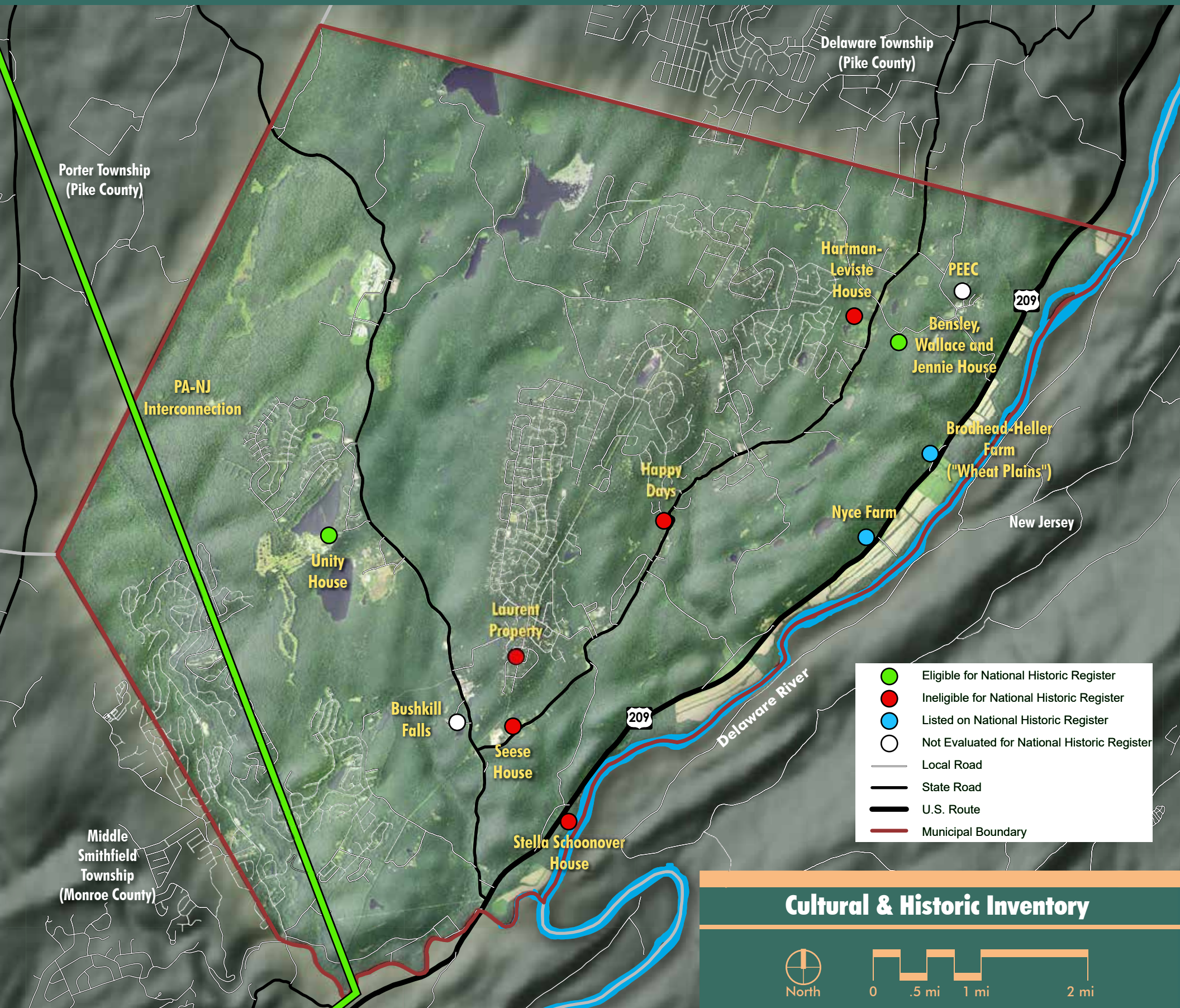
\*Source: The Original People and Their Land: The Lenape, Pre-History to the 18th Century; University of Pennsylvania

##### **Tocks Island Dam**

Lehman's village center grew organically at Bushkill, a 9+ acre unincorporated village located on both sides of the Bushkill Creek, with jurisdiction split between Middle Smithfield Township in Monroe County and Lehman Township.

Brodhead Farm - DEWA





## Cultural & Historic Inventory



## 2. INVENTORY & ANALYSIS



The Turn Store



Bushkill Post Office



The Peters House

Historic ferries once operated commercially between the village of Walpack in New Jersey and Bushkill Village. Bushkill grew throughout the 19th and reached its civic and commercial peak in the 20th century.

The American river town of Bushkill no longer exists. As early as the 1920's, the City of Philadelphia studied plans to construct a dam for water supply across the Delaware River at the Walpack Bend, located between Lehman Township in Pike County, and Walpack Township, New Jersey.

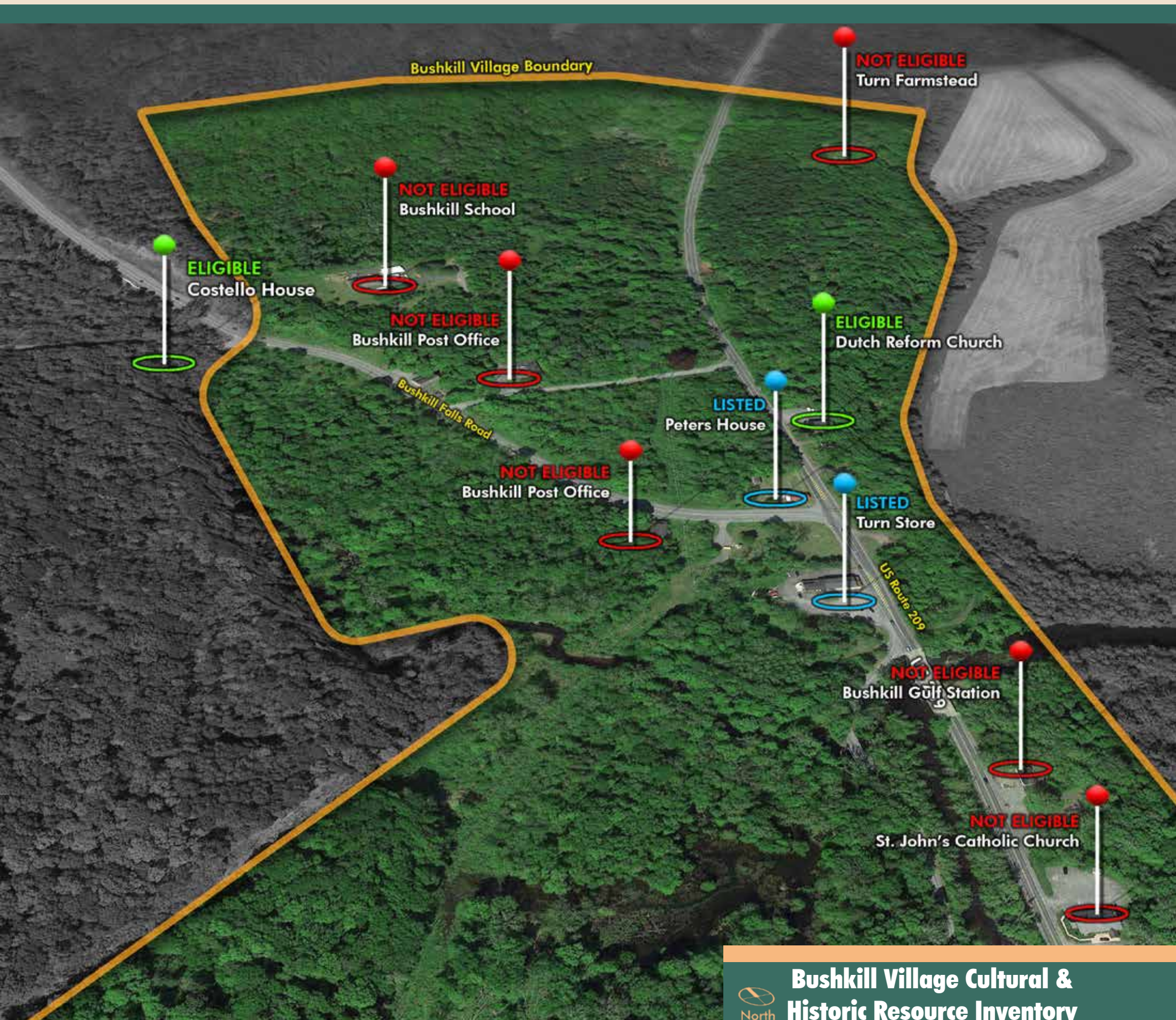
Over the decades the Walpack Bend plan evolved into a federal project in the 1960s to construct the Tocks Island Dam. This mainstem dam would create a 37 -mile pool of water – around which a national recreation area was established. The dam would be used to generate hydroelectric power and water stored in the lake would supply downstream diversions to New Jersey and Pennsylvania.

The United States government and Army Corps of Engineers began acquiring land, removing residents, and upending communities within the valley region, including Bushkill Village inside the boundaries approved for the recreation area.

The Tocks Island Dam project was stopped in the 1970s, but not before most of the historic structures within the park boundaries were razed and the fabric of that community was dispersed from the valley, leaving the village of Bushkill a ghost town.

Amidst the upheaval from the Tocks Island project, large, suburban residential communities sprang up in Lehman outside the National Park boundaries bringing new residents and vacationers to Lehman Township. This legacy is still being actively negotiated with the National Park Service and the Delaware Water Gap National Recreation Area - more than a half century since the park lands were taken by the US government.





## Bushkill Village Cultural & Historic Resource Inventory



## 2. INVENTORY & ANALYSIS



### 2.2.2 Architectural Preservation

Historic preservation planning is the process of creating and implementing a strategy to protect and enhance historic resources. These resources include sites, structures, objects, and districts that have national, state, or local historical or cultural significance.

The National Register of Historic Places was established by the National Historic Preservation Act of 1966. In Pennsylvania, the Pennsylvania State Historic Preservation Office (SHPO) manages the National Register program. Responsibilities of the SHPO include:

- **Evaluate National Register eligibility**
- **Make official nomination of resources to the National Register of Historic Places**
- **Provide information on historic properties, including National Register and National Historic Landmark listings**
- **Provide guidance on conducting architectural and historic surveys**
- **Provide technical assistance to preparers of National Register nominations**

Lehman Township has several important cultural resources to consider for the National Historic Register.

#### 2.2.2a Resources Currently Listed on the National Historic Register

- **Brodhead – Heller Farm (“Wheat Plains”)**
- **Nyce Farm**
- **Peters House**
- **Turn Store & Tinsmith Shop - the Tinsmith’s Shop was razed by private owners to re-develop the Turn Store.**

#### 2.2.2b Resources Currently Eligible for the National Historic Register

- **Unity House**
- **Costello House**
- **Bushkill Dutch Reform Church**
- **Bensley, Wallace and Jennie House**
- **Pennsylvania - New Jersey (PNJ) Interconnection**



### 2.2.2c Resources Currently Ineligible for the National Historic Register

- Laurent Property
- Happy Days
- Seese House
- Hartman-Leviste House
- Stella Schoonover House
- Ralph Turn Jr. Farmstead
- Bushkill School
- Bushkill Firehouse
- Bushkill Post Office
- Bushkill Gulf Station
- St. John's Catholic Church

### 2.2.3 Historic Bushkill Village

Bushkill Village is a historic crossroads that developed with traditional land uses oriented around the intersection of Route 209 (the “river road”) and Bushkill Falls Road as it runs out of the Delaware Valley into the Pocono Plateau.

Most parcels within the Bushkill Village area are now federally-owned and managed by the National Park Service, with the mandate that requires the National Park resources to be “preserved and protected for future generations” from any proposed action, including conservation interventions.

The map on page 49 delineates the historic resources within Bushkill Village that are listed, eligible, or ineligible, for the National Historic Register.





## 2. INVENTORY & ANALYSIS



### 2.3 Transportation

The following overview of the Lehman Township transportation system includes a summary of existing transportation conditions and trends in the roadway network mobility and safety within the study area.

This includes the major roads and traffic, existing road conditions, and crash data history and trends within Lehman Township.

#### 2.3.1 Transportation Overview

U.S. Route 209, Bushkill Falls Road (SR 2001 and SR 2003), and Milford Road (SR 2001) are the three main roadways serving Lehman Township. U.S. Route 209 is the main artery within the Township which runs parallel to the Delaware River and connects to Interstate 80 (I-80) to the south and to Interstate 84 (I-84) to the north. Bushkill Falls Road (SR 2001) runs from U.S. Route 209 to the intersection with Milford Road (SR 2001) and continues as SR 2003 to the intersection with SR 402 in Porter Township. Milford Road (SR 2001) in Lehman Township begins at Bushkill Falls Road and runs parallel to U.S. 209 to Milford Borough within Delaware Township.

#### 2.3.2 Major Roads and Traffic

Bushkill Falls Road (SR 2001) is a two-lane roadway, one lane in each direction, with an ADT of 7,200 vpd. The speed limit on Bushkill Falls Road is 35 mph south of Milford Road to U.S. Route 209 (at Bushkill Village)

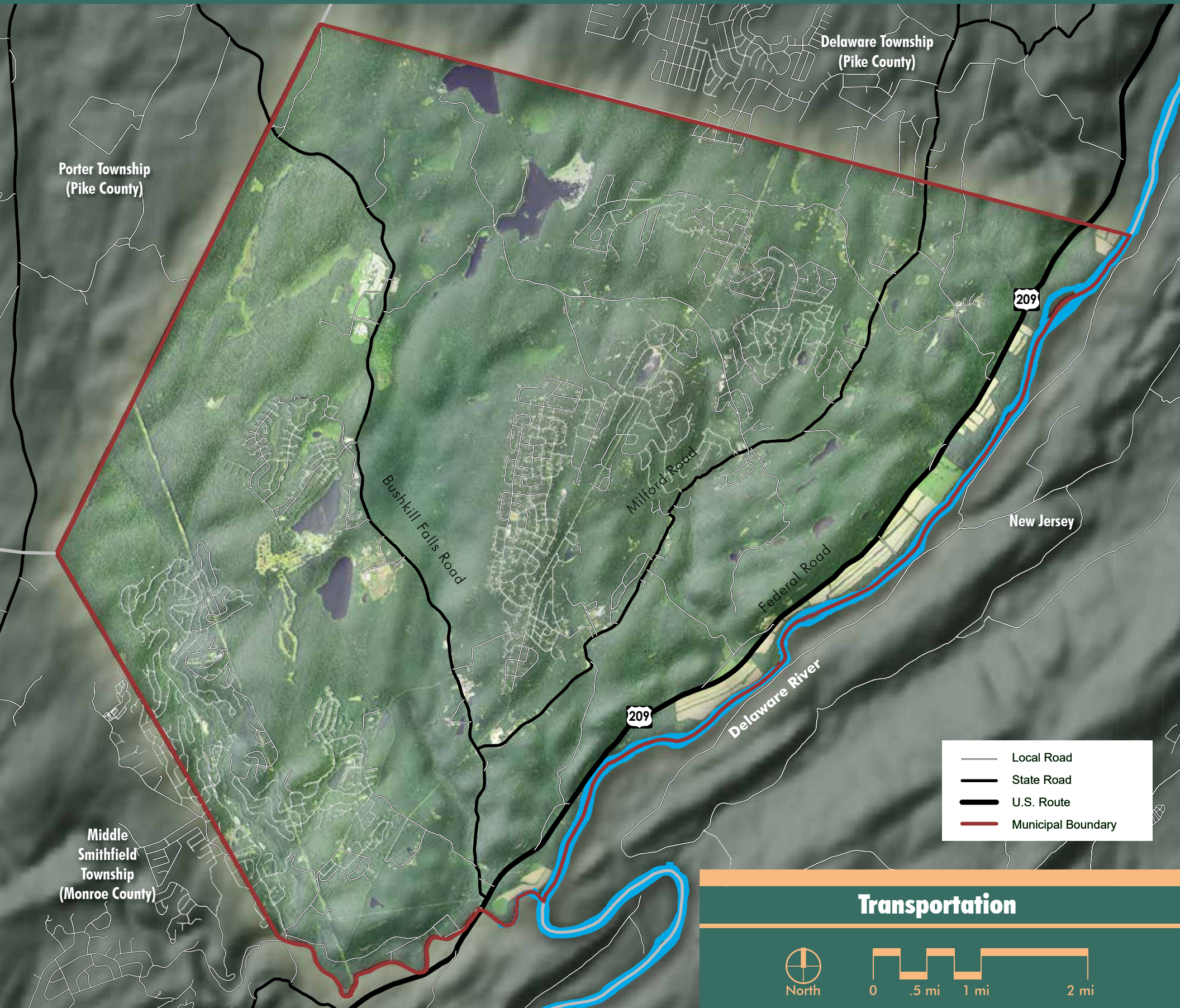
Bushkill Falls Road (SR 2003) is a two-lane roadway, one lane in each direction, with an ADT of 1,600 vpd. There is a 30 MPH speed limit along Bushkill Falls Road north of the intersection with Milford Road.

Milford Road (SR 2001) is a two-lane roadway, one lane in each direction, with an ADT of 2,500 vpd between Bushkill Falls Road and Minks Pond Road and an ADT of 800 vpd east of Minks Pond Road. There are 30 MPH and 35 MPH speed limits on Milford Road. Federal Road (U.S. 209) is a two-lane roadway, one land in each direction, with an ADT of 2,600 vpd from the Middle Smithfield border to Bushkill Falls Road, an ADT of 10,000 from the Middle Smithfield border south to Winona Falls Road and an ADT of 12,200 vpd north of Bushkill Falls Road.



View South Along Bushkill Falls Road





Transportation



## 2. INVENTORY & ANALYSIS



Roadway to Public School



Milford Road



Milford Road

Lehman Township is working with PennDOT to complete improvements to Milford Road to improve the overall safety of the roadway while maintaining the rural setting and minimizing impacts to the Delaware Water Gap National Recreation Area, wetlands, and private properties. The 1.5-mile road improvement project will include expanded shoulders, several bridge replacements, and other geometric alignments.

Notable traffic control devices within Lehman Township include the signalized intersections of Bushkill Falls Road (SR 2001) at U.S. Route 209 and Bushkill Falls Road (SR 2003) at Timberwolf Drive (School Entrance).

### 2.3.3 Road Conditions

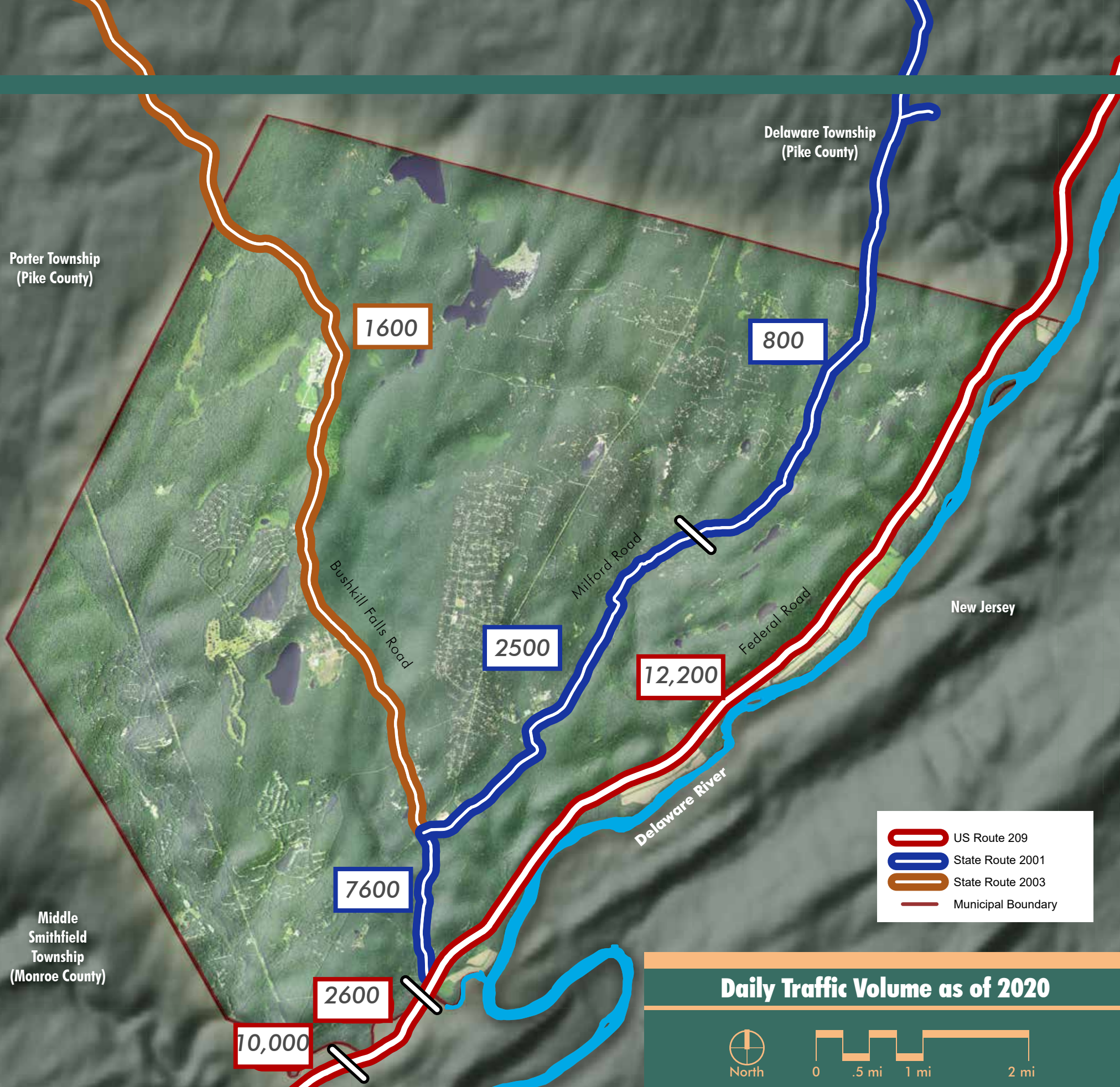
Identification of existing conditions were completed through site visits and conducting field investigations of the primary routes through Lehman Township to identify an overview of general road conditions, intrinsic qualities, key elements, and notable traffic control devices.

The field investigation included the review of the intersection of Bushkill Falls Road and U.S. Route 209 to observe operational and queuing conditions.

Regarding typical roadway sections, paved shoulders exist along SR 2001 / Bushkill Falls Road south of Milford Road and along the majority of SR 2001 / Milford Road. Shoulders are present on SR 2001. Rumble strips do not exist. SR 2003 has no paved shoulders, although centerline rumble strips are present. These roadway features are relevant regarding crash history – accounting for a large percentage of roadway departure crashes as reflected in the following Crash History Data section.

### 2.3.4 Crash History Data

Roadway crash data was collected for two (2) of the major state routes through Lehman Township, including along SR 2001 and SR 2003. The crash study area along SR 2001 includes along the Bushkill Falls Road (SR 2001) segment south of the T-intersection with Milford Road (SR 2001), and along the segment of Milford Road (SR 2001) east of the T-intersection with SR 2003/ Bushkill Falls Road. The crash study area along SR 2003 / Bushkill Falls Road extends to the north of the T-intersection with SR2001/ Milford Road.



### Daily Traffic Volume as of 2020



North





## 2. INVENTORY & ANALYSIS

**Crashes by Road Surface Conditions –  
SR 2001 / Bushkill Falls Road / Milford Road**

Roadway Conditions	2013	2014	2015	2016	2017	5 Year Totals	Total Percent
Dry	7	8	11	8	9	43	78%
Wet	1	0	0	2	2	5	9%
Ice Patch	0	2	1	0	0	3	5%
Slush	0	0	2	0	0	2	4%
Snow	0	0	0	1	0	1	2%
Other	0	0	0	1	0	1	2%

**Crashes by Lighting Conditions – SR 2001 / Bushkill Falls Road / Milford Road**

Lighting Conditions	2013	2014	2015	2016	2017	5 Year Totals	Total Percent
Dark	3	5	4	5	2	19	34%
Daylight	5	4	9	5	8	31	56%
Dusk	0	0	0	1	1	2	4%
Dawn	0	0	1	0	0	1	2%
Street Lit	0	1	0	1	0	2	4%

**Crashes by Weather Conditions – SR 2001 / Bushkill Falls Road / Milford Road**

Weather	2013	2014	2015	2016	2017	5 Year Totals	Total Percent
Clear	8	9	11	9	9	46	83%
Rain	0	0	2	1	2	5	9%
Snow	0	0	0	1	0	1	2%
Rain/Fog	0	0	1	0	0	1	2%
Sleet	0	1	0	0	0	1	2%
Other	0	0	0	1	0	1	2%

**– Crash Per Year – SR 2001 / Bushkill Falls Road / Milford Road**

Crash Classification	2013	2014	2015	2016	2017	5 Year Totals	Total Percent
Property Damage	3	7	8	5	4	27	49%
Personal Injury	3	3	6	4	6	22	40%
Fatality	0	0	0	0	0	0	0%
Unknown Severity	2	0	0	3	1	6	11%
<b>Total Crashes</b>	<b>8</b>	<b>10</b>	<b>14</b>	<b>12</b>	<b>11</b>	<b>55</b>	<b>100%</b>
Collision Type							
Angle	0	0	1	2	3	6	11%
Hit Fixed Object	4	4	8	9	3	28	51%
Rear End	0	1	1	1	2	5	10%
Head On	4	1	0	0	1	6	11%
Non Collision	0	1	3	0	2	6	11%
Opposite Direction Sideswipe	0	2	1	0	0	3	4%
Unknown	0	1	0	0	0	1	2%

**– Crash Per Year – SR 2003 / Bushkill Falls Road**

Crash Classification	2013	2014	2015	2016	2017	5 Year Totals	Total Percent
Property Damage	6	5	8	4	3	26	52%
Personal Injury	2	2	3	4	3	14	28%
Fatality	1	0	0	0	0	1	2%
Unknown Severity	2	2	1	3	1	9	18%
<b>Total Crashes</b>	<b>11</b>	<b>9</b>	<b>12</b>	<b>11</b>	<b>7</b>	<b>50</b>	<b>100%</b>
Collision Type							
Angle	0	0	1	0	2	3	6%
Hit Fixed Object	10	6	9	6	4	35	70%
Rear End	0	1	0	1	0	2	4%
Head On	1	0	0	1	1	3	6%
Non Collision	0	2	2	2	0	6	12%
Unknown	0	0	0	1	0	1	2%

**– Crashes by Road Surface Conditions – SR 2003 / Bushkill Falls Road**

Surface Conditions	2013	2014	2015	2016	2017	5 Year Totals	Total Percent
Dry	7	6	7	8	3	31	62%
Wet	2	2	2	2	3	11	22%
Ice Patch	2	0	2	1	1	6	12%
Slush	0	1	0	0	0	1	2%
Snow	0	0	1	0	0	1	2%

**– Crashes by Lighting Conditions – SR 2003 / Bushkill Falls Road**

Lighting Conditions	2013	2014	2015	2016	2017	5 Year Totals	Total Percent
Dark	6	3	3	2	2	16	32%
Daylight	5	6	9	9	5	34	68%

**– Crashes by Weather Conditions – SR 2003 / Bushkill Falls Road**

Weather	2013	2014	2015	2016	2017	5 Year Totals	Total Percent
Clear	10	7	9	10	6	42	84%
Rain	0	2	1	1	1	5	10%
Snow	0	0	2	0	0	2	4%
Rain/Fog	1	0	0	0	0	1	2%

The crash data included analyzing a five-year study period from January 1, 2013 to December 31, 2017. There was a total of 55 reported crashes along SR 2001 and a total of 50 reported crashes along SR 2003 within the five-year study period. It should be noted that in review of the crashes for both crash study areas, there were three (3) crashes that overlapped at the intersection of Bushkill Falls Road and Milford Road, or were listed as duplicates.

2.3.4a SR 2001 / Bushkill Falls Road / Milford Road

55 reported crashes along SR 2001 included eight (8) in 2013, ten (10) in 2014, fourteen (14) in 2015, twelve (12) in 2016, and eleven (11) in 2017. While there was trend of crashes per year increasing from 2013 to 2015, those numbers decreased in 2016 and again in 2017. Accordingly, there are no apparent trends in crashes per year, whether an increase or a reduction.

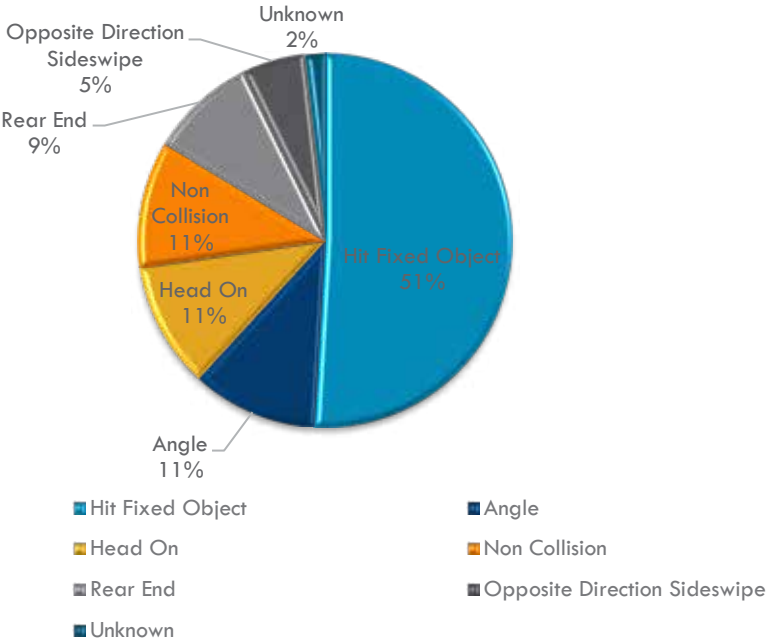
Of the 55 crashes along SR 2001 (approximate 8.0-mile segment), 35 crashes (64%) were classified with a collision type of: “hit fixed object”, “non collision”, or “unknown”. Regarding road surface conditions, lighting conditions, and weather conditions at the time of the reported crashes, 43 crashes (78%) occurred under dry road conditions, 33 crashes (60%) occurred under daylight or street light illumination, and 46 crashes (83%) occurred under clear weather conditions.

2.3.4b SR 2003 / Bushkill Falls Road

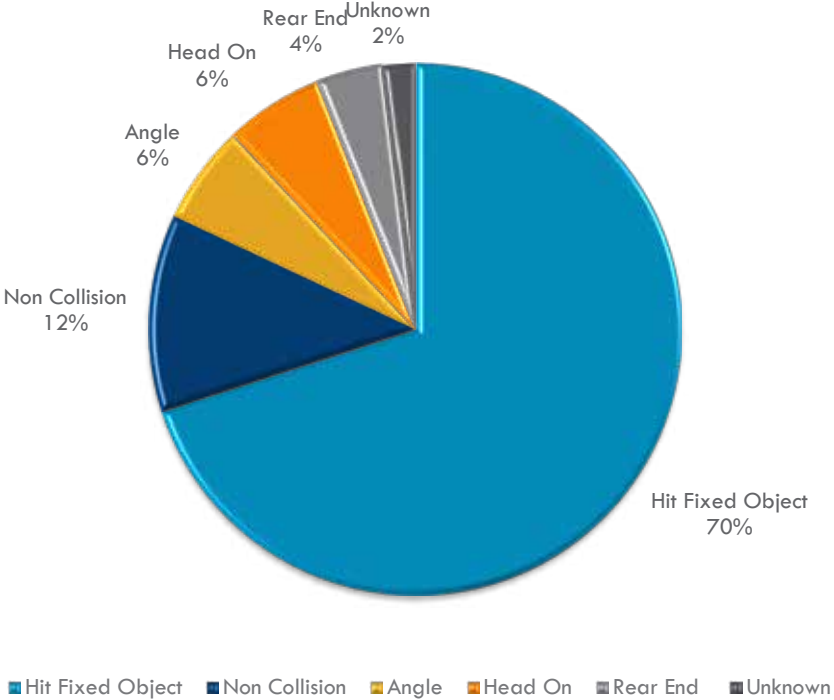
50 reported crashes along SR 2003 included eleven (11) in 2013, nine (9) in 2014, twelve (12) in 2015, eleven (11) in 2016, and seven (7) in 2017 as reflected in Table 5. There are no apparent trends in crashes per year, whether an increase or a reduction, as the number of crashes by year fluctuates between seven (7) and twelve (12) crashes.

Of the 50 crashes along SR 2003 (approximate 6.5-mile segment), 42 crashes (84%) were classified with a collision type of: “hit fixed object”, “non collision”, or “unknown”, as shown in Figure 6. In review of various conditions at the time of the reported crashes, 31 crashes (62%) occurred under dry road conditions (Table 6), 34 crashes (68%) occurred under daylight illumination (Table 7), and 42 crashes (84%) occurred under clear weather conditions.

– Collision Type – SR 2001 / Bushkill Falls Road / Milford Road  
(1/1/2013 - 12/31/2017)



– Collision Type – SR 2003 / Bushkill Falls Road / Milford Road  
1/1/2013 - 12/31/2017





## 2. INVENTORY & ANALYSIS

### 2.3.5 Public Transportation

#### 2.3.5a Pike County Transportation Department

The Pike County Transportation Department, located in Milford Borough, is responsible for the transportation of Pike County residents under four programs. These programs are: Shared Ride, Medical Assistance Transportation Program, People with Disabilities, and General Public.

##### **Shared Ride Program**

This program helps seniors of Pike County access to medical, financial, and social services and visits the three County senior centers at Blooming Grove, Lackawaxen, and Bushkill. This service provides transport to grocery shopping, banking, and post office access on scheduled days. There is a reduced fare required for Seniors, and age verification is required. All Seniors who are 65+ with proof of age are eligible to use this program.

##### **Medical Assistance Transportation Program**

This program provides medical assistance recipients, regardless of age, access to medical and pharmacy locations. Reservations are required. The Transportation Department assesses the mode of transportation to be provided. Destinations must be to medical assistance providers only. Verification is required, and eligibility is verified on a regular basis.

##### **People With Disabilities**

This program serves individuals 18-64 with mental and physical disabilities. This service provides access to social, employment, medical, and other services in Pike County.

##### **General Public**

All other transportation needs are considered general public and follow the same schedules listed in the other programs. All inquiries regarding scheduling, applications, and eligibility must be made to the Transportation Office - all transportation is shared and coordinated with others accessing the same areas.

### 2.3.5b Coach USA

The Coach USA ShortLine offers daily bus service to New York City. The closest bus pickup is at 611 Broad Street in Milford Borough (20 miles north of Lehman Township)

### 2.3.5c Martz Bus Line

The Martz bus lines service the Pocono region with daily routes to New York City. Martz Trailways bus service has three stops close to Lehman Township:

- **Marshalls Creek Park & Ride, East Stroudsburg**
- **Stroudsburg Park & Ride, Stroudsburg**
- **Martz Bus Terminal, Foxtown Hill Road, Delaware Water Gap**

### 2.3.5d Metro Transit Authority (MTA)

The closest regional rail service is available in Port Jervis, New York (27 miles north of Lehman Township). The Metro Transit Authority offers daily rail service from Port Jervis to New York City.

### 2.3.5e Future Pike County transit service

Lehman Township is interested in investigating partnership options for Pike County to collaborate in a future ‘river line’ bus service between Matamoras and East Stroudsburg - possibly integrated with a version of the MCTA Pocono Pony Service.

### 2.3.5f Fernwood Multi-modal Park & Ride Concept

Park and Ride locations offer a safe, convenient location for commuters to leave their automobiles and to their destinations in carpools, vanpools or buses. Ride sharing reduces the total number of vehicle miles of travel by reducing the number of motorists on the road.

A conceptual Park & Ride facility has been identified near Fernwood Lane adjacent to US Route 209. A multi-modal facility in this location is outside the DEWA Park boundary and could benefit southbound commuters traveling beyond Lehman Township to Monroe County, and destinations south and east in New Jersey and the New York metropolitan area.

In 2018 Lehman Township secured Federal Lands Access Program (FLAP) funding from the Federal Highway Administration (FHWA) to complete a study of park user improvements that include a future park and ride at this location. The FLAP was established to improve transportation facilities that provide access to, are adjacent to, or are located within Federal lands. The FLAP supplements state and local resources for public roads, transit systems, and other transportation facilities, with an emphasis on high-use recreation sites and economic generators.

In 2021, Lehman was awarded funding through the PA Department of Community and Economic Development’s (DCED) Multimodal Transportation Fund (MTF) to match FLAP funding.

This investigation will explore potential partnerships between Lehman and Middle Smithfield Townships and Pike and Monroe Counties.



## 2. INVENTORY & ANALYSIS

### 2.3.5g *The Pocono Pony - River Runner*

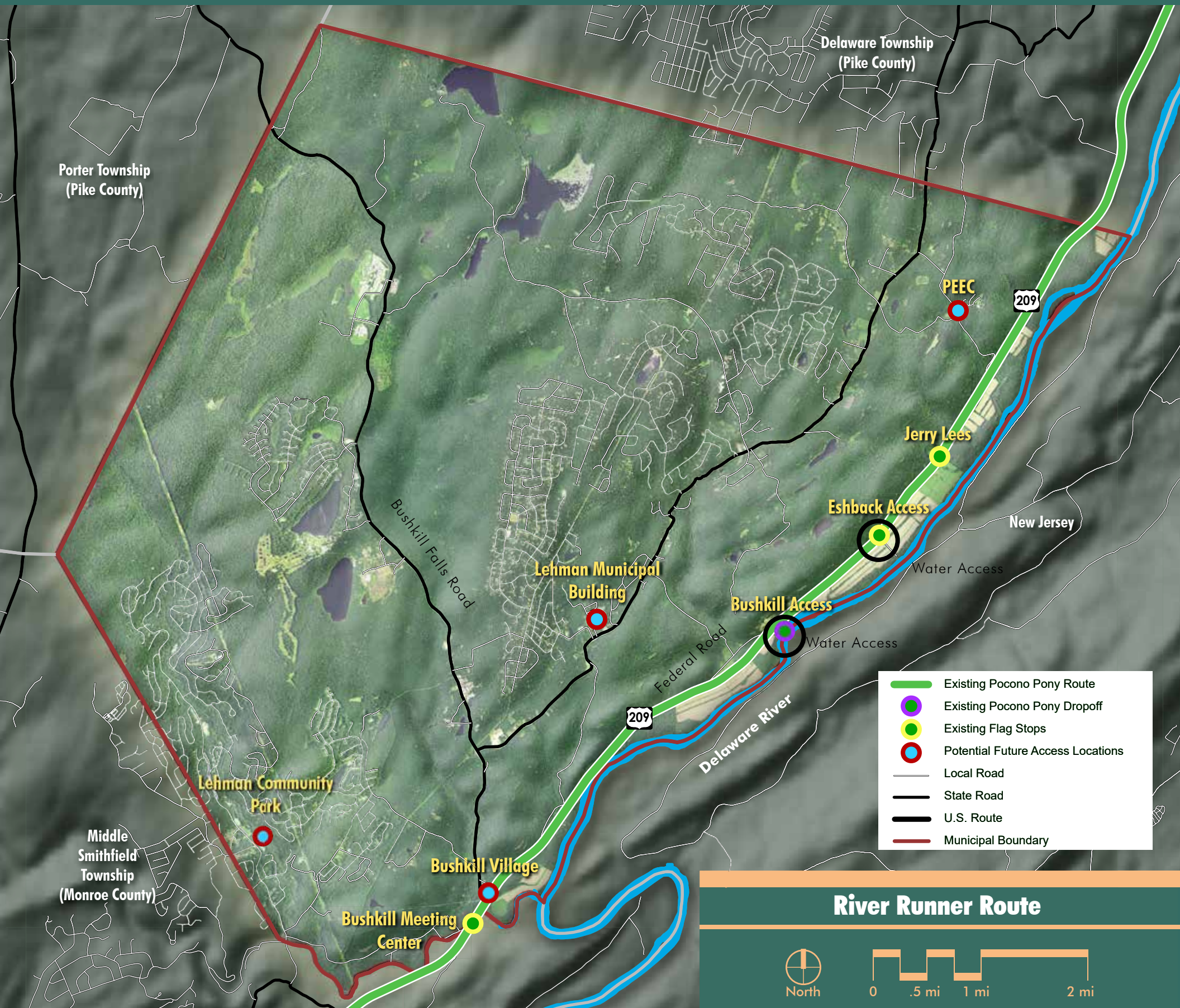
The Monroe County Transit Authority (MCTA), in partnership with DEWA, offers a free summertime transit service along the Delaware River - called the River Runner. This program, has several stops within Lehman Township, and operates through the existing Pocono Pony transit service which serves Monroe County. Service runs spring to fall each season. The River Runner has designated stops at the following locations:

- **Kittatinny Point**
- **Delaware Water Gap**
- **Shawnee Inn**
- **Smithfield Beach**
- **Bushkill Access (within Lehman Township)**
- **Dingmans Access**
- **Milford Beach**

The River Runner has 'flag stops' (Designed to enable riders to board the bus at several places along the route. Passengers wave to the driver from a safe and observable location pickup) at the following locations:

- **Hialeah**
- **Fernwood Resort**
- **Bushkill Meeting Center (In Lehman Township)**
- **Eshback Access (within Lehman Township)**
- **Jerry Lees (In Lehman Township)**
- **Schneider Farm**
- **Dingmans Campground**
- **Pittman Orchard**
- **Periodically Pocono Environmental Education Center (PEEC) (within Lehman Township)**

The Pocono Pony service was paused during the 2020 season due to COVID-19 protocols, but is anticipated to resume for the 2022 season.



## River Runner Route





## 2. INVENTORY & ANALYSIS

### 2.3.6 Multi-Modal: Trails

Pedestrian and bicycle facilities in Lehman Township are concentrated along the Delaware River. These include:

#### **McDade Recreational Trail:**

The McDade Trail within DEWA is a 32-mile packed-gravel path that parallels the Delaware River on the Pennsylvania side of the park. This trail is used by hikers, runners, and cyclists. There are eight McDade trailheads within Lehman Township.

#### **Pocono Environmental Education Center Hiking Trails**

PEEC maintains 10 miles of hiking trails which include the: Fossil Trail, Ridgeline Trail, Scenic Gorge Trail, Tumbling Waters Trail, Two Ponds Trail, Sensory Trail. The Pocono Environmental Education Center (PEEC), in cooperation with the National Park Service, is one of the longest running residential centers in the United States for environmental education.

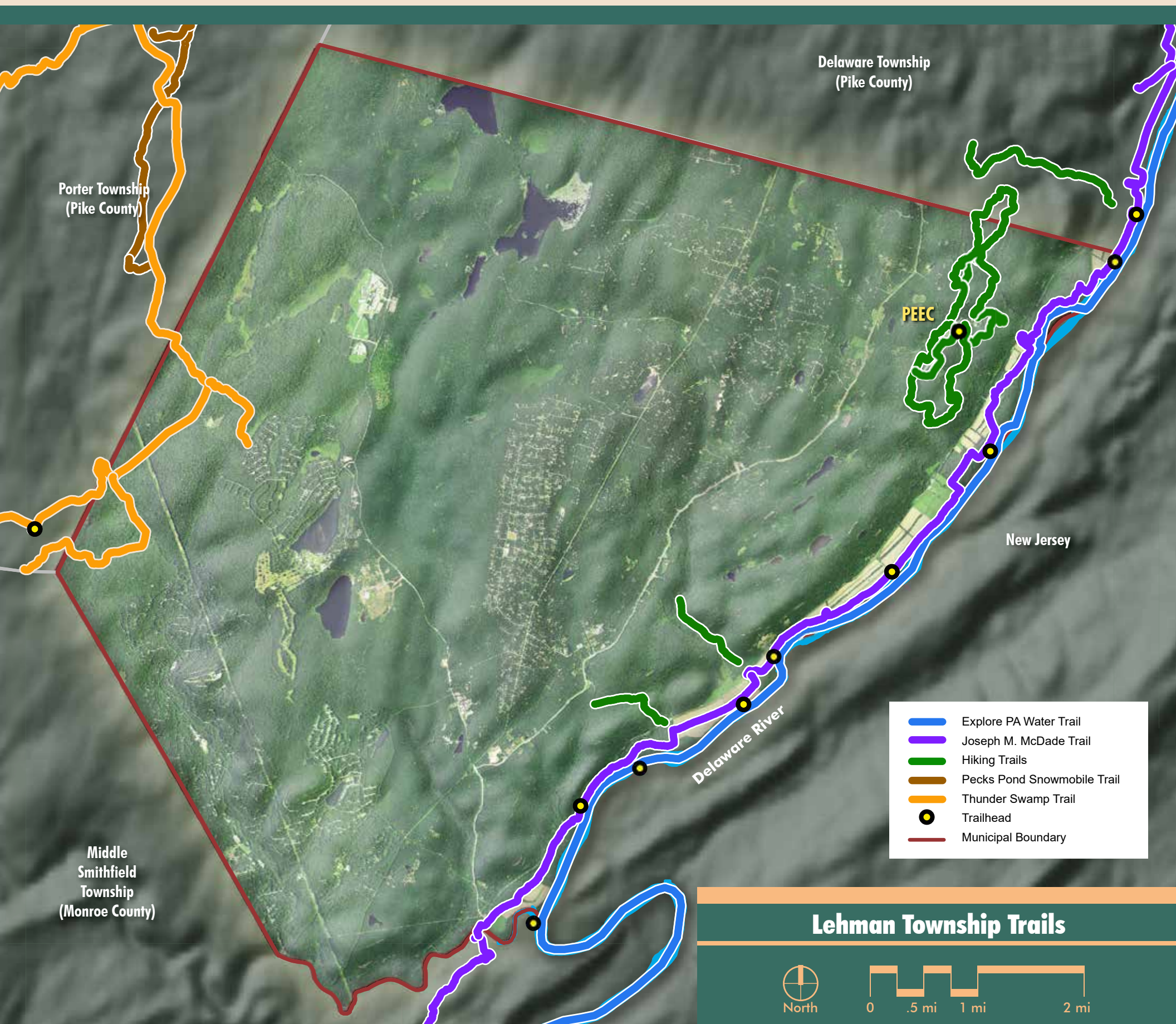
PEEC is a Pennsylvania Outstanding Conservation Organization and is located on the Pocono Plateau, within the Delaware Water Gap National Recreation Area. There are no multimodal trail connections between PEEC hiking trails and the McDade Trail.

#### **Explore PA Water Trail – Delaware River**

The Delaware River - Explore PA Water trail is classified as a recreational corridor. Users can travel the Delaware River by boat to explore the local history, ecology, geology and wildlife of DEWA and Lehman Township. Lehman Township has two boat access locations for the Delaware River: Eschbach River Access; Bushkill Boat Launch

#### **Edgemere Snowmobile Trail System**

The Delaware State Forest maintains one hundred and fifteen miles of public snowmobile trails. The Edgemere and Luke trails can be used for hiking, cross-country skiing, snowshoeing, all-terrain vehicles, and snowmobiling. Mountain biking is allowed on all roads but not on the Thunder Swamp Trail. The Edgemere Snowmobile Trail System, predominately in Porter Township, Pike County, has several miles located in western Lehman Township.



Delaware Township  
(Pike County)

Porter Township  
(Pike County)

PEEC

New Jersey

Middle  
Smithfield  
Township  
(Monroe County)

Delaware River

- Explore PA Water Trail
- Joseph M. McDade Trail
- Hiking Trails
- Pecks Pond Snowmobile Trail
- Thunder Swamp Trail
- Trailhead
- Municipal Boundary

## Lehman Township Trails



North





## 2. INVENTORY & ANALYSIS



### **Thunder Swamp Trail**

The Thunder Swamp Trail System is in Delaware State Forest and can be reached in western Lehman Township. This trail is suitable for hiking and the system consists of a blue-blazed main loop trail of 30 miles, plus 15 miles of red-blazed side trails.

### **Luke Trail**

The Luke Trail is an approximately 1-mile spur trail in the Delaware State Forest in western Lehman Township, southeast of 12 Mile Pond.

### **McDade Trail-Bushkill Creek Bridge**

In 2018 Lehman Township secured Federal Lands Access Program (FLAP) funding from the Federal Highway Administration (FHWA) to complete schematics for the missing McDade Trail pedestrian/bicycle bridge across the Bush Kill Bushkill Creek, between US 209 and the Delaware River confluence. Improvements in this location require stewardship management by NPS at DEWA.

In 2021, Lehman was awarded funding through the PA Department of Community and Economic Development's (DCED) Multimodal Transportation Fund (MTF) to match FLAP funding.

### **2.3.7 Multi-Modal: Sidewalk**

Sidewalks are the backbone of most walkable communities. They can provide safe pedestrian access between residential areas, parks and open space, and other amenities.

Lehman low-density developments have limited sidewalk and bicycle connections to Township destinations and amenities. Sidewalks are primarily located within the Township's six residential developments. In the public opinion survey 68% of respondents noted that there are destinations in Lehman Township that they would like to walk to but cannot because there is no safe pedestrian infrastructure.

"Walk Score" is a nationally recognized standard for measuring walkability. This system analyzes hundreds of walking routes to nearby amenities and rates a community on a scale from zero (not walkable at all) to 100 (most walkable). Lehman Township has a 'zero' Walk Score rating with the following description "Almost all errands require a car".

### 2.3.7a Pedestrian improvements – Bushkill Village

In 2018 Lehman Township secured Federal Lands Access Program (FLAP) funding from the Federal Highway Administration (FHWA) to complete a study of park user improvements that include Bushkill Village pedestrian and bicycle safety improvements. The FLAP was established to improve transportation facilities that provide access to, are adjacent to, or are located within Federal lands. The FLAP supplements state and local resources for public roads, transit systems, and other transportation facilities, with an emphasis on high-use recreation sites and economic generators.

In 2021, Lehman was awarded funding through the PA Department of Community and Economic Development's (DCED) Multimodal Transportation Fund (MTF) to match FLAP funding.

FLAP/MTF funds include study of sidewalk/walkway/trail spur and crosswalk improvements along the US 209 Corridor to help improve safety and access – as well as mitigate previous highway impacts to the Peters House, with ADA access and aesthetic improvements at the street level for this National Register resource.

Improvements in this location require stewardship management by NPS at DEWA.





## 2. INVENTORY & ANALYSIS



### 2.4 Community Facilities

Community facilities and services benefit residents and improve quality of life in Lehman Township by enhancing health, safety, and general welfare. The following community facilities and services are described in this section.

- **Water Supply**
- **Wastewater Treatment**
- **Police**
- **Fire and Ambulance**
- **Medical Services and Facilities**
- **Education**

#### 2.4.1 Water Supply

Lehman Township residents are supplied potable water by individual household wells or central systems owned and operated by the large residential developments and resorts in the municipality. Lehman Township itself does not own or operate a public water supply system.

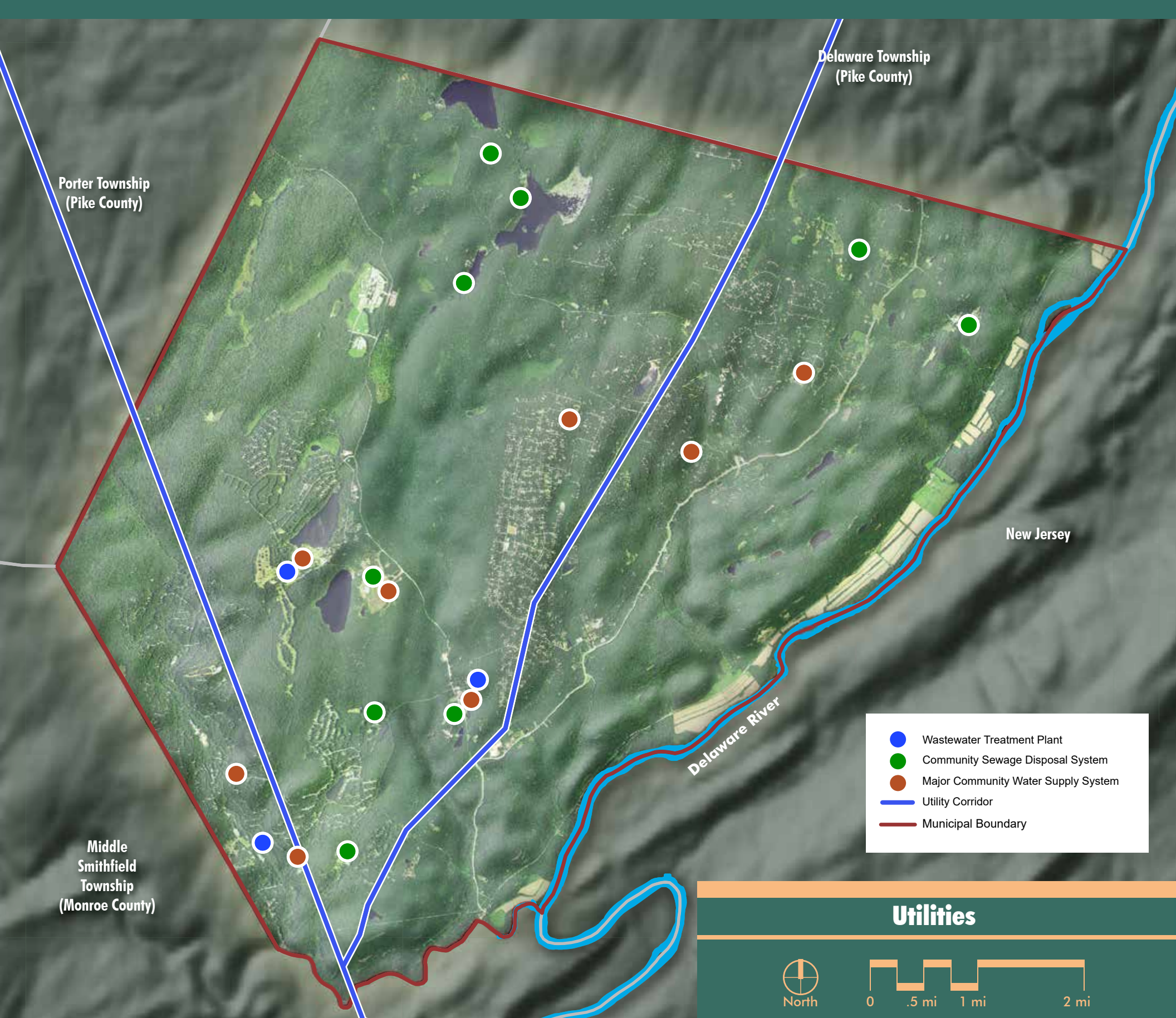
#### 2.4.2 Wastewater Treatment

Wastewater is treated via three wastewater treatment facilities, nine community on-lot systems, and approximately 2,300 individual on-lot septic systems. The 1998 Official Wastewater Management Plan for Lehman Township lists the following central water supply systems:

- **Pine Ridge**
- **Pocono Mountain Lake Estates**
- **Pocono Ranchlands (Section 4)**
- **Pocmont Lodge**
- **Rustic Acres**
- **Saw Creek Estates**
- **Tamiment**
- **Unity House**
- **Pocono Mountain Lake Estates**

View South Along Bushkill Falls Road





- Wastewater Treatment Plant
- Community Sewage Disposal System
- Major Community Water Supply System
- Utility Corridor
- Municipal Boundary

Utilities





## 2. INVENTORY & ANALYSIS

The Township does not own any public wastewater treatment facilities, and is not responsible for the provision of private wastewater treatment and may be required to provide wastewater facilities at some point in the future.

The existing wastewater treatment facility at Pocmont discharges to a pond that feeds an unnamed tributary of the Little Bushkill. The plant is rated for 49,000 gallons per day.

The Saw Creek facility discharges into Saw Creek. The plant was upgraded in 1991 to add more capacity and address problems in meeting effluent quality standards. The plant is rated to treat 750,000 gallons per day.

The Tamiment wastewater treatment facility discharges into Pond Run Creek below First Pond. The plant is permitted to treat 250,000 gallons per day.

All the areas in Lehman not served by the central wastewater facilities identified above are served by individual on-lot septic systems. There are approximately 2,300 such systems in the Township. Each of the five “Areas of Concern” identified in the Official Wastewater Management Plan for Lehman Township is served by individual on-lot systems:

Pine Ridge - Soil conditions, excessive flows and improperly constructed systems could contribute to future malfunctions.

Rustic Acres - Older sections have experienced malfunctions due to site conditions.

Pocono Mountain Lake Estates - Poor soil conditions have caused many on-lot septic systems permit applications to be denied and will continue to limit the use of on-lot systems.

Pocono Ranchlands - Soil conditions have limited, and will continue to limit, the use of on-lot systems in this subdivision.

Sunset Acres - Small lots, steep slopes and soils will require any new systems in this subdivision to use elevated sand beds.

The Highland Village / Mountain Laurel development area is serviced by the wastewater treatment plant located on the adjacent Tamiment property which has a capacity of 250,000 gallons per day.

### 2.4.3 Police

Lehman Township does not maintain a municipal police force. Police coverage is provided by the Pennsylvania State Police from the Blooming Grove barracks. The State Police is funded by the Commonwealth and does not require a financial contribution from Lehman Township. Lehman Township and Middle Smithfield Township participated in a study to assess the feasibility of establishing a joint municipal police force. However, neither municipality has proceeded with plans to replace the State Police. No formal contacts with any nearby municipality are underway or planned concerning municipal policing in Lehman Township.

Pennsylvania State Police Troop R in Blooming Grove, PA serves serve Susquehanna, Wayne, Pike, and Lackawanna Counties (2019 Troop R service area population: 358,642) 152 State Police Troopers operate out of this facility.

## 2.4.4 Fire and Ambulance

In 1933, a bucket brigade was formed by a group of farmers and homeowners in Pike County. In May of 1935, the members of that bucket brigade decided to form a fire company, and in 1936 the Bushkill Volunteer Fire Company was incorporated.

The Bushkill Volunteer Fire Company, which is headquartered in Lehman Township, provides primary fire fighting services in both Lehman Township and Middle Smithfield Township. The Bushkill Volunteer Fire Company has 90 volunteer firefighters and three stations and eleven emergency response vehicles. Lehman Township dedicates 1 mill of its real estate tax revenues (approximately \$72,000 per year) to the Bushkill Fire Company and pays the fire company’s Workman Compensation premium. Middle Smithfield donates funds but does not dedicate millage for the fire company.

## 2.4.5 Medical Services and Facilities

### 2.4.5a Bushkill Emergency Corps (BEC)

The Bushkill Emergency Corps is the primary emergency medical response service in Lehman Township. A community-based service, the BEC has Advanced Life Support (ALS / paramedic) and Basic Life Support (BLS / EMT) services. In 2020 BEC had 18 full time employees and 20 volunteers.

As of 2020 the BEC operates:

- **6 ambulances**
- **3 ALS trucks**
- **3 BLS trucks**

### 2.4.5b Medical Facilities

Pike County is the only County in the Commonwealth that does not have a hospital or urgent care clinic, and there are few medical service facilities near Lehman Township. Pike County has completed its own study, “Pike County, PA Healthcare Services, April 2020”, to determine the preferred location for a new medical facility.

The County has identified Route 739 for potential future facility. This location can potentially serve the greatest number of County residents and can be serviced by a county-owned wastewater treatment facility in this area.

The impact of the current gap in medical facility coverage was more apparent during the Covid-19 pandemic of 2020, when medical facilities were in higher demand.

Medical facilities closest to Lehman Township (distances from Lehman Township municipal building:

- **Lehigh Valley Hospital – Pocono, Monroe County, PA (18 Miles Away)**
- **St. Luke’s Hospital, Monroe County, PA (24 Miles Away)**
- **Bon Secours Community Hospital, NY (30 Miles Away)**
- **Newton Medical Center, NJ (33 Miles Away)**
- **Garnet Health Medical Center, NY (50 Miles Away)**
- **Regional Hospital of Scranton, Lackawanna County, PA (60 Miles Away)**

### 2.4.5c Temporary Beds & Emergency Planning

The high rate of hospitalizations and demand for hospital beds during the 2020 Covid-19 pandemic has demonstrated the need for municipalities to critically think about ideas for their preparedness to increase for temporary public health responses.

Lehman Township can work proactively to coordinate with multiple partners - including Pike County and the East Stroudsburg Area School District to utilize nearby school facilities for temporary medical services (vaccine distribution, emergency medical care, emergency shelters, and other necessary crisis response functions).

In addition, the new Bushkill Outreach Center planned for Lehman Park will help the Township prepare for extraordinary events. The Center will be the future home of Bushkill Outreach, a community food pantry that serves local residents, and will also house a senior center with meeting and gathering space. This facility will have the necessary space to accommodate any future temporary emergency needs, such as hospital beds, and as it will be located in Lehman Park, social distancing measures are inherently in place.



# 2. INVENTORY & ANALYSIS



East Stroudsburg Area High School



Lehman Intermediate School



P.E.E.C.

## 2.4.6 Education

### 2.4.6a The East Stroudsburg Area School District (ESASD)

The ESASD serves 214 square miles and six municipalities: East Stroudsburg Borough, Middle Smithfield Township, Price Township and Smithfield Township in Monroe County, Lehman Township and Porter Township in Pike County. There are five elementary schools in the district, two intermediate schools and two high schools. The newest schools are in Lehman Township at the 400+ acre North campus on Bushkill Falls Road.

These include the Bushkill Elementary School, Lehman Intermediate School and East Stroudsburg Senior High School North. The Bushkill Elementary School opened for the 1998-1999 school year. 2000-2001 were the first year of operations for the intermediate school and high school.

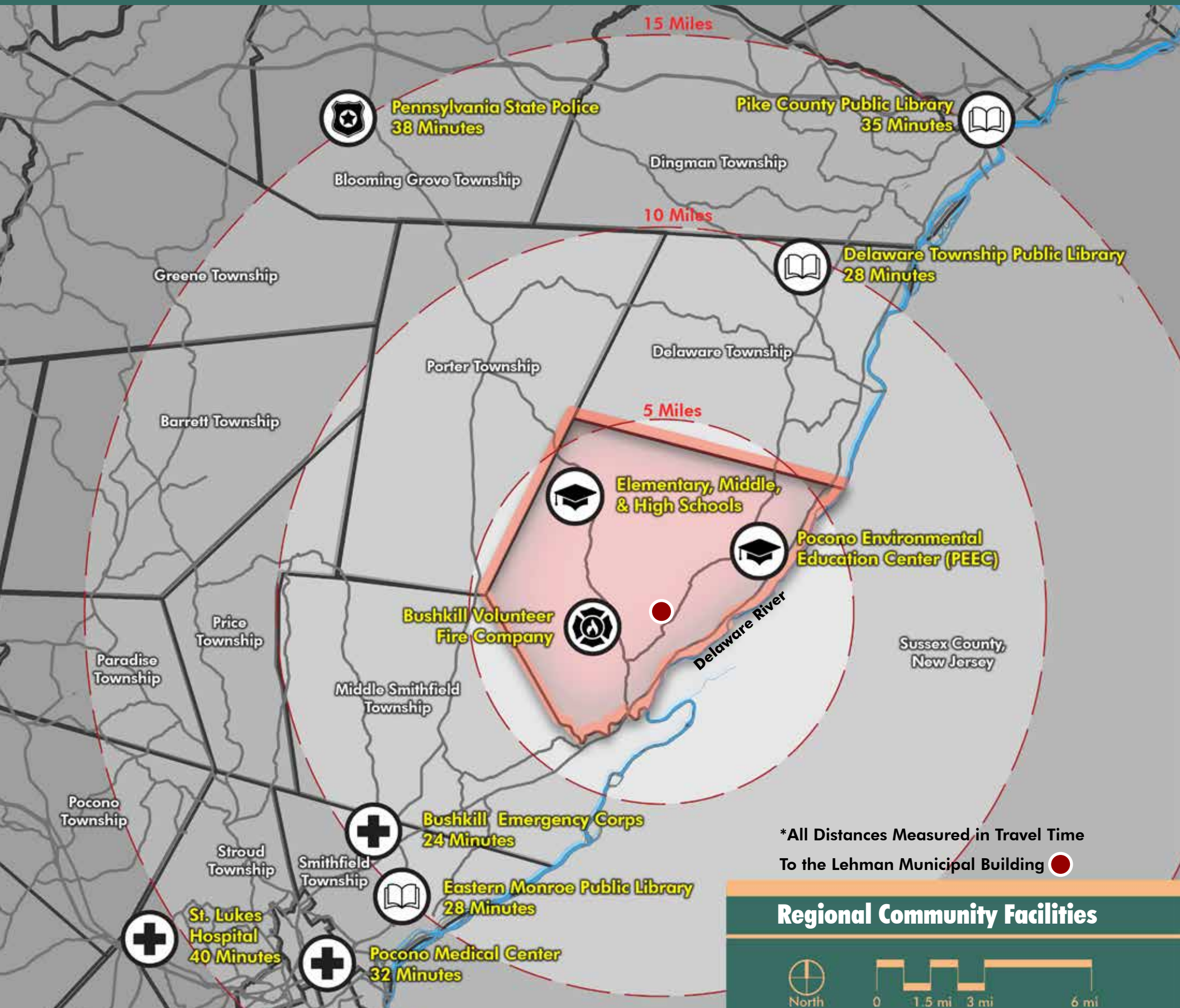
The East Stroudsburg Area School District real estate tax is 63 mills and represents 81% of all the total real estate tax bill for a property owner in Lehman Township.

#### ESASD Total Enrollment 2012-2019

Year	LEA	
2012-2013	East Stroudsburg Area SD	7,573
2013-2014	East Stroudsburg Area SD	7,283
2014-2015	East Stroudsburg Area SD	6,979
2015-2016	East Stroudsburg Area SD	6,899
2016-2017	East Stroudsburg Area SD	6,928
2017-2018	East Stroudsburg Area SD	6,750
2018-2019	East Stroudsburg Area SD	6,758

### 2.4.6b Pocono Environmental Education Center (PEEC)

PEEC is a private 501(c) (3) non-profit organization and is the environmental education partner of the National Park Service in the Delaware Water Gap National Recreation Area. This unique public/private partnership has served the education community for over forty years. PEEC accommodates 24,000 annual visitors.





## 2. INVENTORY & ANALYSIS



### 2.5 Open Space & Recreation

50% of Lehman Township land area is dedicated to public or private recreation. The Delaware Water Gap National Recreation Area, Delaware State Forest, private sporting clubs, resorts and campgrounds provide a wide range of Township recreation opportunities.

Within Lehman Township there are a wide variety of passive and active recreation opportunities. From self-guided recreation, such as boating, camping, hunting and cross-country skiing, to professionally guided activities. With outdoor recreation spending on the rise, these areas provide substantial source of economic activity within the Township. Community associations, clubs, state, and federal groups contribute to the Township's recreation system.

#### 2.5.1 Township-Owned Facilities

##### 2.5.1a Lehman Township Municipal Building Park

Lehman Township owns and maintains a small community park adjacent to the Township Municipal Building on Municipal Drive. Athletic field space there is used by the Bushkill Youth Association for baseball and soccer. Additional users include the East Stroudsburg Little League and softball teams from the some of the area's private residential communities, each of whom practices on-site.

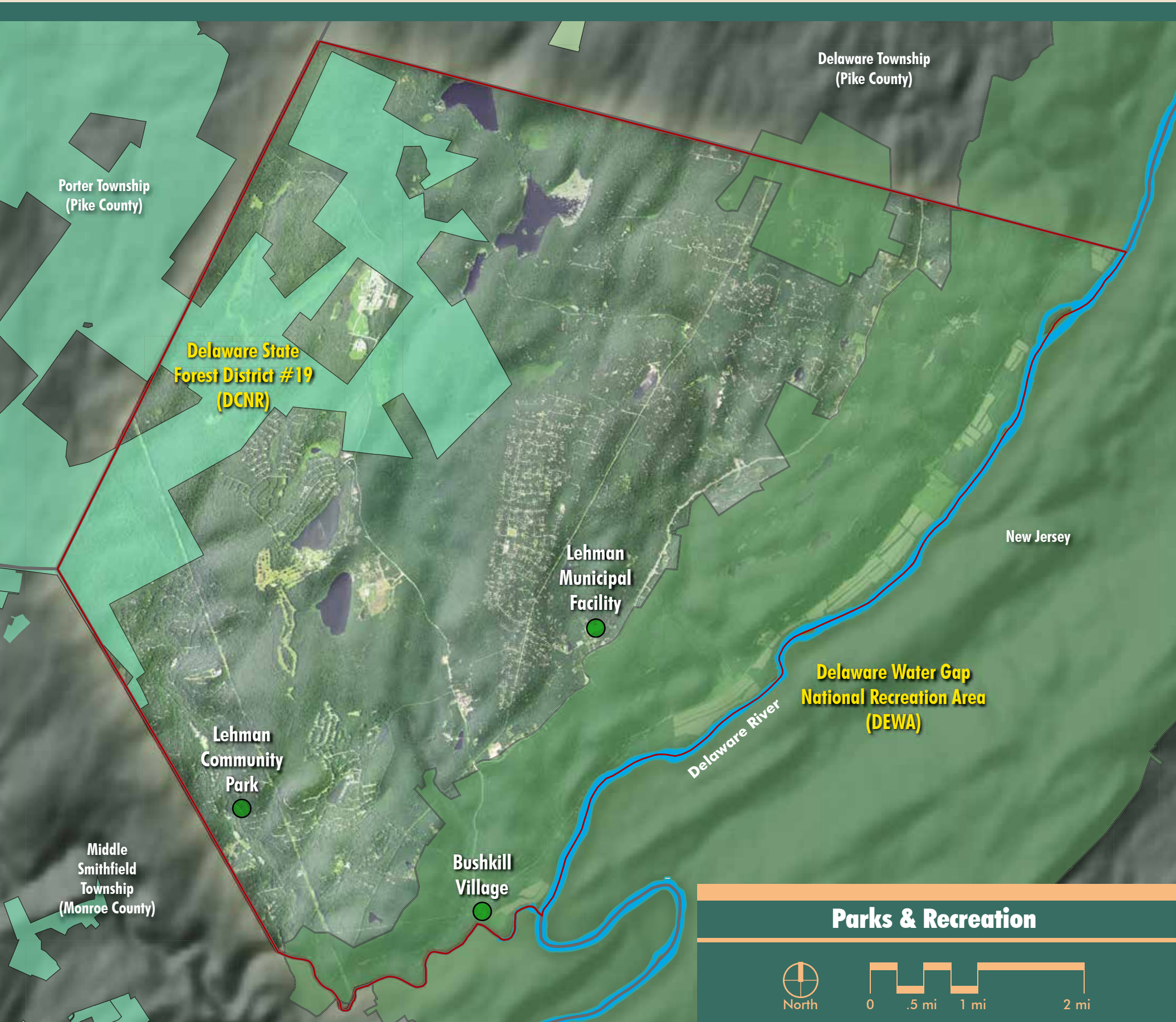
##### 2.5.1b Lehman Township Community Park

The Lehman Township Community Park is a 64-acre community park, that was purchased in 2004. Funding for both acquisition and design of the community park was provided in part by DCNR. Lehman Township has received additional funding and plans to develop a multi-use Community recreation center structure to accommodate the Bushkill Outreach and a senior center within the park. Anticipated recreation facilities include a perimeter loop trail and outdoor play area.



Lehman Municipal Building - Baseball Field







## 2. INVENTORY & ANALYSIS

### 2.5.2 East Stroudsburg Area School District (ESASD)

The ESASD provides extensive recreational facilities on their Pike County Campus. Campus facilities are used by the Delaware Valley Football League, Lehman Township Softball League, Lehman Township Youth Association, Blue Valley Baseball League, East Stroudsburg North Little League, Lehman Township Recreation, National Park Service, Monroe County YMCA, Cheer Limited, Jersey Shore Drum and Bugle Corp, local Boy Scouts, and local Girl Scouts.

ESAD recreation facilities (located as ES High School) in Lehman Township include:

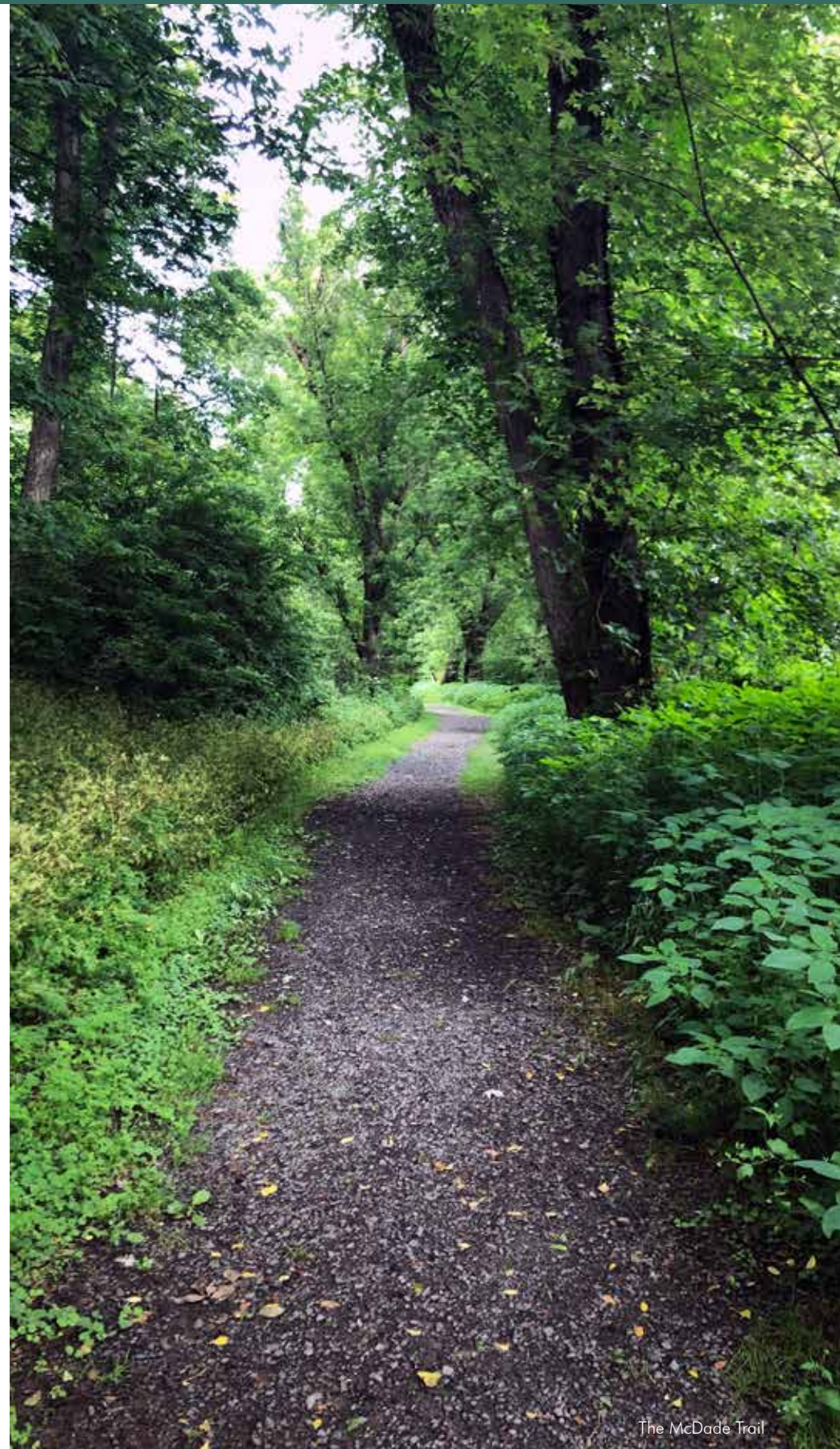
- **3 softball fields**
- **1 baseball field**
- **7 multi-use fields**
- **1 football field with turf**
- **1 track**
- **6 tennis courts**

### 2.5.3 Delaware State Forest

The Delaware State Forest provides extensive woodland habitat and some passive recreation opportunities. This area contains dirt roads and earthen trails, but these do not link to other Township recreation destinations. Two regional trails have loops within the Township and the Delaware State Forest includes the Luke Trail, and the Thunder Swamp Trail. Overnight backpack camping is allowed throughout the forest; staying at the same location for more than one night or “car camping” requires a permit. Hunting and fishing are permitted. Ponds and streams provide fishing opportunities. In-season hunting is allowed outside of park defined safety zones.

### 2.5.4 DEWA Facilities

Roughly one-third of Lehman Township’s land area (7,500 acres) is occupied by the federal government under the National Park Service as the Delaware Water Gap National Recreation Area (DEWA). DEWA spans the Delaware River valley from Pennsylvania to New Jersey - ridgeline to ridgeline.



The McDade Trail





Within its 70,000 total acres there are 200 miles of scenic roadways, 40 miles of river, historic villages, 27 miles of the Appalachian Trail and other trails to explore. Millions recreate in the park each year, and resident and visitor recreation and the regional tourism economy is linked to attractions and resources within DEWA. The tourist industry is a major contributor to the regional Pocono and Township economy.

DEWA amenities / facilities located within Lehman Township:

- **Bushkill Boat & Canoe Launch** (fee applies during peak season annual pass from the Park is available to use any fee area including boat launches and life guarded beach areas)
- **Eshback Boat & Canoe Launch** (no-fee)
- **The Joseph M. McDade Recreational Trail** is a 32-mile trail on the Pennsylvania side of the park. The trail is open to hiking, biking, and cross-country skiing. Motorized vehicles are not permitted.
- **Railway Avenue Trail** – an underdeveloped and disconnected “trail” segment in Bushkill Village.
- **Tom’s Creek Trail** - This trail heads west on an old roadbed alongside the creek for about a mile before ending at creek side.
- **Delaware River Water Trail** (the Middle Delaware, which is within the park designated as a National Recreation Trail)
- **Bushkill Picnic Area**
- **Tom’s Creek Picnic Area**
- **Valley View Group Campground** (by permit)
- **Pocono Environmental Education Center (PEEC)** - Multiple trails and environmental activities related to the About a dozen miles of trails at PEEC, varying from 1/4 mile to 5 miles, provide views of waterfalls, wetlands, and forest.
- **Valley View Campground** allows camping by permit.
- **Ponds for fishing & recreating.**

Other trails, camping, and educational activities may be found at the Pocono Environmental Education Center (PEEC), which is the environmental education partner with the National Parks Service at DEWA, and operates within the park. They provide programs for education, team building, Boy and Girl Scout badges, elder hostel leisure programs, and educator workshops.

DEWA



## 2. INVENTORY & ANALYSIS



### 2.5.5 Private Recreation Facilities

All planned residential communities have open space and recreation facilities available for residents. Each community has groups and/or committees who maintain these amenities. They include:

#### 2.5.5a Tamiment Estates

- Community center with exercise room, multipurpose room, gathering room
- Pool and tennis court hours (in season Memorial Day weekend through Labor Day weekend).
- Membership available for residents at the Tamiment golf club.

#### 2.5.5b Pocono Mountain Lake Estates Community Association

- Private lake of 13 plus acres stocked with perch, trout and large-mouth bass.
- Indoor Pool
- Exercise Room
- Clubhouse including a lounge area and collection of books.
- Social activities such as bingo and planned trips such as a bus trip to Atlantic City, NJ

#### 2.5.5c Pocono Ranch Lands

- Clubhouse
- 2 heated outdoor swimming pools open from the end of May to the beginning of September.
- Private Ski Area including a snack bar
- Horseback Riding
- Playgrounds
- Lighted Tennis and Basketball Courts.

#### 2.5.5d Pine Ridge Community

- Clubhouse
- 2 Tennis courts
- 2 Basketball courts
- Parking facilities

- **Baseball field**
- **Running/walking track**
- **Swimming pool and kiddie pool**
- **Pavilion with one tennis court, one volleyball court, one basketball court, pool, and parking facilities**
- **7.5-acre lake stocked with trout**
- **Smaller pond**

#### **2.5.5e Saw Creek Estates**

- **2 Indoor pools**
- **4 Outdoor pools**
- **3 Hot tubs**
- **Indoor and outdoor tennis courts**
- **2 Lakes**
- **A beach**
- **Racquetball courts**
- **Fitness center**
- **Ski hill with lift**
- **Baseball field**
- **Meeting room**
- **Top of the World Complex which includes the fitness center and the TOW Restaurant.**

#### **2.5.5f Bushkill Falls**

The “Niagara of Pennsylvania,” Bushkill Falls is regarded as one of Pennsylvania’s most scenic natural attractions. Bushkill Falls includes a series of eight waterfalls along the Little Bush Kill Creek and is accessible through a network of hiking trails and bridges which provide views of the falls and the surrounding forest. Over the years Bushkill Falls has made conservation investments along the Little Bush Kill Creek to protect the water quality of the falls.

Charles E. Peters first opened Bushkill Falls to the public in 1904, with a single path and a swinging bridge over the head of the main falls. Bushkill Falls is owned by the Peters family, and managed by the Aramark Corporation. Admission to Bushkill Falls is free for Lehman Township residents.





## 2. INVENTORY & ANALYSIS



### 2.6 Housing

The major residential communities in the Township are:

- **Pine Ridge,**
- **Pocono Ranchlands,**
- **Pocono Mountain Lake Estates,**
- **Saw Creek Estates,**
- **The Glen at Tamiment.**

Most of the Township population lives within these communities, which maintain recreation facilities and open space as part of their homeowner associations. Housing in these communities are predominantly single-family, “low-density” dwellings.

Housing permits and construction in Lehman Township increased 30% between 2000 and 2010. The housing market slowed considerably along with national trends during the 2008-2009 financial recession.

Pike County differs significantly from Lehman Township regarding mobile homes, which accounted for 16.5% of all housing countywide, but only 1.2% in Lehman in 2010.

The following housing tallies show Lehman Township and Pike County as major seasonal vacation areas. According to the 2017 census data, 33% of the homes in Lehman Township were occupied seasonally.

Total Housing Units 2000: 4,655 (1,763 homes for seasonal use)

Total Housing Units 2010: 6,332 (2,039 homes for seasonal use)

Total Housing Units 2017: 6,430 (2070 homes for seasonal use)

\*Data from American Fact Finder

2017 Owner-Occupied housing unit rate: 84%

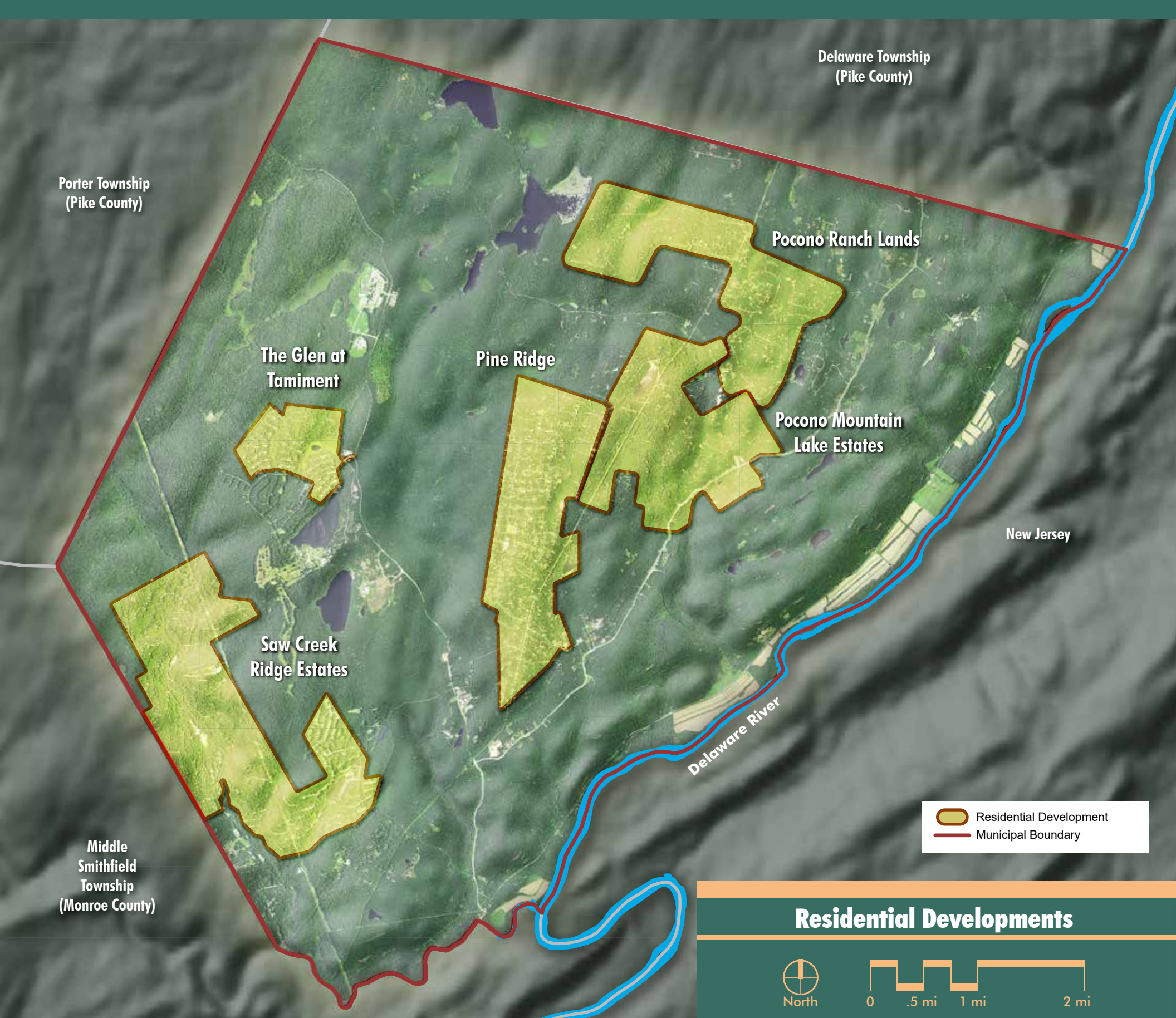
2017 Median value of owner-occupied housing units (2013-2017):  
\$130,200

2017 Median monthly mortgage (2013-2017): \$1,483

Median Rent (2013-2017): \$1,358

\*Data from Census of Population and Housing

A great migration from surrounding urban areas to Pike County during the Covid-19 pandemic of 2020 may have caused demographics to shift in ways that were not fully captured in the 2020 Census.



Porter Township  
(Pike County)

Delaware Township  
(Pike County)

Pocono Ranch Lands

The Glen at  
Tamiment

Pine Ridge


Pocono Mountain  
Lake Estates


New Jersey

Saw Creek  
Ridge Estates


Delaware River


Middle  
Smithfield  
Township  
(Monroe County)

 Residential Development

 Municipal Boundary

**Residential Developments**

  
North

  
0 .5 mi 1 mi 2 mi



## 2. INVENTORY & ANALYSIS



### 2.7 Economic Development

The following pages inventory and analyze the current economic standing of Lehman Township. As the Township does not exist in isolation, it is important that all analysis examine the Township's relationship to the rest of Pike County.

#### 2.7.1 Economic Profile\*

- **Median Household Income: \$59,776**
- **Per capita income in 2015-2019: \$27,913**
- **Persons Below the Poverty Level: 14%**
- **Population (aged 16+) in the civilian labor force: 56.8%**

\*Data from 2019 American Community Survey



Existing Commerical In Lehman

### 2.7.2 Top 5 Industries in Pike County\*

Accommodation and Food Services, 21.8%  
Average Wages: County-\$21,644; State-\$18,745

Retail Trade, 16.1%  
Average Wages: County-\$24,972; State-\$29,152

Educational Services, 14.2%  
Average Wages: County-\$51,648; State-\$57,065

Health Care and Social Assistance, 11.2%  
Average Wages: County-\$32,868; State-\$50,742

Other Services (Except Public Administration), 8.5%  
Average Wages: County-\$26,318; State-\$34,094

\*Data from 2018 PA Department of Labor & Industry

### 2.7.3 Top 5 Occupations Within Lehman Township\*

- **Management, business, science, and arts occupations, 34.6%**
- **Sales and office occupations, 23.9%**
- **Service occupations, 22.8%**
- **Production, transportation, and material moving occupations, 11.6%**
- **Natural resources, construction, and maintenance occupations, 7.2%**

\*Data from 2019 American Community Survey

### 2.7.4 Top 5 Industries in Lehman Township\*

- **Educational services, and health care and social assistance, 21.9%**
- **Retail trade, 18.2%**
- **Arts, entertainment, and recreation, and accommodation and food services, 16%**
- **Finance and insurance, and real estate and rental and leasing, 9.8%**
- **Professional, scientific, and management, and administrative and waste management services, 8.2%**

\*Data from 2019 American Community Survey

### 2.7.5 Top 50 Employers in Pike County\*

The five employers below, located within / partially within Lehman Township, are among the top 50 employers in Pike County.

- **6. East Stroudsburg Area School District**
- **8. State Government - Department of Conservation of Natural Resources, DCNR District 19 (Partially)**
- **9. Federal Government - National Park Service, DEWA (Partially)**
- **15. Saw Creek Estates Community Association**
- **35. Bushkill Inn & Conference Center**

\*Data from 2018 PA Department of Labor & Industry

### 2.7.6 Workforce Development Area (WDA)\*

Established and funded by the federal government, Pennsylvania has 23 Workforce Development Areas.

“The federal government funds a nationwide infrastructure to assist all individuals looking for a new job or to advance their careers, as well as employers who need to fill vacancies with skilled workers or to train their workforce. These federal programs provide a vast array of services to fulfill these functions. They are based on a community implementation model to ensure that programs are locally driven to serve their communities with guidance from employers, as well as other community stakeholders.” – pawork.org

The Pocono Counties WDA is composed of Wayne, Pike, Monroe and Carbon Counties. Pocono Counties Workforce Development Area 2016-2026 Long-term Industry Employment Projections:

- **Healthcare Support Occupations, 15.5%**
- **Healthcare Practitioners & Technical Occupations, 9.9%**
- **Food Preparation & Serving Related Occupations, 9.2%**
- **Construction & Extraction Occupations, 8.4%**
- **Personal Care & Service Occupations, 8.2%**

\*Data from pawork.org



## 2. INVENTORY & ANALYSIS



### 2.8 Land Use

Lehman Township has three dominant land uses types.

#### *2.8.1 Publicly Owned State and Federal Lands*

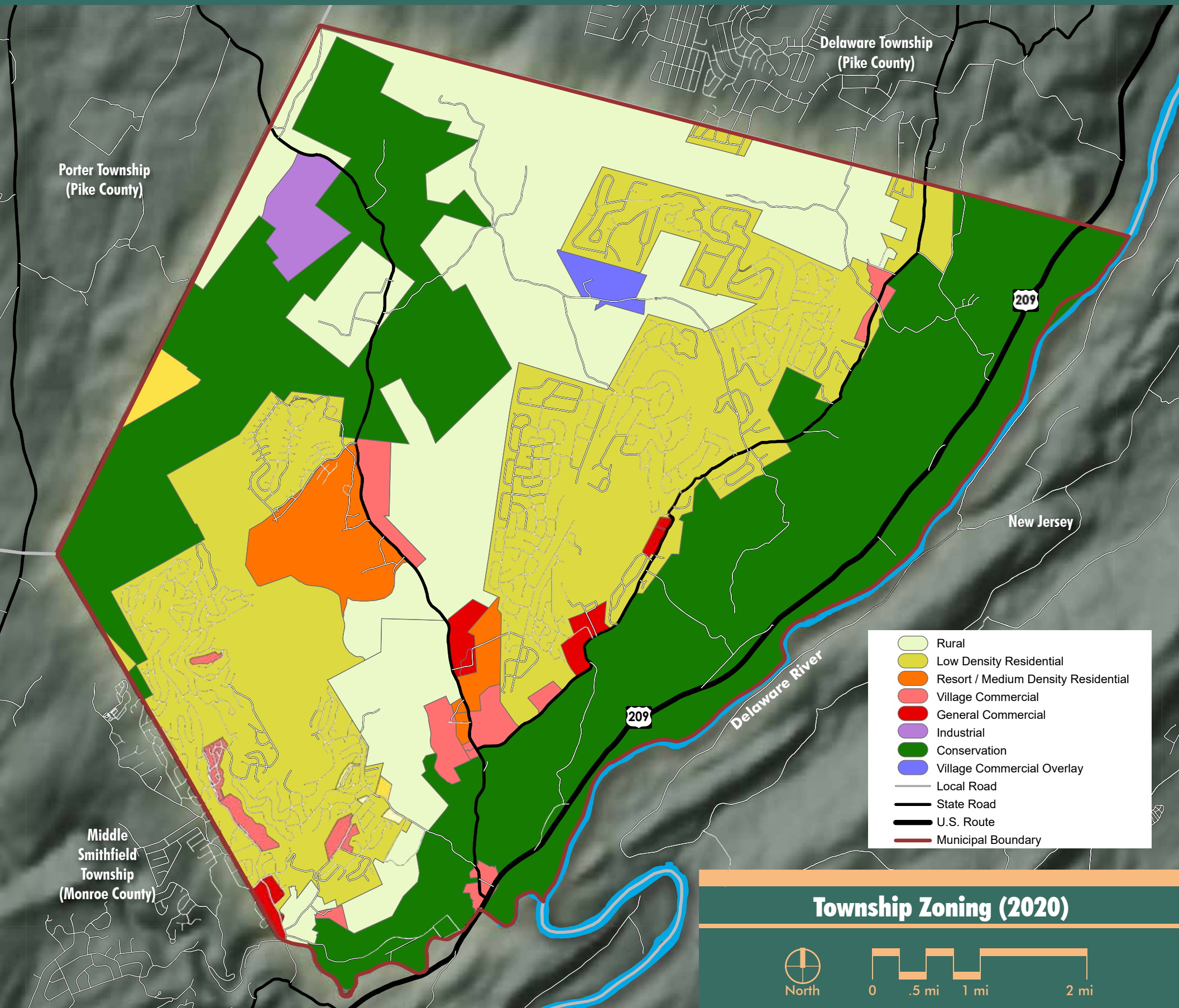
The largest is the federally-owned steep woodlands and riparian areas of the Delaware Water Gap National Recreation Area (7,500 acres are in eastern Lehman Township), and the Delaware State Forest (4,500 acres in upland, western Lehman Township).

#### *2.8.1 Residential Areas*

Approximately 25% of the Township is developed, the majority of which is relatively dense planned residential communities. These communities are generally gated and offer their own recreation, community, and some cases dining amenities. Collectively, the amenities include a variety of activities including pools, playgrounds, fields, courts, scenic trails, horseback riding, and golf. Some open space and woodlands are maintained within the communities usually in environmentally sensitive steep slope or wetland areas.

Bushkill Falls





### Township Zoning (2020)





## 2. INVENTORY & ANALYSIS

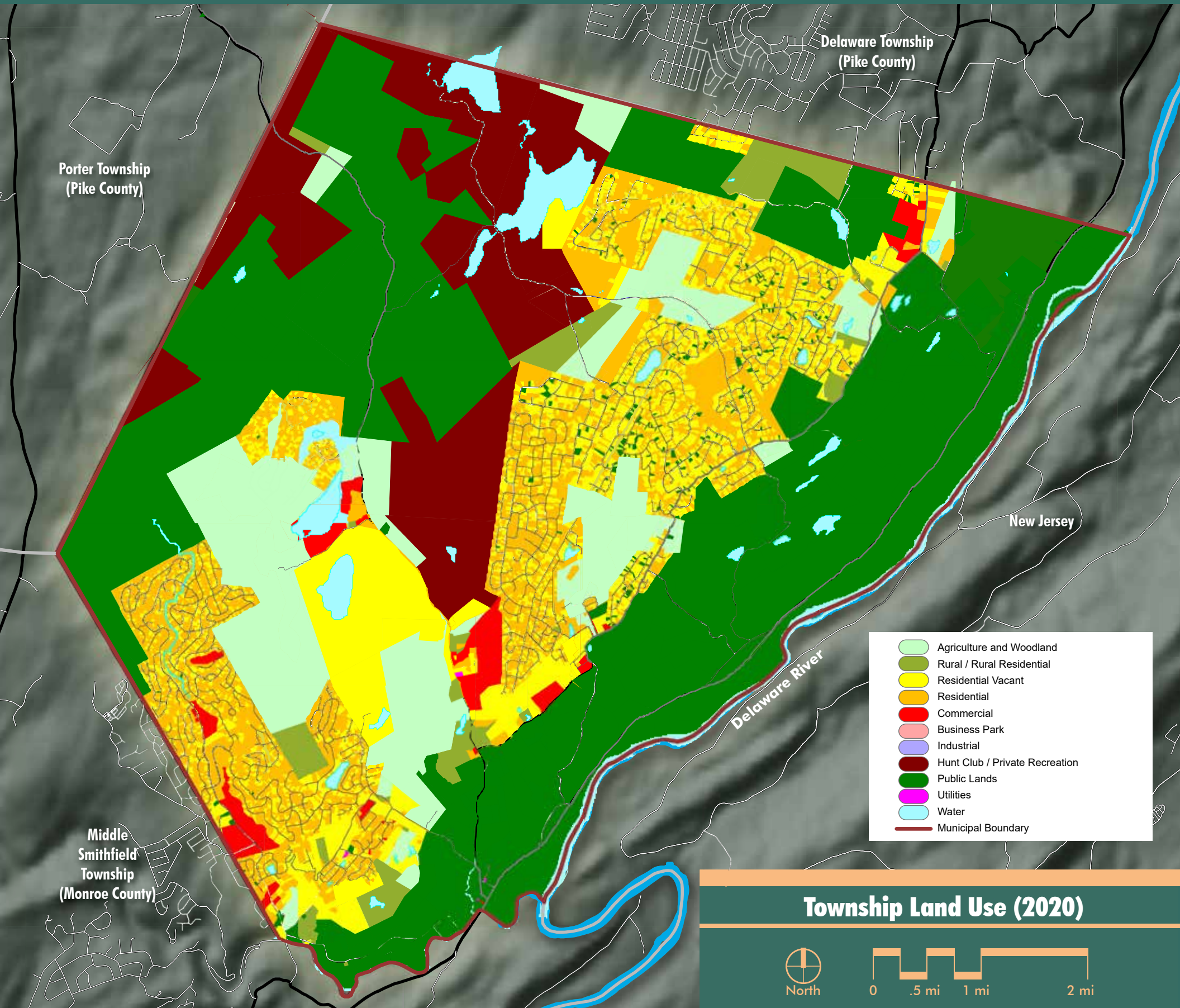


DEWA

### 2.8.2 Private Hunting Clubs and Camps

Private sporting clubs or camps are generally wooded and private. There are six major hunt clubs and camps which make up much of the remaining land in the Township. The clubs' lands are generally undeveloped, unprotected large contiguous open spaces, usually several hundred acres, and contribute to the rural character of the Township. They contain club houses and cabins and do not contribute significant impervious surfaces or disturb the surrounding upper watershed woodlands. Three of the Township's larger lakes are held by hunt clubs. The future use of these camps is of concern to the Township as growth rates in Lehman and surrounding Pike County provide pressure for development.

PA Bureau of Forestry and regional conservation non-profit organizations (NGO's) including Delaware Highlands Conservancy and Natural Lands who cooperate within several initiatives (including the Pocono Kittatinny Cluster (PKC) planning project supported by the William Penn Foundation) can be / are active partners with the Township in preservation of natural open space areas in Lehman.



Township Land Use (2020)









### 3. RECOMMENDATIONS





# 3. RECOMMENDATIONS



Recommendations in this chapter follow the order as outlined in Chapter 2, Inventory & Analysis: ecological, cultural & historic, transportation, community facilities, open space & recreation, housing, economic development, and land use. Recommendations are numbered and organized through a numerical system (3.1.1, 3.1.3, etc.) and a strategy for achieving these recommendations is detailed in Chapter 4: Implementation.

## 3.1 Ecological

### 3.1.1 Protect Ecological Corridors

#### **Prevent / Limit Biodiversity and Habitat Fragmentation**

Healthy ecosystems can support diverse plant, mammal, avian, aquatic, and insect populations. The composite amount of diversity is referred to as ‘biodiversity.’ The greater the biodiversity within an ecological area, the more resilient it is to individual population fluctuation and disease. The biodiversity and overall health of plant and animal populations are always linked to different threshold amounts of land and water available. Populations will generally thrive and remain diversified in larger, connected, and undisturbed open space.

Fragmentation of open space and wildlife habitats is an existential threat to most biodiversity and ecological health. Open spaces such as the forests of Lehman Township are ‘fragmented’ by existing roadways and neighborhoods, which divide large tracts of forest into smaller patches of land. Roadways are difficult and dangerous for animals to cross and ultimately lead to reduced populations.

As fragmented habitats are re-connected by healthy ecological corridors, the viability of animal and plant species is improved. Larger habitat areas increase the radius animals can search for food, and the range which young animals can be dispersed.

The most cost-effective and efficient prevention measures include slower vehicular travel speeds.

The effects of fragmentation are compounded by agricultural and residential fertilization as well as drought, which reduce the quality of remaining habitat.

The most efficient, long-term management options for larger farm parcels is sustainable farming practices or scientifically-managed transition and conservation as collection of sub-ecosystems that may include emergent and climax forest stands, annually mowed meadows and multiple other ecological transition and riparian zones. Conservation organizations are usually the best equipped partners to manage such science-based practices.

Residential areas can begin by re-assessing the landscape maintenance practices by community organizations and by individuals, including reduced mowing, naturalizing meadows, increasing riparian and forest buffers and tree planting.

Deer browse must be recognized and addressed collectively as an existential threat to the 21st Century forest.

#### **Protect and Enlarge Ecological Corridors**

Healthy ecological networks are made of three distinct sub-areas:

- **Core Areas**
- **Ecological Corridors**
- **Buffer Zones**

In Lehman Township, the Delaware State Forest and the Delaware Water Gap National Recreation Area are the two largest ecological “core” areas.

Residential development within the Township has fragmented the habitats within these core areas. Protecting ecological “corridors” can conserve and the combination of natural assets that foster migration connections between these core areas – such as the Bushkill – Little Bush Kill corridor.

Corridors tie together otherwise fragmented ecosystems. Corridors and core ecological areas work best when they are surrounded by robust buffers zones – that help protect the cores from immediate external influences.



Porter Township  
(Pike County)

Delaware Township  
(Pike County)

DCNR  
Forest District #19

Ecological  
Corridor

New Jersey

DEWA

Delaware River

Residential Development  
Municipal Boundary

Middle Smithfield Township  
(Monroe County)

DEWA to DCNR Ecological Corridor





# 3. RECOMMENDATIONS

Ecological corridors can be designated by a municipality or planning agency in the forms of guidance or ordinances – to define areas that shall be discouraged or exempted from various developments as a comprehensive means to protect the safe movement of wildlife populations, and protect water quality. Benefits of ecological corridors:

- **Improved terrestrial & aquatic habitat**
- **Improved water quality**
- **Improved air quality**
- **Improved groundwater recharge**
- **Reduced soil erosion in and adjacent to corridor**

Ecological / habitat corridors may overlap with potential trail and recreation linkages. This plan identifies the following corridors as potential ecological, habitat and /or recreation linkages:

- **Saw Creek Riparian Corridor**, connects DEWA to the Delaware State Forest
- **Little Bush Kill Creek**, connects DEWA to the Delaware State Forest (shown opposite)
- **Tom’s Creek**, connects DEWA to the Delaware State Forest
- **PPL electric right-of-way**
- **Other appropriate utility rights-of-way**

The Township should develop a Greenways and Trails Master Plan (Recommendation 3.5.15) to explore the feasibility of ecological, habitat and recreation / alternative transportation linkages in the above corridors.

The goal of protecting the Little Bush Kill Creek habitat corridor through central Lehman Township (see map opposite) can maintain and improve the ecological connection between the Delaware River in DEWA to the Delaware State Forest to the north. This ecological corridor, and others, can provide access and movement for wildlife species migrating between the Delaware River to upland areas of the Pocono Plateau and beyond. Both DEWA and DCNR Bureau of Forestry have identified the Little Bush Kill corridor as a priority for partnership conservation.

Implementing a protected and highly-functioning ecological corridor can be partially realized through updates to environmental and development regulations in Lehman Township ordinances.

The Lehman Zoning Ordinance can be updated to prevent development on steep slopes over 15% or 25%. This practice will keep slopes near the conceptual ecological corridor in a natural state for undisturbed wildlife migration and reduced erosion and waterway sedimentation.

Buffer requirements can also be enhanced for the Little Bush Kill, to reduce potential erosion from new development does not affect the waterway below. Buffers as conservation practices can be applied to most corridors or core areas.

## 3.1.2 Protect Bushkill Falls Conservation Investments & Hydrologic Resources

### 3.1.2a Hydrologic Buffers

The significant private conservation investments made by Bushkill Falls along the Little Bush Kill corridor should be protected from potentially negative impacts from future development that might occur upstream. Development impacts that might occur upstream from Bushkill falls could contribute to:

- **Pollution and waterway degradation,**
- **Threats to important bird, fish, and wildlife habitats,**
- **Increased erosion and flooding.**

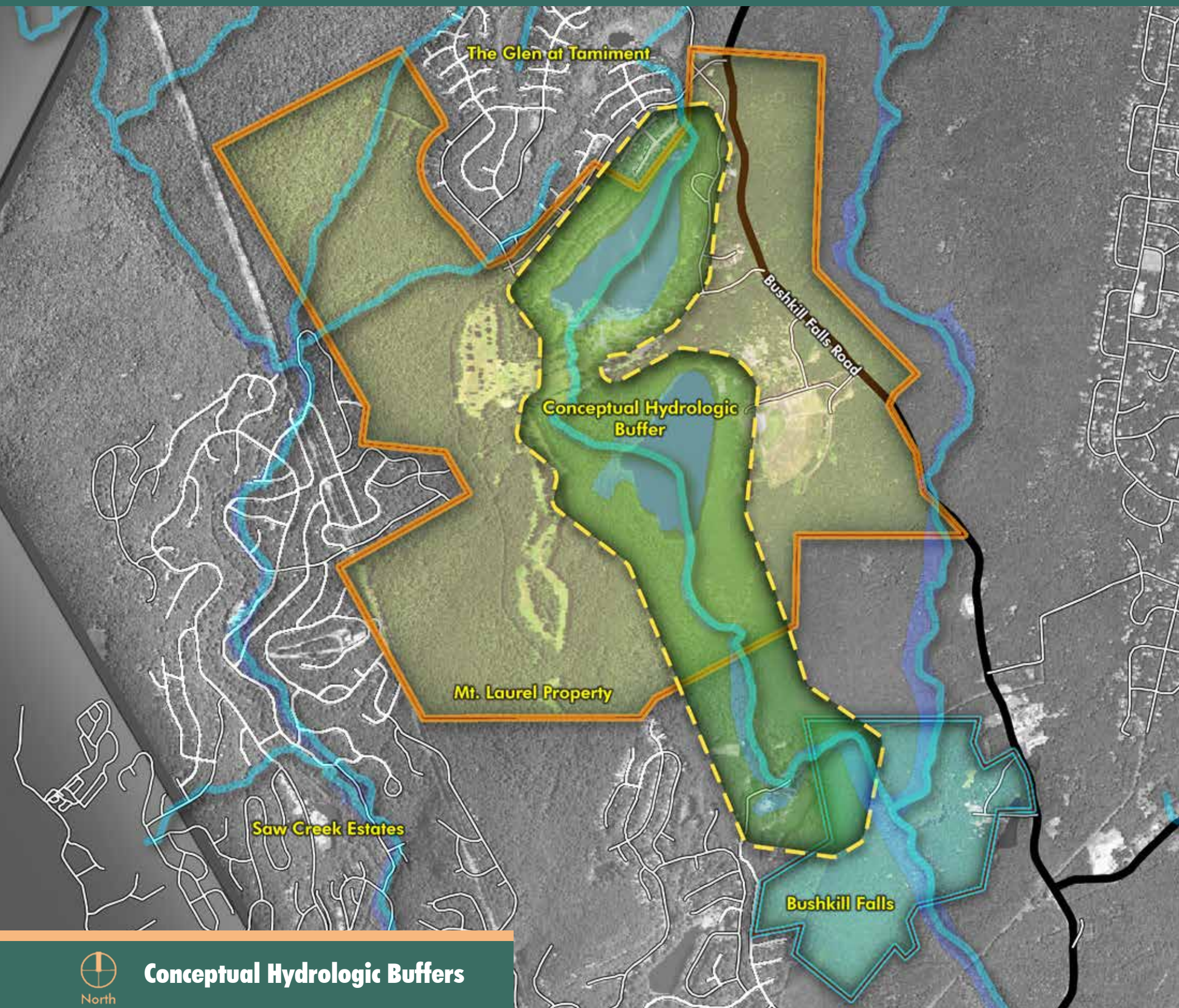
### 3.1.2b Steep Slope Buffers

Steep slopes are important ecological resources. Steep slopes of 15% have 15 feet of vertical change for every 100 feet of horizontal distance. Very steep slopes of 25% rise vertically 25 feet for every 100 feet. Steep slopes are often wooded and found along creeks.

The following problems may occur if these steep slopes are not protected:

- **Increased erosion and runoff.**
- **Winter driving hazards from steep roads and driveways.**
- **Disturbance of scenic areas.**
- **Increased costs to extend public water and sewer lines.**
- **Polluted groundwater.**





## Conceptual Hydrologic Buffers



# 3. RECOMMENDATIONS



Bushkill Falls

The conceptual steep slope buffers (opposite page) provide a template for protecting these areas from potentially damaging development. Lehman Township should strengthen Article 5 - Environmental Protection of the Township Zoning ordinance to protect wetlands, water bodies, and steep slopes.

Environmental protection will be improved by limiting disturbance of lands that are environmentally sensitive – through ordinances, during the development review process, and by careful construction inspections.

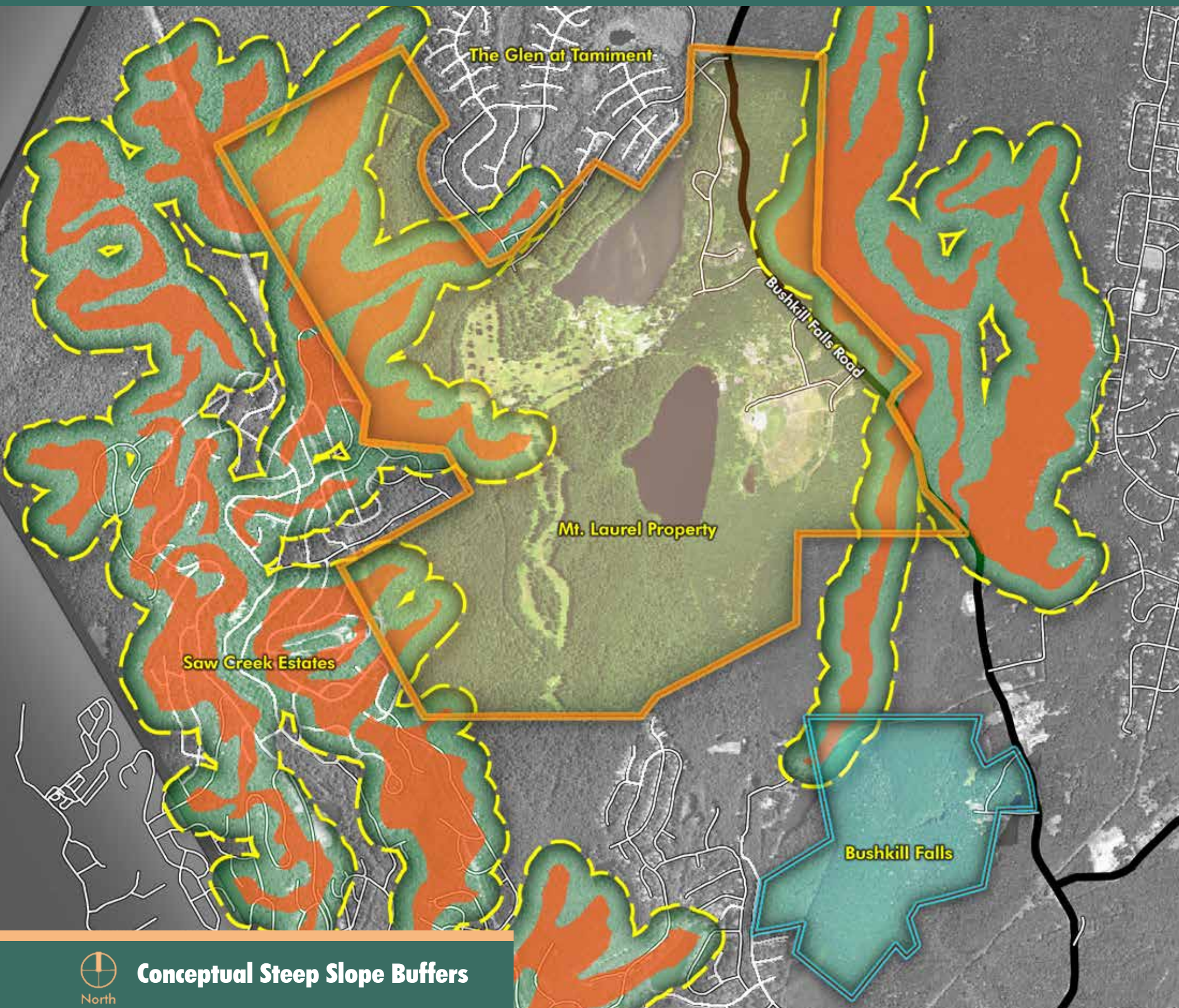
## 3.1.3 *Manage Invasive Species*

Protect and enhance native biodiversity and prevent the spread of invasive species through a variety of conservation partnership practices.

Lehman Township should work with government and NGO conservation partners to protect native habitats and to identify areas where invasive species threaten the natural ecosystems.

The Township can work with partners including NPS, DCNR, PCCD, and Pocono Environmental Education Center to preserve and protect natural systems and manage invasive species. The Township can pursue funding from State, County, and volunteer organizations to implement this recommendation.





## Conceptual Steep Slope Buffers



# 3. RECOMMENDATIONS



## 3.2 Cultural & Historic

The Township should continue efforts to preserve historic architectural resources, This plan recommends the Township reevaluate the status of historical resources:

### 3.2.1 Evaluate Properties Listed as “Ineligible” for the National Register of Historic Places

- Laurent Property
- Happy Days
- Seese House
- Hartman-Leviste House
- Stella Schoonover House
- Ralph Turn Jr. Farmstead
- Bushkill School
- Bushkill Firehouse
- Bushkill Post Office
- Bushkill Gulf Station
- St. John’s Catholic Church

### 3.2.2 Evaluate Properties Listed as “Potential Evaluation” for the National Register of Historic Places

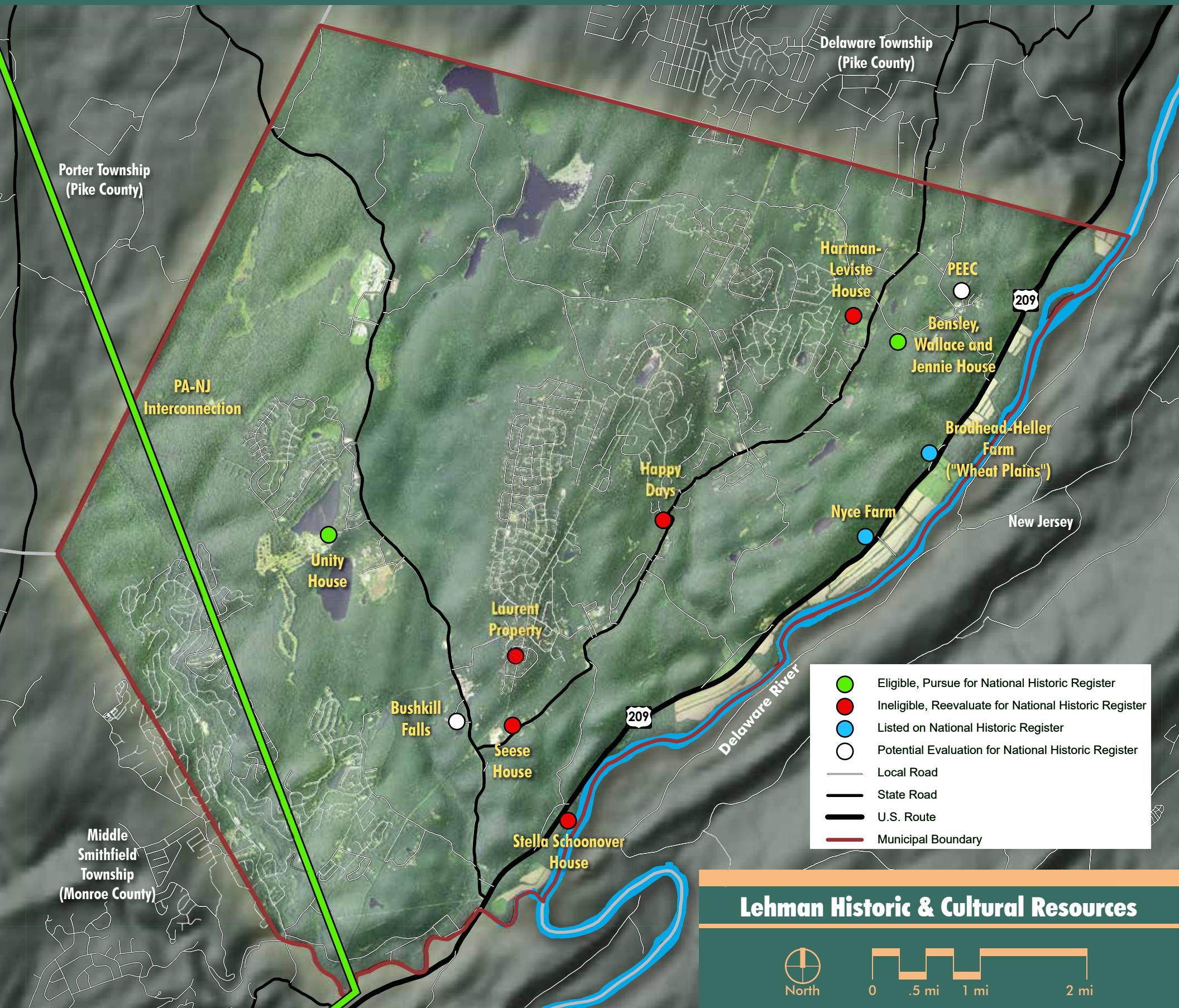
- Bushkill Falls
- Pocono Environmental Education Center

### 3.2.3 Evaluate Properties Listed as “Eligible” for the National Register of Historic Places

- Unity House
- Costello House
- Bushkill Dutch Reform Church
- Bensley, Wallace and Jennie House
- Pennsylvania - New Jersey (PNJ) Interconnection

Nyce Farm





## Lehman Historic & Cultural Resources





# 3. RECOMMENDATIONS



Nyce Farm



The Peters House



Dutch Reform Church

## 3.2.4 Update Lehman Township Historic Preservation Ordinances, Historic Architecture Review Board (HARB)

Local historic preservation ordinances establish certain levels of legal protections for historic resources. At a minimum, they can enable a process for officially designating local historic resources and require property owners to obtain a certificate of appropriateness or approval before altering or demolishing designated resources. Ordinances typically charge a historic preservation review board with developing criteria for local historical significance and reviewing all designation, alteration, and demolition applications. Lehman Township should consider forming a Historic Architectural Review Board (HARB) for these purposes.

Some historic preservation ordinances include development incentives, such as relief from off-street parking requirements, or establish local financial assistance programs, such as local tax incentives. Furthermore, some communities with transfer of development rights regulations also allow property owners to sell unused development potential from historic properties to designated receiving sites. *\*Source: APA Quicknotes No.83*

Within DEWA boundaries, the NPS has jurisdiction for the stewardship of cultural and historic resources. This jurisdiction supersedes the state historic preservation officer (SHPO). NPS seeks consultation from the SHPO, but is the final interpreter of the Secretary of Interior's Standards for Historic Preservation, and for recommendations to the National Historic register. Lehman Township can apply its own municipal overlay interpretations for historic resources that are located or events that have occurred within the Township lands of DEWA – but within Park boundaries, DEWA stewardship and interpretation prevails.

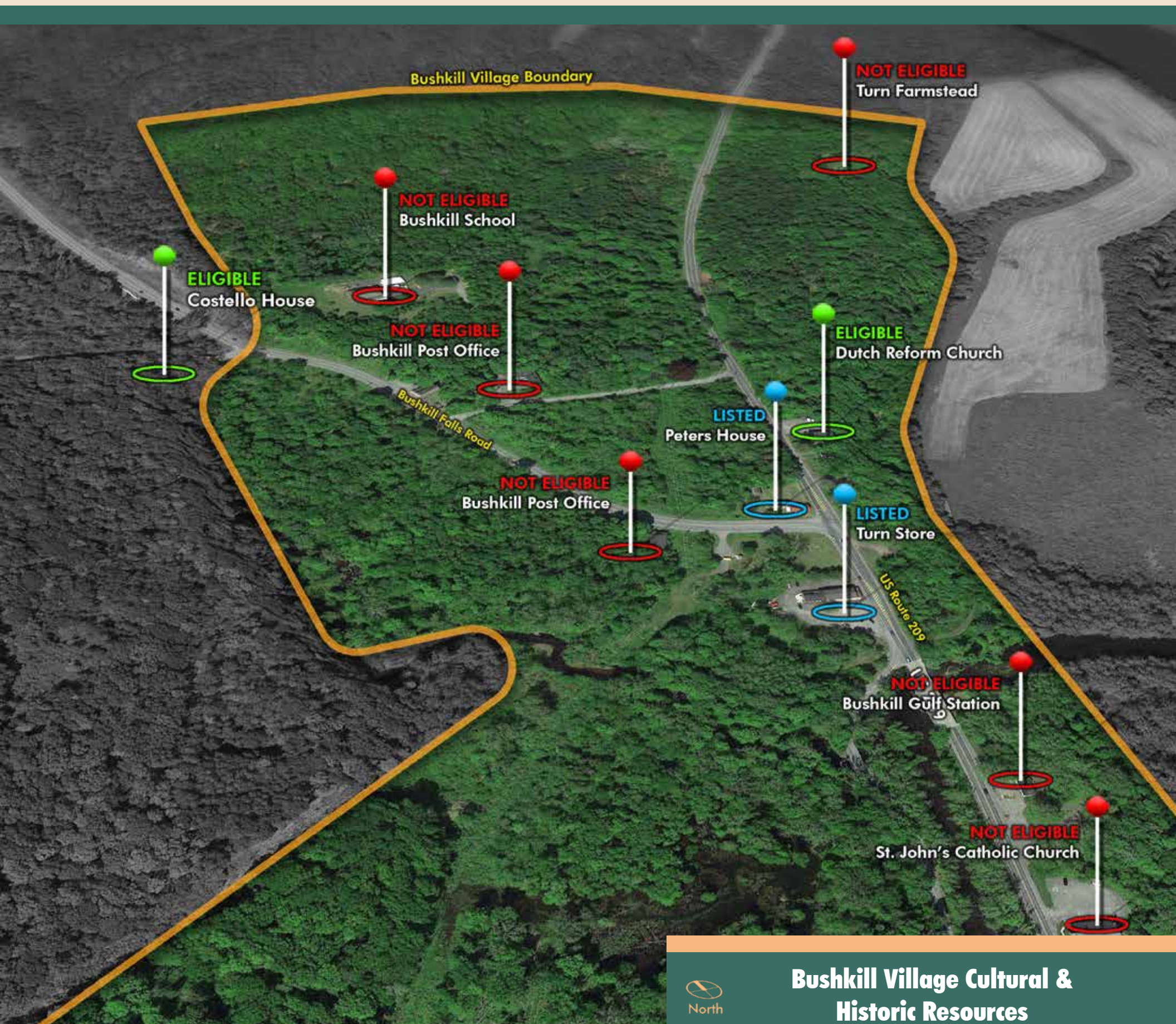
## 3.2.5 Foster Cultural / Architectural Preservation Education

Public education is a critical component for local historic preservation efforts, since private property owners actually conduct the most interventions on historic resources.

It is important for Lehman to help its Township property owners to understand both the legal requirements and the financial incentives in the forms of federal, state, and local sources of preservation assistance.

In the U.S., property owners can claim a 20 percent income tax credit for rehabilitation work on structures that are listed on the National Register of Historic Places, or that contribute to a local historic district certified by the Department of the Interior. In Pennsylvania, homeowners can apply historic preservation tax credits toward the restoration of a historic structure into an income producing property.





## Bushkill Village Cultural & Historic Resources



## 3. RECOMMENDATIONS



### 3.3 Transportation

The safe and efficient movement of goods, people, and services are essential components of a successful municipal transportation network. While the primary mode of transportation in Lehman Township is by automobile, considerations are underway to plan for multi-modal / non-automobile transportation in the form of sidewalks, trails, and possibly transit park & ride.

Future transportation improvements should include mobility and safety improvements along the transportation network within the Township. Through evaluations of existing conditions, focus areas for future crash mitigation efforts should be concentrated on two of the main primary roadways serving Lehman Township (SR 2001, SR 2003), as reflected a crash pattern of roadway departure crashes.

#### 3.3.1 Short-Term Roadway Priorities

##### 3.3.1a Conduct a Comprehensive Traffic Study

A systemic review of all horizontal curves along municipal and state roads within Lehman Township should be conducted as an effort for remedial improvements to meet Manual on Uniform Traffic Control Devices (MUTCD) compliance, as well as to complete crash mitigation efforts. This process includes completing a comprehensive traffic study to identify all horizontal curves that should be evaluated and conducting horizontal curve studies for each of the locations identified.

##### 3.3.1b Plan for Enhanced Delineation and Friction for Horizontal Curves and Longitudinal Rumble Strips, Stripes, and Signage: SR 2001 / SR 2003

Toward reducing vehicular crashes along SR 2001 and SR 2003, particularly vehicles running off the roadway, there are potential safety improvements and strategies posed by the U.S. Department of Transportation Federal Highway Administration (FHWA).

Known as the Proven Safety Countermeasures initiative (PSCi) these can be implemented as part of the Lehman Township Comprehensive Plan Update.



Bushkill Village - Intersection of US 209 and Bushkill Falls Road

Due to the nature of the Lehman Township crash statistics, the most relevant Potential Safety Countermeasures are “Enhanced Delineation and Friction for Horizontal Curves” and “Longitudinal Rumble Strips and Stripes on Two-Lane Roads.”

Enhanced delineation is a proven safety countermeasure treatment to alert drivers in advance of curves, and includes both signing and striping. An example is proper “chevron” signing placement. In conjunction with the FHWA Proven Safety Countermeasures “Enhanced Delineation and Friction for Horizontal Curves”, the MUTCD utilizes Tables 2C-5 – Horizontal Alignment Sign Selection. Per Table 2C-5 appropriate horizontal alignment warning signs are recommended along with advisory speed plaques to advise motorists of a change in the roadway alignment. MUTCD Section 2C.06 – Horizontal Alignment Warning Signs states that, “Uniform application of these traffic control devices with respect to the amount of change in the roadway alignment conveys a consistent message establishing driver expectancy and promoting effective roadway operations.”

Although chevrons and/or one direction large arrow signs are listed as optional in the MUTCD based on the existing speed limits and advisory speed signs on SR 2001 and SR 2003, chevron signs are proven to reduce nighttime crashes by 25% and reduce non-intersection fatal and injury crashes by 16%. It is noted that a MUTCD compliance date of December 31, 2019 was established nationally for horizontal alignment warning signs that are not currently in place at existing curves. An evaluation of all horizontal curves throughout Lehman Township should be completed.

### ***3.3.2 Mid-Term Roadway Priorities***

High friction surface treatments (HFST) should be evaluated as an option for midterm implementation at identified initial locations that may benefit from the treatment. Locations will be identified as part of the recommended future comprehensive traffic study (3.3.1a). Selected locations for treatment may be those that are still experiencing roadway departure crash patterns after implementation of signing and striping improvements to provide enhanced delineation.

High friction surface treatments (HFST) are cost-effective countermeasures which can reduce vehicular crashes along curves or cross-slopes. The FHWA reports a 24% reduction in curve crashes when increasing the pavement friction at curves. Paved shoulders along SR 2001 and SR 2003 are recommended along sections without paved shoulders to allow for additional





## 3. RECOMMENDATIONS



space to maneuver the curves and grades without exiting the roadway. To supplement the paved shoulders, longitudinal rumble strips along the shoulder are recommended. Rumble strips are milled or raised elements which alert drivers through sound and vibration once the vehicle exits the travel lane (driving on the rumble strip). It is noted by FHWA that shoulder rumble strips reduce single, vehicle run-off-road fatal and injury crashes by 13-51%.

### 3.3.3 Long-Term Roadway Priorities

Shoulder improvements including roadway design and construction should be evaluated along roadways that would benefit from expanding typical sections.

### 3.3.4 Consider Conceptual New Road Locations

#### A 3.3.4a Saw Creek to Tamiment Connector

This proposed roadway could potentially provide access between the communities of Tamiment and Saw Creek. Such access could improve emergency response times for State Police traveling to Saw Creek from Troop R headquarters in Blooming Grove, as well as emergency responders traveling from either community.

#### B 3.3.4b Bushkill Falls Road to Minks Pond Road Connector

This conceptual connector roadway between Bushkill Falls Road (SR 2003) and Minks Pond Road can potentially provide improved emergency access to the neighborhoods in northeast Lehman Township – and potentially reduce response time for State Police, ambulance, and fire department services attempting to reach the neighborhoods of Pine Ridge and Pocono Ranch Lands.

This alignment might also potentially provide an emergency evacuation route for residents in northern Lehman via Bushkill Falls Road.

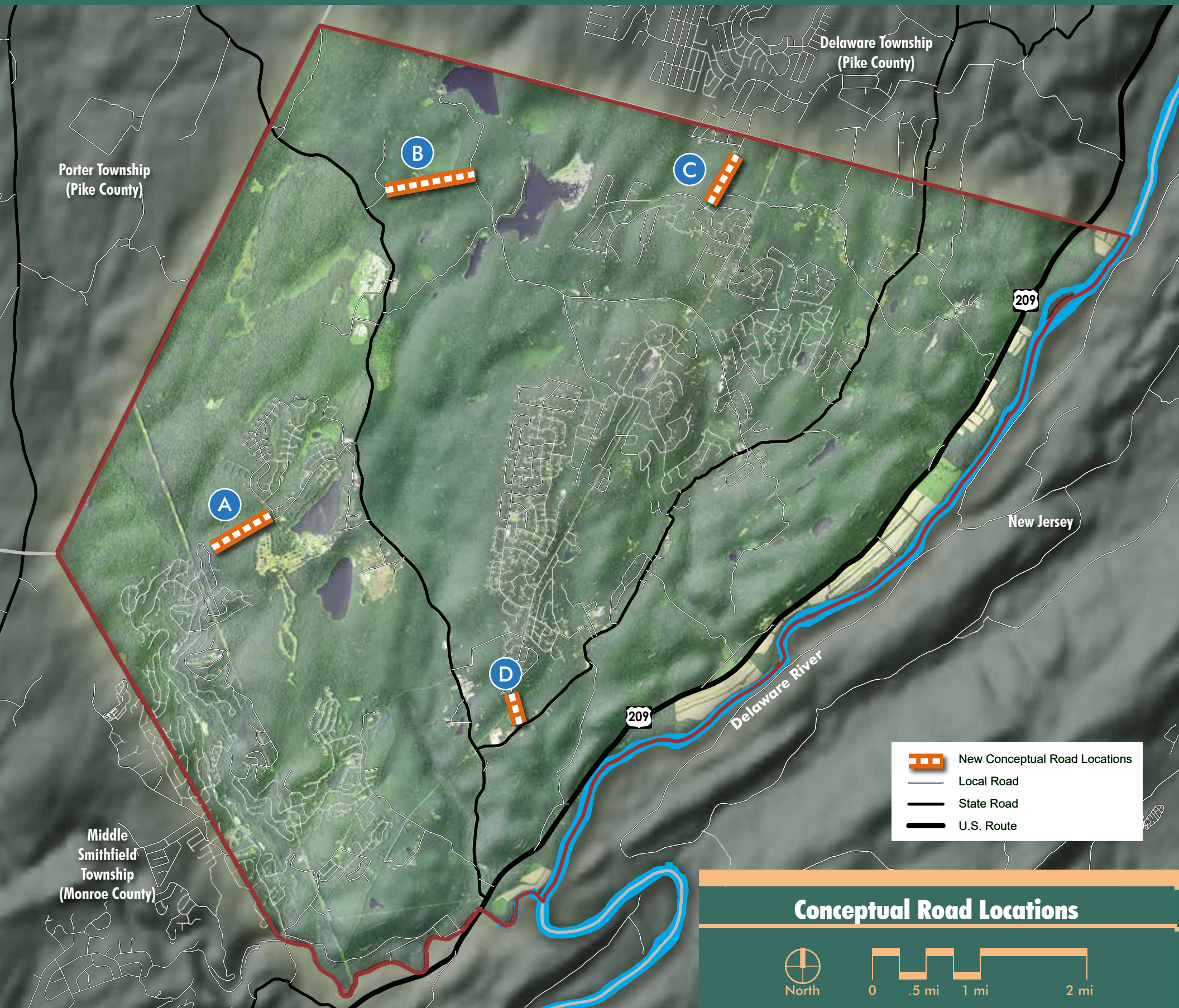
#### C 3.3.4c Lehman Township to Delaware Township Connector

This roadway was conceptualized in the 1968 Lehman Comprehensive Plan and may potentially improve Lehman Township emergency access and improve connectivity between Lehman and Delaware Townships.

#### D 3.3.4d Pine Ridge to Milford Road Connector

As new development may occur along the convergence of SR2001 and SR 2003, new roadways from the Pine Ridge Development through what can be termed ‘the New Bushkill’ should be considered.







# 3. RECOMMENDATIONS

## 3.3.5 Pursue Conceptual Park & Ride for Lehman commuters

Ride sharing reduces the total number of vehicle miles of travel by reducing the number of motorists on the road. Park and Ride locations offer a safe, convenient location for commuters to leave their automobiles and to reach their destinations via carpools, vanpools or buses.

A conceptual Park & Ride facility has been identified near Fernwood Lane adjacent to US Route 209. A multi-modal facility in this location is outside the DEWA Park boundary and could benefit southbound commuters traveling beyond Lehman Township to Monroe County, and destinations south and east in New Jersey and the New York metropolitan area.

This conceptual location for a new public park and ride location was conceived by DEWA as a potential partnership project that could serve as a “reverse commute” facility to create additional off-peak parking for DEWA visitors – outside the Park boundaries.

With a new spur linkage to the McDade Trail from this multi-modal location, Fernwood could serve agency and private transit lines as well as National Park users at a local commercial node where they embark and disembark on Park visits. Transit-oriented private businesses might emerge in the adjacent surrounding area that is targeted as priority redevelopment area – to support park user and traveler needs.

In 2018 Lehman Township secured Federal Lands Access Program (FLAP) funding from the Federal Highway Administration (FHWA) to complete a study of park user improvements that include a future park and ride at this location. The FLAP was established to improve transportation facilities that provide access to, are adjacent to, or are located within Federal lands. The FLAP supplements state and local resources for public roads, transit systems, and other transportation facilities, with an emphasis on high-use recreation sites and economic generators. In 2021, Lehman was awarded funding through the PA Department of Community and Economic Development’s (DCED) Multimodal Transportation Fund (MTF) to match FLAP funding. Elements of the FLAP/MTF-funded study at the Fernwood location will include considerations for:

- **Commuter park & ride lot and highway access**
- **Public transit transfer site**
- **Link to the McDade Trail**
- **Streetscape and pedestrian improvements along US 209**
- **DEWA shuttle service stops.**

Primary goals of the DEWA shuttle system are to: reduce the number of private vehicles traveling within the park, conserve park resources by developing parking for DEWA visitors outside the park on previously disturbed sites and improve safety by reducing transportation conflicts.

Middle  
Smithfield  
Township  
(Monroe County)







## Conceptual Park & Ride / DEWA Parking in Fernwood



## 3. RECOMMENDATIONS



Bushkill Access - DEWA

### 3.3.6 Advance Pedestrian and Bicycle Improvements

#### 3.3.6a. Riparian Corridor Trails

Riparian corridor trails along the waterways of Lehman Township offer a potentially greater access to the Delaware River from the interior of the Township. Currently there are no multi-modal connections between Lehman's residential developments and DEWA or the Delaware State Forest.

Conceptual riparian corridor trail alignments can be advanced within a Greenway and Trail study to be completed by the Township.

\*Conceptual Riparian Corridor Trails are outlined in the 2009 Lehman Township Open Space Place Plan."

#### 3.3.6b. Utility Corridor Trails

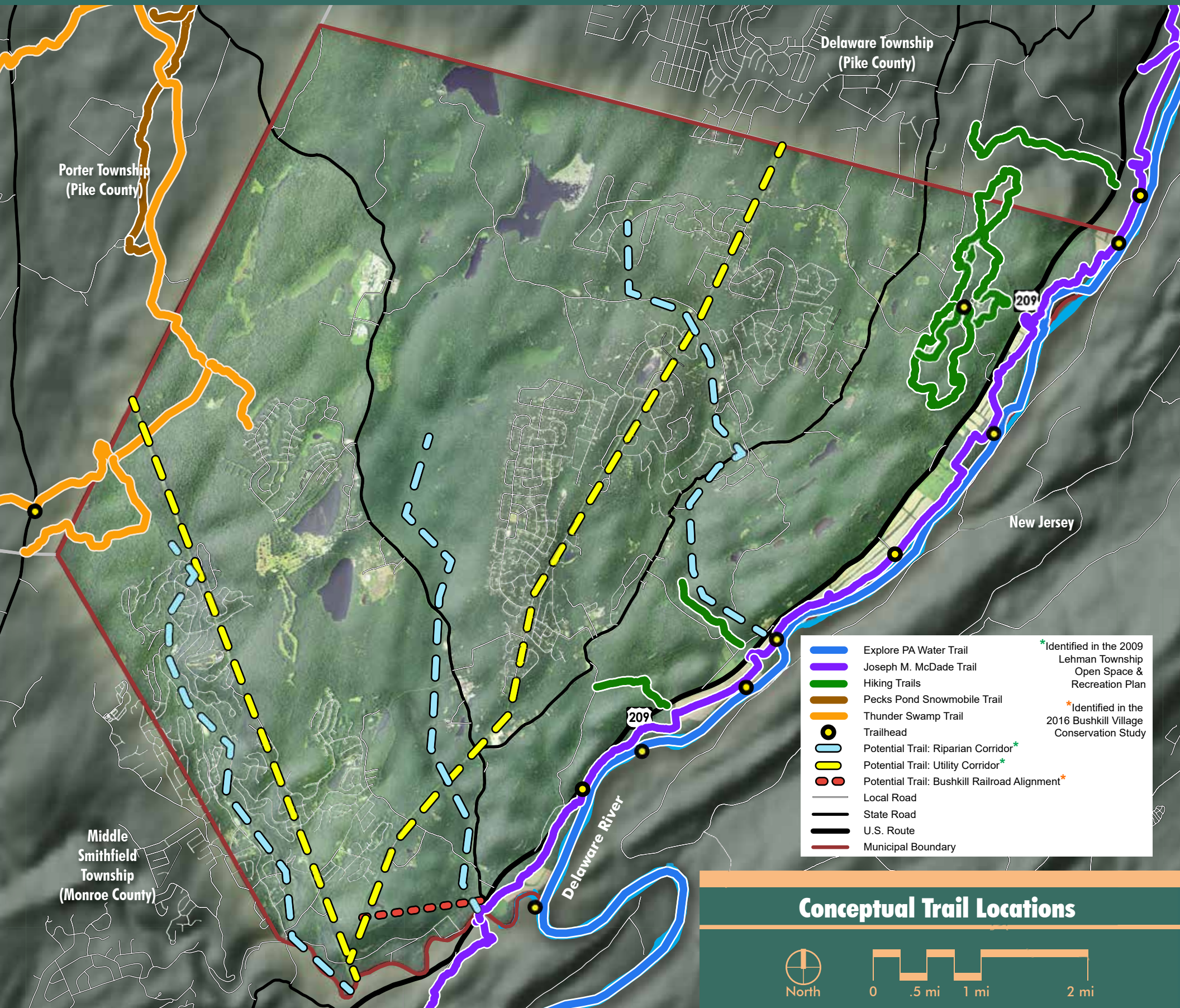
Utility corridor rights-of-way have been used successfully in Pennsylvania communities for multi-use partnership trails. Trails along existing utility corridors (i.e., central Lehman Township PPL utility corridor) have the potential to link current and future development via overland hiking and biking routes. A conceptual utility corridor trail (opposite page) offers the potential to provide multi-modal access to central Lehman Township, which currently has no bicycle infrastructure and limited pedestrian infrastructure (sidewalks).

\* Conceptual Utility Corridor Trails are outlined in the 2009 Lehman Township Open Space Place Plan

#### 3.3.6c. Bushkill Village Railroad Alignment Trail

As outlined in the Bushkill Village Conservation Study (2016) this trail could potentially be located along the original railroad bed and railroad alignment that historically served the Bushkill Village. A trail-version of the former railroad stream crossing over Little Bush Kill Creek will be required to connect the site of the former RR station (in Lehman Township) with the majority of the trail alignment (in Middle Smithfield Township.) The primary terminal segment of this corridor lies within DEWA and NPS will have jurisdiction over advancing this concept.





## Conceptual Trail Locations



North





## 3. RECOMMENDATIONS

### 3.3.6d. McDade Trail Improvements / Connections

The McDade Trail is a major 30+ mile national trail asset operated and maintained by the National Park Service within DEWA. Strategic improvements to existing local trails should be negotiated with DEWA where new linkages can effectively serve visitors and can be achieved ecologically. A Fernwood park and ride to McDade Trail spur, which can provide additional parking for trail users, is a priority alignment to be assessed. McDade trail connections to existing PEEC education trails should be evaluated as appropriate internal DEWA trail improvements.

### 3.3.6e. Bushkill Village Pedestrian and Bicycle Safety Improvements

In 2018 Lehman Township secured Federal Lands Access Program (FLAP) funding from the Federal Highway Administration (FHWA) to complete a study of park user improvements that include Bushkill Village pedestrian and bicycle safety improvements. The FLAP was established to improve transportation facilities that provide access to, are adjacent to, or are located within Federal lands. The FLAP supplements state and local resources for public roads, transit systems, and other transportation facilities, with an emphasis on high-use recreation sites and economic generators.

In 2021, Lehman was awarded funding through the PA Department of Community and Economic Development's (DCED) Multimodal Transportation Fund (MTF) to match FLAP funding.

FLAP/MTF funds include study of sidewalk/walkway/trail spur and crosswalk improvements along the US 209 Corridor to help improve safety and access – as well as to help mitigate previous highway impacts to the Peters House, with ADA access and aesthetic improvements at the street level for this National Register resource.







The pedestrian and safety improvements to be studied in Bushkill Village can help interpret DEWA and Lehman Township history, and improve visitor conditions within Bushkill Village, where most of the significant historic resources were lost to demolition during the 1970's Army Corps of Engineer's effort to construct the never-to-be-built Tocks Island Dam.

Scenic, cultural, and historic artifacts remain as an important "cultural landscape" within Bushkill Village that can help create a conceptual framework for serving visitors through this intensively-traveled transportation node at the Route 209 southern Gateway to DEWA.

Lehman Township should continue a strategy partnership with DEWA to advance plans to develop these pedestrian safety and access improvements within Bushkill Village.

#### **3.3.6f. McDade Trail – Bushkill Pedestrian/Bicycle Bridge**

In 2018 Lehman Township secured Federal Lands Access Program (FLAP) funding from the Federal Highway Administration (FHWA) to complete schematics for the missing McDade Trail pedestrian/bicycle bridge across the Bush Kill Creek, between US 209 and the Delaware River confluence. This bridge will connect the DEWA McDade trail north and south of the Bushkill Creek. Under existing conditions pedestrians and cyclists are forced to traverse the Bushkill Creek using the shoulder of the US 209 vehicular bridge. Lehman Township should continue collaboration with DEWA to develop this pedestrian and bicycle bridge.

In 2021, Lehman was awarded funding through the PA Department of Community and Economic Development's (DCED) Multimodal Transportation Fund (MTF) to match FLAP funding.

#### **3.3.6g Township-wide Sidewalk Investments**

There is minimal sidewalk and pedestrian infrastructure within Lehman Township. Priority sidewalk connections within Township residential neighborhoods as well as connections to recreation and commercial destinations (i.e., Bushkill Village, DEWA, Delaware State Forest) should be identified as part of a future Trails and Greenways Plan (recommendation 3.5.15)



## 3. RECOMMENDATIONS



### 3.4 Community Facilities

#### 3.4.1 State Police Services

Lehman Township is served by Pennsylvania State Police Troop R in Blooming Grove, PA. Troop R serves Susquehanna, Wayne, Pike, and Lackawanna Counties (2019 Troop R service area population: 358,642). 152 State Police Troopers serve from this facility.

Under existing conditions, Lehman Township represents 3% of the population served by Pennsylvania State Police Troop R.

In 2011 the Federal Bureau of Investigation defined the national preferred ratio of police to inhabitants as 2.5 police officers per 1000 inhabitants.

Using this ratio as a rough guide for Lehman Township – a projected 2040 population (as noted in chapter one) of 10,288 will require 10 officers.

Lehman Township should annually or semi-annually review State Police coverage to determine appropriate levels of support.

#### 3.4.2 Regional Police Services

A regional force might provide collective local police and emergency services at a reduced cost for each participating municipality.

Increased coverage, reduced response times, savings in manpower, administration, space, and equipment costs can be realized by inter-municipal cooperative efforts.

Lehman Township and Middle Smithfield Township participated in a study to assess the feasibility of establishing a joint municipal police force. Lehman Township should reassess the feasibility of a joint police force.



Lehman Township can look to two successful regional police forces in Monroe County:

- **Pocono Mountain Regional Police Force:** Coverage area includes Mount Pocono Borough, Tobyhanna Township, Tunkhannock Township, Coolbaugh Township.
- **Stroud Areas Regional Police:** Coverage area is 39 square miles and includes Stroudsburg Boroughs, East Stroudsburg Township, and Stroud Township.

### 3.4.3 Emergency Services – Bushkill Emergency Corps (BEC)

The Bushkill Emergency Corps is the primary emergency medical response service in Lehman Township. A community-based service, the BEC has Advanced Life Support (ALS / paramedic) and Basic Life Support (BLS / EMT) services. In 2020 BEC had 18 full time employees and 20 volunteers.

As of 2020 the BEC operates: 6 ambulances, 3 ALS trucks, 3 BLS trucks

The BEC is appointed each year by Lehman Township as the primary support care provider. The plan recommends a quarterly meeting between BEC and Lehman Township leadership. These meetings can improve the quality and quantity of data shared between BEC and the Township. A Township-appointed BEC liaison should be considered.

### 3.4.4 Lehman Township EMS Tax

In accordance with Section 3205 of the Pennsylvania Township Code and Section 1302 of the Pennsylvania Borough Code, municipalities can levy taxes to support ambulance, rescue and other emergency services serving the Township or Borough, respectively.

As of 2020 seven (7) municipalities in Pike County levy an EMS tax in their municipality. In the Township Code, a township can levy an EMS tax up to 0.5 mill. If an annual tax is proposed to be set higher than one-half mill, the question must be submitted to the voters of the township.

As of 2019 Lehman Township collected \$59,690 through a 0.33 mill EMS tax. The Township should consider increasing this EMS tax to 0.50 mill for an estimated EMS tax of \$89,625 (increase of \$30k). An increase above 0.50 mill should be considered through conversations with the Bushkill Emergency Corps to determine funding needs and deficiencies.

TOTAL # OF TAXABLE PARCELS	TOTAL TAXABLE ASSESSED VALUE	Current EMS Tax	Current 2018 EMS Tax	Min EMS Tax	Minimum EMS Tax (no vote needed)
9,365	179,251,810	\$59,690.85	0.33	\$89,625.91	0.50

In May 2021, Pennsylvania voters approved a ballot initiative that would allow municipal fire departments and EMS companies to apply for loans from the Volunteer Loan Assistance Program. This program was initially established in 1976 for volunteer emergency service providers and has provided more than \$500 million in loans to these volunteer organizations. After the initiative approval, paid emergency service providers will be able to apply to this program to help update their facilities, equipment and vehicles. As paid EMS companies will be able to compete with volunteer organizations like the Bushkill Emergency Corps and Bushkill Volunteer Fire Company for these funds, an increase in the EMS tax may help to offset any potential future funding deficiencies.

### 3.4.5 Medical Facilities

Pike County is the only county in Pennsylvania that does not have a hospital or urgent care facility forcing Lehman Township residents travel longer distances for both routine medical services and emergency care. Pike County has completed its own study to determine the preferred location for a new medical facility. The County has identified Route 739 for a potential future facility. This location can potentially serve the greatest number of County residents and can be serviced by a private or County-owned wastewater treatment facility in this area.

Potential future facilities at this location can include:

- **Micro-hospital**
- **Diagnostic Facilities**
- **Urgent Care**

Any successful development in this area will require coordination between Pike County, Lehman Township, and other neighboring municipalities. Lehman Township should also coordinate future medical needs with Monroe County. Because of Lehman’s geographic location in Pike County, it is socially and medically oriented toward the municipalities to its south in Monroe County. The nearest hospital that serves residents of the Township is the Pocono Medical Center in East Stroudsburg. Lehman Township, Monroe County and health care providers like the Lehigh Valley Health Network can partner on studies to determine the feasibility of locating future facilities closer to Pike County in order to serve a broader population.



## 3. RECOMMENDATIONS



### 3.5 Open Space and Recreation

#### 3.5.1 Continue Pike County Partnership

Continue to work with Pike County to coordinate the preservation of greenspace and recreation corridors in Lehman Township through acquisition, appropriate development and preservation of conservation and recreation resources.

Pike County is an important ally for Lehman because it can provide technical resources and key open space matching funding. Additionally, the County provides a regional framework that helps to ensure that Lehman Township's actions complement that of neighboring townships. The 2008 "Growing Naturally: Pike County Open Space, Greenways and Recreation Plan" documents that Lehman's green initiatives are in concurrence with County priorities.

#### 3.5.2 Preserve Open Space

Seek to preserve large tracts of open space that may be threatened by development proposals or are being offered for sale for development. Lehman Township is, and will continue to be, an attractive place to develop new residential projects. To help manage residential growth and increase preserved lands, the Township can prioritize large land tracts that are critical for protection and/or landowner conservation and then target outreach to these landowners. The Township should also keep updated on these parcels that might be offered for sale.

#### 3.5.3 Open Space Map

Develop and maintain an open space/recreation map based on naturally occurring and man-made corridors. Indicate proposed use of corridors. The following corridors are identified as potential recreation and habitat linkages:

- **Saw Creek Riparian Corridor**, which connects the DEWA to the Delaware State Forest
- **Little Bush Kill Creek**, which connects the DEWA to the Delaware State Forest

- **Tom's Creek**, which connects the DEWA to the Delaware State Forest
- **PPL electric right-of-way**
- **Other appropriate utility rights-of-way**

The Township should develop a Greenways and Trails Master Plan to explore the feasibility of recreation and habitat linkages in the above corridors.

#### 3.5.4 Recognize County Priority Conservation Areas

Priority conservation areas identified by the 2008 "Growing Naturally: Pike County Open Space, Greenways and Recreation Plan."

##### 3.5.1a Twelve Mile Pond

This identified conservation opportunity area includes significant areas of Twelve Mile Pond and Big and Elbow Swamps which are identified natural areas. The area is immediately adjacent to and surrounded by state lands.

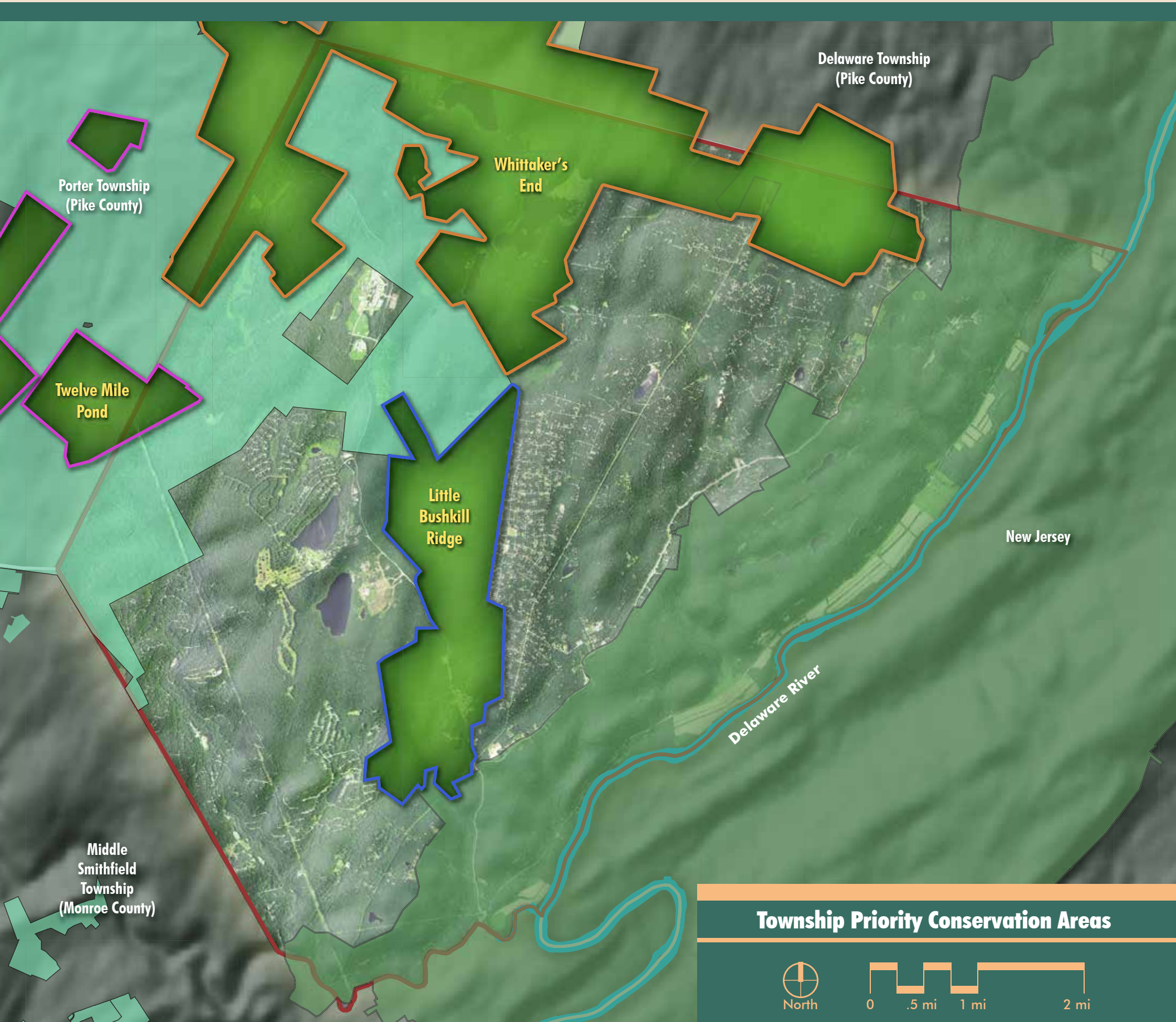
##### 3.5.1b Whittaker's End

This identified area includes one of the largest contiguous blocks of forested lands, approx. 7,200 acres, in eastern Pike County. Mink Pond and Lake Maskenozha are key natural inventory sites within the area. Almost the entire drainage area of this opportunity area lies within the Little Bush Kill Creek or the Toms Creek watersheds, both of which are exceptional value watersheds. Significant wildlife and greenway corridor connections could be provided between state forest lands and Federal recreation area lands in a highly populated region of the county.

##### 3.5.1c Little Bushkill Ridge

This approximately 1,800-acre area would provide protection for the Little Bush Kill watershed drainage including both headwaters and main stem drainage areas. It includes the Little Bush Kill Swamp and the Bushkill Falls natural areas. Significant wildlife and greenway corridor connections could be provided between state forest lands and federal recreation area lands in a highly populated region of the county.







## 3. RECOMMENDATIONS

### 3.5.5 Strengthen Delaware State Forest

Work with the Pennsylvania Bureau of Forestry (BOF) in the Delaware State Forest to conserve appropriate lands that are contiguous to the Delaware Forest and targeted for open space preservation.

The BOF plays a major role in the Township's open space conservation. There are several large tracts in Lehman Township that with strategic acquisition or conservation easements would decrease the number of BOF fragmented boundaries. Lehman Township and the Bureau of Forestry should communicate at least semiannually (twice a year) to review the status of lands. The Township should invite BOF to brief the township Recreation Committee and Supervisors on the status of their Bureau planning and management efforts for the Commonwealth and in partnerships with DEWA and conservation NGOs.

### 3.5.6 Improve Access to the Delaware State Forest

Work with the BOF to improve access to and recreation opportunities within the state forest lands including, access, new parking areas, trails, and appropriate facilities that will attract outdoor recreation users.

The Delaware State Forest is an asset that has high-quality recreation opportunities in its scenic beauty, natural systems, and expansive forests and stream networks.

These assets must be made more accessible to Township residents by establishing trail systems, access roads, parking areas, trailheads, signage, and appropriate maps and marketing materials.

To achieve these improvements, the Township, the BOF, and others should pursue grants and other funding for developing a master plan with prioritized improvements, designs, and construction funding. A range of improvements cumulatively may require significant funding.

### 3.5.7 Maintain Inter-Municipal Communication

Maintain regular communications with Porter, Middle Smithfield, and Delaware Townships regarding joint opportunities for open space preservation and recreation development.

Multi-municipal efforts are prioritized in most county, state, and federal funding programs. It is to Lehman Township's advantage to work closely with its neighboring municipalities to identify opportunities for preserving open space or developing recreational facilities in common. To this end the Township should convene preservation partnership conference calls to identify projects that might overlap and qualify as multi-municipal efforts.

### 3.5.8 Promote DEWA Access

Coordinate with the National Park Service to promote use of the Delaware Water Gap National Recreation Area by Lehman residents including linking trails, discounted usage fees, docent, ombudsmen, maintenance and similar programs to foster local uses of the area.

Lehman Township in coordination with the NPS should negotiate strategies to increase the accessibility of DEWA through incentives and physical linkages.

Physical linkages can be developed along riparian corridors, utility rights-of-way, along roadways and other areas where appropriate. The linkages should provide connections between Lehman's residential communities and the trails within the DEWA. Lehman Township should address this effort as part of a municipal greenways and trail master plan.

### 3.5.9 Encourage HOAs to adopt Tree Preservation Covenants

Work with homeowners' associations to strengthen covenants regarding tree removal. To preserve the woodland character of residential areas, reduce stormwater runoff, and help protect the quality and quantity of groundwater, homeowners' associations should be encouraged to adopt tree removal standards into their bylaws and covenants.

Requirements would limit the ability of homeowners to clear their lot of trees without proper justification or cause. The Township should ask PCCD to prepare sample covenants that the associations can elect to adopt.



### **3.5.10 Encourage Private Management Plans**

Encourage owners of open space, including private community associations, to develop management plans that protect woodland habitat and preserve natural conditions.

While the qualities and the characteristics of open space change throughout Lehman Township, there are overlapping concerns and issues common to most lands. For example, managing the Township deer population is important to most property owners. Other issues of common concern are caring for steep slopes areas, wetlands, and stream corridors. Property owners may need help in understanding the issues and identifying, delineating, and managing natural areas.

To respond to this need, Lehman Township can work with the Pike County Conservation District (PCCD) to develop a model watershed management manual that property owners can use with assistance from experts.

The PCCD offers several resources to help property owners manage their lands and should therefore take the lead in this recommendation. As a targeted goal the PCCD may be able to help by meeting with major property owners in the Township on their lands, to provide technical assistance for developing management plans.

### **3.5.11 Support Conservation Landscape Initiatives**

Partner with PA Department of Conservation of Natural Resources (DCNR) and the Pennsylvania Environmental Council (PEC) who is leading the DCNR CLA Conservation Landscapes in the Delaware River / Pocono Mountains / Delaware Highlands area.

CLI helps partners assess recreational, cultural, and natural resources initiatives in the region through a mini-grant program that helps implement partner conservation and ecotourism goals and objectives.





## 3. RECOMMENDATIONS



### ***3.5.12 Develop a Scenic Resource Map***

Lehman Township can piggyback on Pike County efforts to be featured in a map of regional scenic resources and viewsheds – that identify scenic routes (“green roads”) and important vistas that should be celebrated and preserved.

The Township can consider conducting a study to identify important scenic areas and viewsheds. Wooded roads are important in defining the rural Poconos character of the Township. The forested edges of these roads should be protected from development and highway right of way clearing that might clear cut swaths of trees and drastically change the scale and rural character.

Similarly, the Township topography presents numerous beautiful views of natural or forested areas. Scenic viewpoints and vistas can be identified and targeted for preservation through acquisition or regulatory controls.

### ***3.5.13 Consider a Recreation Coordinator***

Consider appointing a Lehman Township Recreation Program Coordinator who maintains a master list of the recreation facilities controlled by the Township and manages sport leagues and schedules facilities uses.

The Township can work with existing recreation coordinators from the residential communities, the School District, and other interests to develop a position of Township Recreation Coordinator. The Coordinator can develop a full list of recreation facilities and programs throughout the Township, including those controlled by community associations, the School District, and others.

The list of programs and facilities will be used to understand where additional programming (leagues, clubs, and similar programs) is needed and where existing facilities or new facilities are needed to meet future programming needs.



### ***3.5.14 Improve Resident Access to School Campus Facilities***

Improve partnership and coordination with individual residential communities and East Stroudsburg Area School District (ESASD) to increase recreational opportunities at the ESASD recreation facilities in Lehman Township.

The ESASD High School North Campus maintains several playing fields, indoor and outdoor courts, a pool, a shooting range, track, and other facilities that may be used by Lehman Township residents with appropriate coordination. To make use of these facilities a Township Recreation Coordinator might coordinate with the ESASD about programs that could provide increased access to Lehman residents.

### ***3.5.15 Develop a Trails & Greenways Master Plan***

Lehman Township should pursue funding through Pike County, DCNR and other appropriate agencies to develop a Trails and Greenways Master Plan. This plan would address specific connections between municipalities, public lands, connections to regional trail systems, on-road facilities, bike paths, all-terrain vehicle and snow mobile paths, equestrian paths, habitat corridor protection, and other greenway uses as appropriate.

### ***3.5.16 Develop a H.O.A. Natural Areas Management Plan***

Work with Township homeowners' associations to develop management plans for their natural areas.





## 3. RECOMMENDATIONS

### 3.5.17 Foster Conservation & Stewardship of Private Clubs

Maintain a dialogue between hunt clubs and land conservancies to foster cooperative long-term planning for the preservation and conservation stewardship of hunt clubs.

Lehman Township will work with hunt clubs, other large property owners, and conservancies to secure options to preserve lands. This will include developing working relationships with property owners and -- where appropriate -- purchasing long-term, low-cost real estate options to preserve lands. This is a market-based solution that provides more flexibility and certainty than may be possible under land use law.

### 3.5.18 Conserve DEWA Vulnerable Edges

Work with the NPS to support the preservation of critical and vulnerable natural areas within and adjacent to the Delaware Water Gap National Recreation Area. The DEWA Recreation Area is a major asset to the Lehman Township where it delivers numerous facilities for hiking, boating, biking, camping, and other activities to residents and attracts millions of tourists to the local economy annually. The Township should continue to work with DEWA to conserve important adjacent natural areas.

### 3.5.19 Improve the DEWA Recreation Gateway

In addition to the FLAP/MTF-funded access improvements awarded to Lehman Township (noted in section 3.3), the Township should seek additional funding sources to increase cooperation with the NPS, local tourism agencies, neighboring communities and Pike County to advance DEWA-gateway improvements at Bushkill Village and Milford Borough.

Lehman Township should assess the feasibility of developing a new “town center” or district to help attract and provide services to outdoor recreation and ecotourism visitors. An eco-tourism service strategy might be envisioned as part of a mixed-use “New Bushkill” and should be carefully considered to ensure a high-quality environmental design in such a development. Environmental education should be a guiding principle in the planning of such a center.







In this regard, the Township should work with the NPS to help support its stated mission:

“To provide outdoor recreation opportunities while conserving the natural, cultural and scenic resources of the recreation area. In so doing, the park works cooperatively with surrounding communities and the public to achieve the conservation goals of the Delaware River region.”

A New Bushkill center can help NPS by providing a portion of the visitor needs that DEWA cannot within its own boundaries. The historic Bushkill Village area is limited in its ability to be developed as a new multi-use “town center.”

Instead, the historic Bushkill Village can be stewarded as a Lehman Township-DEWA partnership that is focused on improving recreation opportunities, tourism services and “quality of life” amenities for both Lehman residents and regional visitors. Facilitating the re-opening of the privately-owned Turn Store in Bushkill Village should be an economic development priority for Lehman Township and DEWA.

### ***3.5.20 Delaware State Forest Access***

Improve access to Delaware State Forest by providing parking areas, interpretive signage, trails, access roads, camp sites, and similar amenities. Many of these improvement goals will be negotiated with the Bureau of Forestry inside the State Forest boundaries. Some improvements such as trail connections, directional signage and possibly remote parking can be initiated by the Township, in partnership with the Forest District.

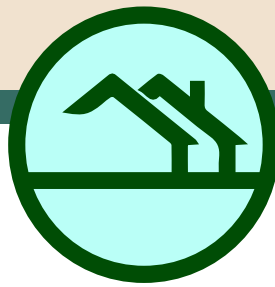
### ***3.5.21 Attract Commercial Recreational Outfitters***

Work to attract commercial recreational outfitters to the Township by:

- **Engaging select ecotourism outfitters** to partner with Lehman and encourage appropriate sustainable activities.
- **Designating appropriate areas within the Township for recreation use**



## 3. RECOMMENDATIONS



### 3.6 Housing

#### 3.6.1 Promote Mixed-Use Village Commercial Development

Mixed-use development is generally defined as structures with commercial uses on the ground floor, and residential and / or office uses on floors above. There are several examples of traditional mixed-use development within village and borough centers in nearby Monroe or Pike Counties. Potential benefits of mixed-use development help:

- **Promote a mix of retail, restaurants, offices, civic uses, and multi-family housing.**
- **Provide diverse housing opportunities.**
- **Ensure the housing needs of low-income and elderly households are met.**
- **Enhance an area's unique identity and development potential (e.g., village centers, locations near bike paths, or "gateway" areas)**
- **Reduce housing 'sprawl' into existing open spaces by developing within alternative higher density districts.**

Mixed-use residential units within a commercial corridor may help serve future senior, workforce, and affordable housing populations. Mixed use / residential developments reinforce and can support a unified and cohesive architectural aesthetic in relation to materials, proportions, landscape elements, lighting, colors, etc.

#### 3.6.2 Plan for a 'New Bushkill' Village development area

Future housing in Lehman Township should be concentrated where possible within conceptual housing growth areas (as depicted on the opposite page.) A growth target location at the intersection of SR 2001 and SR 2003, is a conceptual housing growth area, referred to as a "New Bushkill." The mix of housing types that may be created in this area offers the potential to add alternative housing options for service sector workers and young adult populations where these options are rare.

Housing in this growth area can and should be higher density to reduce negative impacts on Lehman Townships ecological resources (water, soil, habitat, wildlife, etc.) Potential housing types can include:

- **Age-restricted housing** to accommodate the growing population of seniors within the Township.
- **Multi-family housing**
- **Townhomes**
- **Affordable & workforce housing**

It is recommended that new housing structures reflect local architectural vernacular features representative of Lehman Township and the Pocono region. In a conceptual 'New Bushkill' development area, housing can potentially be higher-density with elements of traditional mixed-use development. This strategy can include retail on the first floor with subsequent levels of residential housing above.

The historic urban centers of the Pocono Region can serve as a guide for the vernacular of potential housing in Lehman Township. Stroudsburg, in Monroe County, can potentially be viewed as a guide for traditional mixed-use development in Lehman Township.

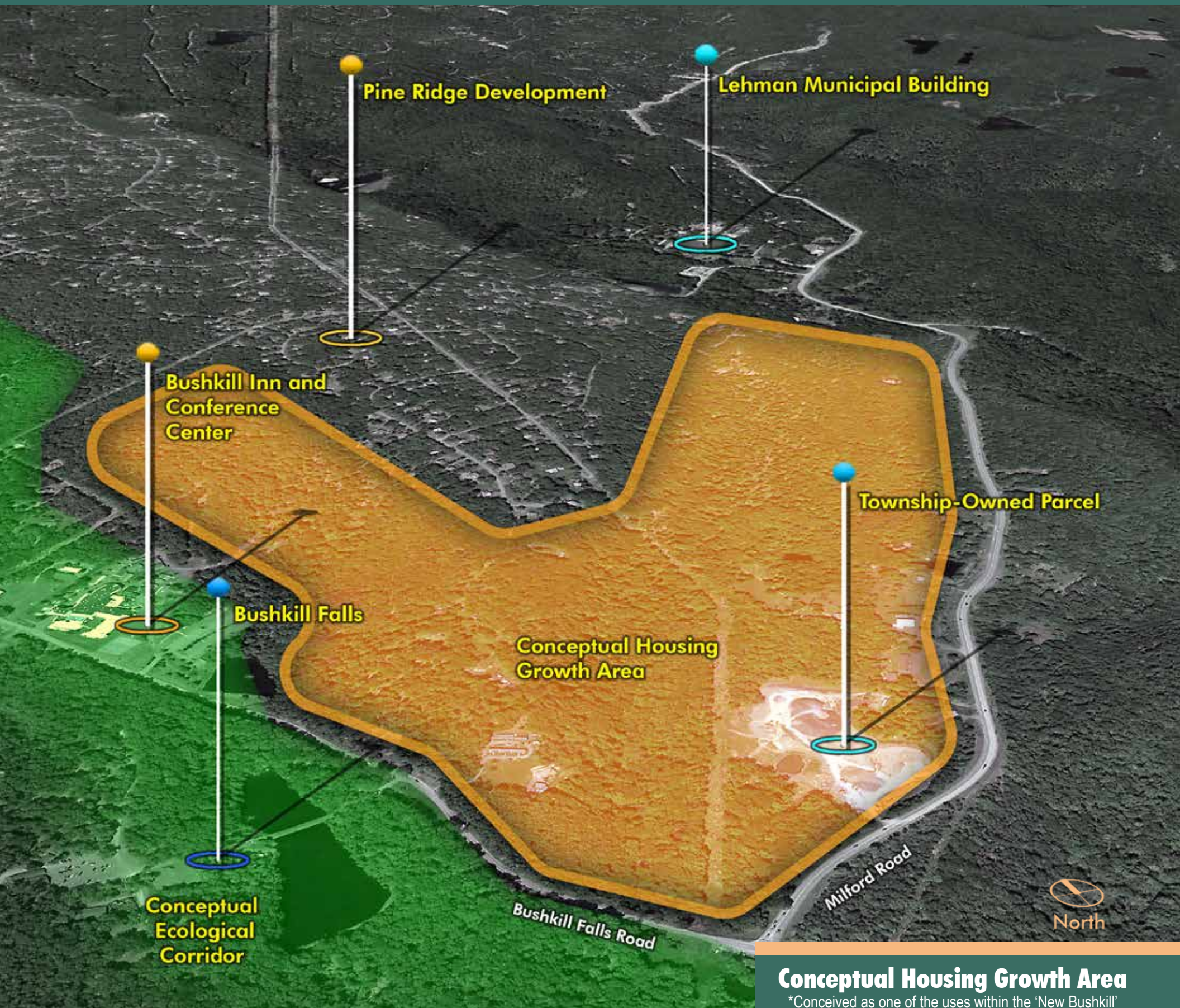
This comprehensive plan recommends that future housing development adopt 'cluster' or 'village' models that can achieve higher levels of density than traditional single family homes.

#### 3.6.3 Pursue Additional Affordable and Senior Housing

Lehman Township should work with the existing Housing Authority of Monroe County, which also serves Pike County, and local municipalities to encourage Pike County to establish a separate Pike County Housing Authority that can address multiple County housing needs. Public opinion survey results during this planning process demonstrate respondents' desires to see more of both affordable and senior housing options in the Township. Consider the survey question: "How important is it that the following types of housing are available in Lehman Township?"

- **76% of respondents noted affordable housing is an important priority.**
- **69% of respondents noted senior housing is an important priority.**





## Conceptual Housing Growth Area

\*Conceived as one of the uses within the 'New Bushkill'



## 3. RECOMMENDATIONS



### 3.7 Economic Development

#### 3.7.1 Advance a “New Bushkill” Mixed-Use Development Area

When structures in Bushkill Village were razed through the 1960’s-1980’s to prepare for the Tocks Island Dam, Lehman Township lost its primary commercial district and village center.

The first Lehman Township Comprehensive Plan of 1968 recommended the location for a ‘New Bushkill’ to replace the village lost to the Delaware Water Gap National Recreation Area. While the location proposed in that plan is currently occupied by the Pine Ridge residential development, the 1968 plan also recommended commercial development at the intersection of Bushkill Falls Road (SR 2001) and Milford Road (SR 2003).

This 2021 Comprehensive Plan Update recommends that new housing and commercial development be directed to this intersection area. This location is generally suitable for new mixed-use commercial development with the acknowledgment that creative solutions to modern wastewater facilities in this location will need to be developed cooperatively by the Township and partners to enable high-density development in this part of Lehman.

Future “New Bushkill” development should recognize and promote connectivity to adjacent regional destinations such as Bushkill Falls and the Bushkill Inn and Conference Center.

#### 3.7.2 Complete Milford Road Development

Current in-progress road-widening and safety improvements to SR 2001 (Milford Road) will prepare this roadway to become the new commercial corridor in Lehman Township. The improved Milford Road is capable of safely handling larger traffic volumes, and so is the obvious location for future commercial growth and development.

Lehman Township owns a 12-acre parcel on Milford Road that is within the conceptual ‘New Bushkill’ development area (noted above.) This Township-owned parcel should be considered as a nucleus for a future mixed-use pedestrian-friendly development. A New Bushkill development must respond appropriately to environmental conditions including hydrology, habitat, wetlands, and steep slopes. Future architecture and development of this Milford Road parcel should reflect the vernacular of the Pocono region. Township leadership on this parcel can set the tone for the future New Bushkill area.

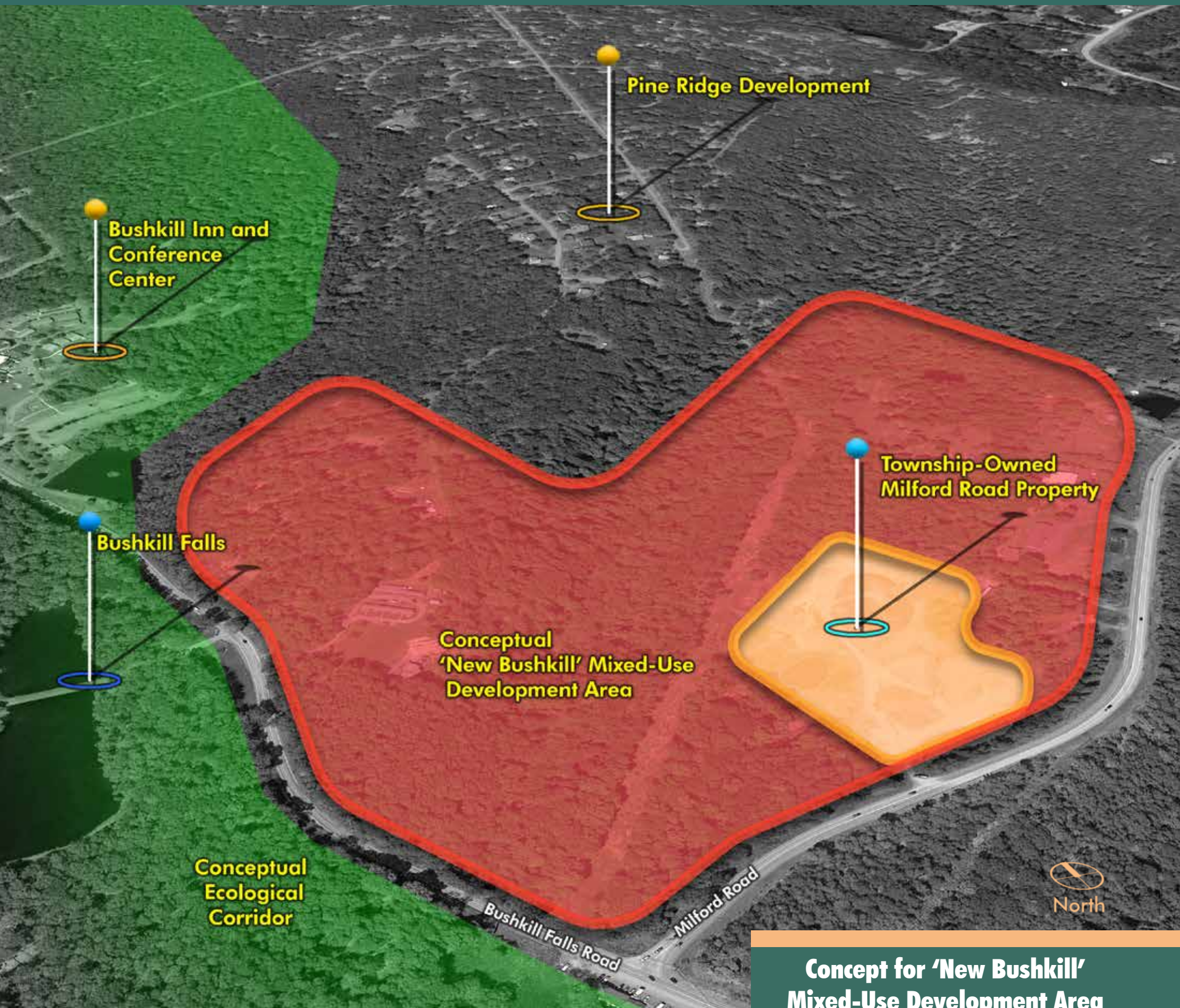
#### 3.7.3 Pursue Wayfinding Signage Study

A future wayfinding signage study should be considered. Interpretive / educational signage features can be imagined and created by Lehman Township for locations that are outside DEWA boundaries.

A system of strategically placed wayfinding signage on key roadways can be created to direct visitors to / from state, federal sites to local destinations (Bushkill Village, DEWA, Delaware State Forest, Bushkill Falls, Bushkill Inn, and Conference Center, etc.)

Signage must acknowledge relevant jurisdictional signage regulations / guidelines including visual vocabularies already in use by DEWA, PennDOT and Pike County.





**Concept for 'New Bushkill'  
Mixed-Use Development Area**



## 3. RECOMMENDATIONS



### 3.8 Land Use

#### 3.8.1 Review Municipal Ordinances for Updates

Lehman Township is undergoing an update of its Zoning Ordinance in 2021. This is an important step in making sure that any future growth is guided through regulations that will achieve the goals and objectives of the Comprehensive Plan. Considerations for evaluation include updating definitions, updating permitted uses and bulk and use standards, reviewing supplemental regulations and addressing the need for additional or overlay districts (specific zoning recommendations that address conservation development and new overlays are discussed in this section).

#### 3.8.2 Pursue Conservation Land Use Planning

Conservation development, also known as “conservation by design”, protects an area’s natural environmental features through sustainable land development.

Conservation by design practices include:

- **Preserve open space and viewsheds,**
- **Protect farmland,**
- **Protect natural habitats for wildlife,**
- **Preserve water quality,**
- **Maintain character of rural communities.**

A conceptual conservation land use planning “exercise” (on the following page) demonstrates how elements of this planning model – such as existing hydrology, steep slopes, and ecological corridors can be evaluated to demonstrate an ecologically-based planning approach.

In 2020, Lehman Township received \$5000 from the William Penn Foundation as a mini-grant through Natural Lands to update the Township Subdivision and Land Ordinance (SALDO) and to implement conservation zoning elements noted above.



# A Conceptual Conservation Land Use Planning Exercise for Saw Creek

## Issues:



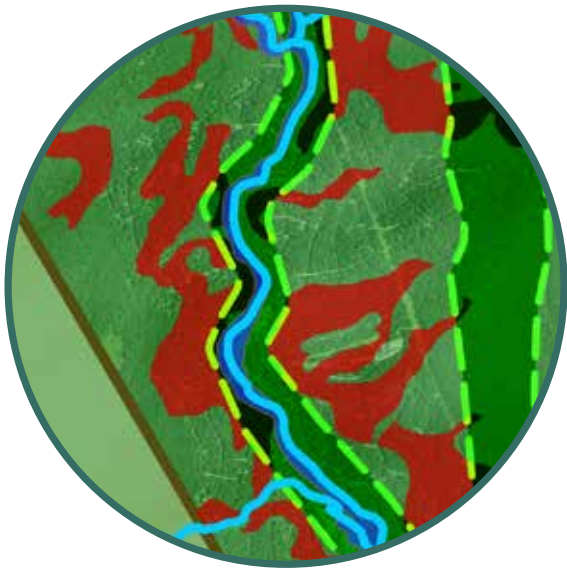
**Existing Hydrology**

Development on or near these resources can negatively impact water quality downstream.



**Existing Steep Slopes**

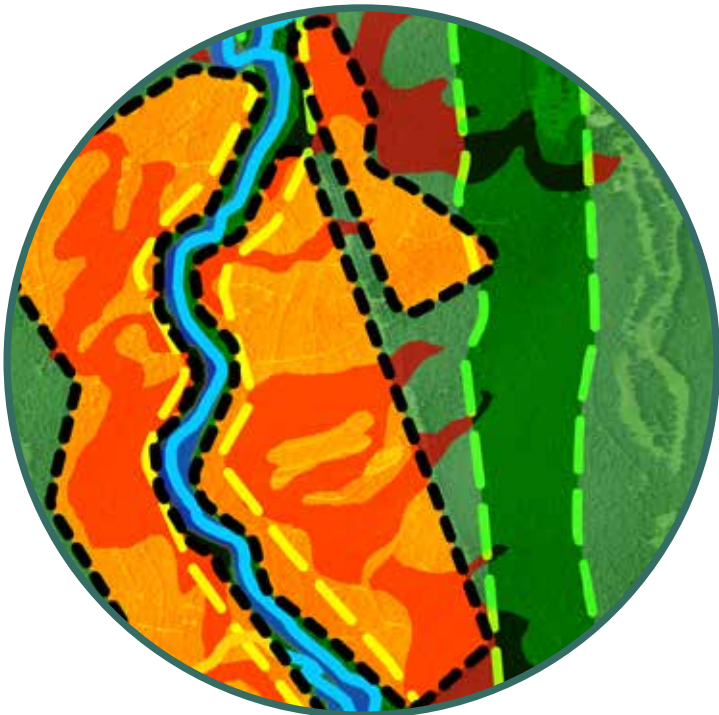
Development on or near these resources cause soil erosion and pollution of waterways.



**Existing Ecological Corridors**

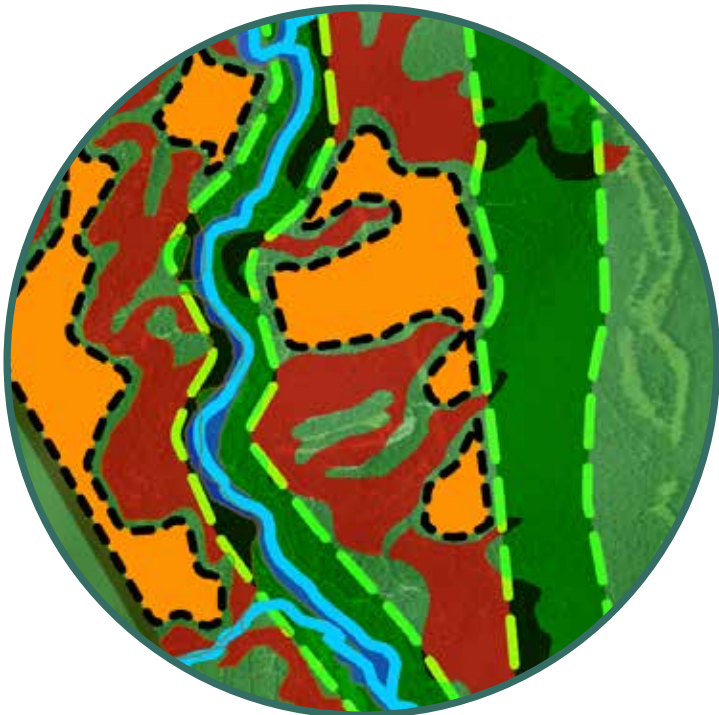
Development on or near these resources can fragment ecological habitats.

## Assessment of alternative development models:



**Current Saw Creek Land Use**

Development (in orange) ignores many existing ecologically Sensitive conditions.



**Conceptual Conservation Land Use**

Conceptual conservation land use planning (in orange) respects sensitive ecological factors and locates higher-density development away from ecological resources.



# 3. RECOMMENDATIONS

## 3.8.3 Incentivize Conservation Zoning at Highland Village / Mountain Laurel

A conceptual site development plan prepared in 2006 for the Highland Village / Mountain Laurel area (see inset image this page) contained large areas of proposed residential development.

This proposed 2006 plan ultimately did not proceed. At the full anticipated build-out (planned for completion in 2021) 60% of the Mountain Laurel 2335 acres would have been developed with a total of 5,318 dwelling units.

While the 2006 plan maximizes development potential for new home construction and sales, it largely neglected multiple important ecological factors. The conceptual conservation planning concept for Mt. Laurel (on the opposite page) demonstrates a *conservation by design* guidance for future development to protect:

- **Hydrologic Resources**
- **Steep Slopes**
- **Ecological Corridors**

Future development plans for the large and critical Mountain Laurel site must adequately respect and enhance the current ecological features of the site while simultaneously working within existing and previously-approved wastewater treatment capacities. A well-water supply study that was required by Lehman Township was never produced and will be a requirement for any new site development proposal.



The 2006 Mt. Laurel Highland Village Plan maximized buildable area, while neglecting important ecological factors.

## 3.8.4 Develop a Village Commercial Overlay Zoning at Highland Village / Mountain Laurel

This 2021 Plan recommends investigating a village commercial overlay zoning district within the Mountain Laurel property. Pursuing this strategy will require a team approach to develop preliminary conservation by design concepts and smart zoning regulation updates.

One specific area of concern is along the Bushkill Falls Road, where a typical commercial development model would include a commercial strip area with street widening and highway improvements. Traditional commercial strips are not appropriate in this rural setting, and village commercial development, as defined currently, should be a priority zoning modification to encourage preferred conservation types of new developments in this and other areas of the overall Mountain Laurel site. Village commercial overlay zoning can help direct preferred growth options within sites – like the Mountain Laurel property. A zoning overlay for this area can address conservation provisions for:

- **Access management standards for properties abutting the corridors, which may provide for shared access roads to signalized intersections, access through adjacent existing streets, and distance standards between access drives.**
- **Parking areas behind or to the side of buildings. Include bicycle parking facilities. Limited front yard parking should also be allowed.**
- **Consolidation of driveways or shared driveways between structures.**
- **Planted canopy boulevards or strips along street fronts.**
- **Pedestrian pathways along streets.**
- **Vegetation requirements, primarily shade trees, in parking areas.**
- **Stormwater best management practices to capture stormwater runoff from any potential impervious surfaces.**
- **Design guidelines to address building design, signage, and streetscape elements.**
- **Standards to encourage a closer building-to-street relationship.**

A partnership opportunity for the future Mount Laurel development to include service for wastewater treatment should be explored for mutual benefits to the property owner and for service to a potential Township-owned future “town center” parcel on SR 2001.



- Steep Slopes
- Water
- Suitable Development Area
- Mt. Laurel Property Boundary

The Glen at Tamiment

Bushkill Falls Road

Conceptual Hydrologic Buffer

Saw Creek Estates





## 3. RECOMMENDATIONS



### 3.8.5 Update Township-wide Zoning Recommendations

Zoning modifications should reflect a municipal desire for growth to occur at the convergence of SR 2001 and SR 2003 and at the “New Bushkill” growth area – that could potentially contain mixed-use commercial and housing developments. Development should respect ecological factors, such as topography, hydrology, habitat, and soils. Future zoning should be oriented towards ‘cluster’ and village-style development.

Cluster and village style development patterns can contain ‘village greens’ and other public spaces and pedestrian scale multi-modal transportation infrastructure.

Modified zoning can shift away from ‘strip’ development that has been implemented all over the country over the last half-century. Such development is typically automobile dominated, with large swaths of parking and little to no pedestrian or civic space. Strategically-planned higher density mixed-use development on less disturbed land area encourages mobility less reliant on automobile travel.

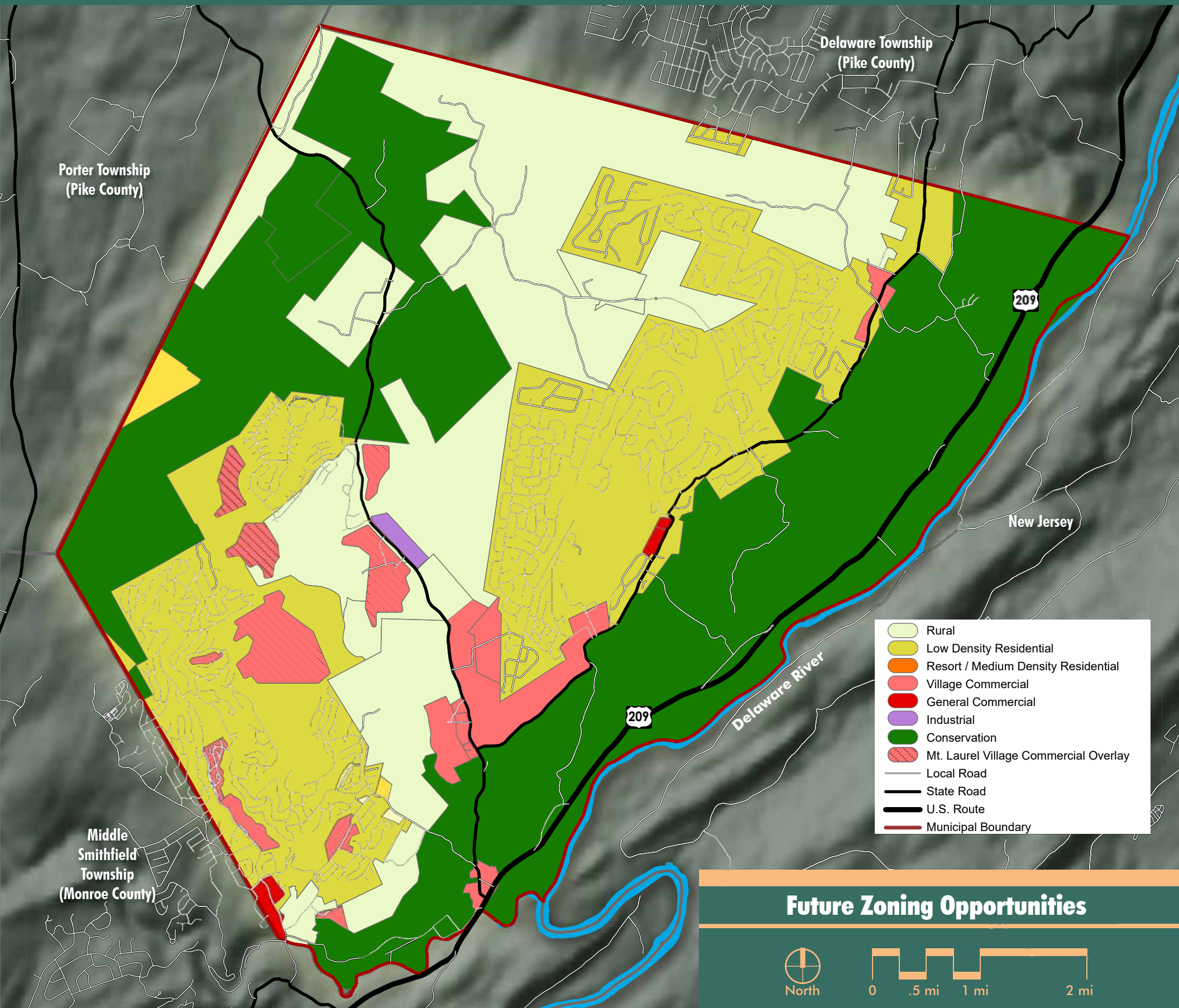
Cluster and village growth patterns have the potential to establish viable new commercial nodes in Lehman Township - connected via multi-modal trails and access routes.

Under current zoning, the only area zoned industrial in Lehman Township is in the northwest corner of the Township, nestled within the Delaware State Forest. While this land is currently undeveloped, zoning here should be changed to prevent undesirable industrial uses in this area. It is recommended that a replacement ‘light industrial’ zone be delineated along SR 2003 within the “New Bushkill” development area.

Light industrial uses include breweries, microbreweries / distilleries, artisan maker space – can also be cultural attractions and services symbiotic with future mixed-use development opportunities in the New Bushkill.

In 2020 Lehman Township received \$5000 from the William Penn Foundation as a mini-grant through Natural Lands to update its SALDO and to implement conservation zoning elements as described in this chapter.





## Future Zoning Opportunities



North





# 3. RECOMMENDATIONS



Bushkill Falls

## 3.8.6 Adopt an Official Map

Develop and adopt an Official Map that identifies desired future greenway, park, trail, and other Township recreation and open space facilities in addition to roadway improvements.

Official Maps, as authorized by the Municipalities Planning Code, allow municipalities to “show appropriate elements or portions of elements of the comprehensive plan regarding public lands and facilities that may include, but need not be limited to:

- **Existing and proposed public parks, playgrounds, and open space reservations.**
- **Pedestrian ways and easements.”**

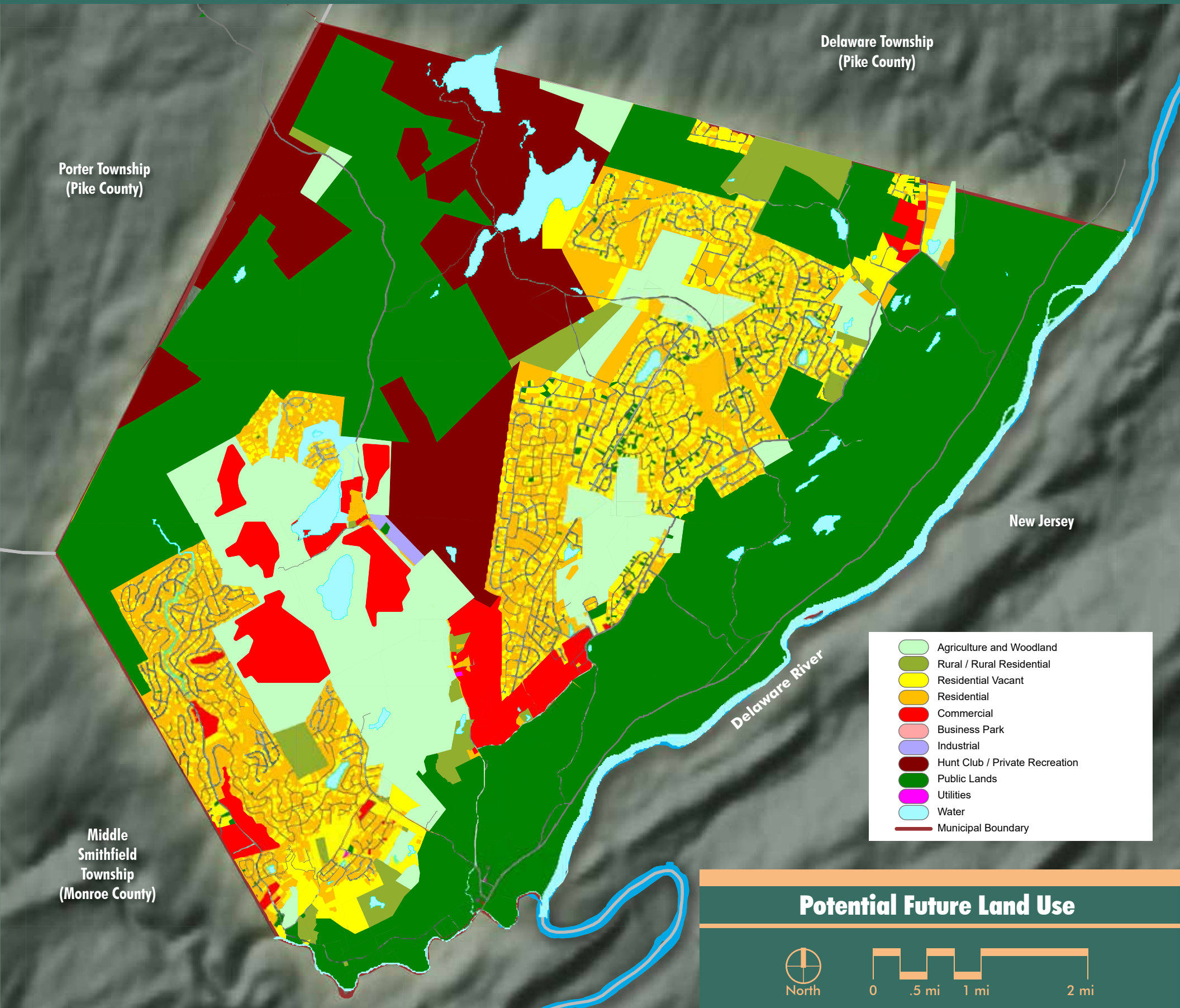
Elements included on an Official Map give the Township the right of first refusal for any proposed action affecting those elements such as sale or development of a property. The Official Map does not require the Township to take any action.

## 3.8.7 Update the Future Land Use Map

Recommended changes to current zoning will be reflected in future land use patterns within Lehman Township on a Future Land Use Map. As noted, an example of, future land use development can be considered along the SR 2001 and SR 2003 corridors.

The predominant land use in Lehman Township will remain Conservation / Open Space under the jurisdiction of DEWA and the Delaware State Forest.





Porter Township  
(Pike County)

Delaware Township  
(Pike County)

New Jersey

Middle  
Smithfield  
Township  
(Monroe County)

Delaware River

- Agriculture and Woodland
- Rural / Rural Residential
- Residential Vacant
- Residential
- Commercial
- Business Park
- Industrial
- Hunt Club / Private Recreation
- Public Lands
- Utilities
- Water
- Municipal Boundary



North



## Potential Future Land Use







# 4. IMPLEMENTATION





# 4. IMPLEMENTATION

## 4.1 Implementation Priorities

This list describes improvements identified in Chapter Three and organizes them according to short, mid, and long-term priorities. Lehman Township may pursue improvements in any order depending on municipal

priorities and funding availability. The various funding sources are discussed in detail later in this chapter. While individual projects may have short, medium, or long-term timelines, it is important to note that implementation of all proposed improvements is a long-term process.

**Funding Sources - Acronym List**

Acronym	Full Name
PCPC	Pike County Planning Commission
PennDOT	PA Department of Transportation
DCED	PA Department of Community and Economic Development
DCNR	PA Department of Conservation and Natural Resources
DEP	PA Department of Environmental Protection
PennVEST	PA Infrastructure Investment Authority
PHMC	PA Historical and Museum Commission
NPS	National Park Service
FHWA	Federal Highway Administration
USDA	United States Department of Agriculture
NEPA	Northeast PA Alliance
PennDOT TA Set-Aside	PennDOT Transportation Alternatives Set-Aside Program
PennDOT MTF	PennDOT Multimodal Transportation Fund
PennDOT SRTS	PennDOT Safe Routes to Schools
DCED MTF	DCED Multimodal Transportation Fund
DCED GTRP	DCED Greenways, Trails and Recreation Program
DCED BOS Loans	DCED Business in Our Sites Loans
DCED KCP	DCED Keystone Communities Program
DCED HPTC	DCED Historic Preservation Tax Credit
DCED LSA-Monroe County	DCED Local Share Assessment Fund-Monroe County (Gaming Funds)
DCED HOME	DCED Home Investment Partnership Program
DCNR C2P2	DCNR Community Conservation Partnership Program
PennVEST CWSRF	PennVEST Clean Water State Revolving Fund
DEP NPSIP	DEP Non-Point Source Implementation Program
FHWA FLAP	FHWA Federal Lands Access Program
PHMC KHPCGP	PHMC Keystone Historic Preservation Construction Grant Program
PHMC CLGGP	PHMC Certified Local Government Grant Program
PHMC KHPPGP	PHMC Keystone Historic Preservation Planning Grant Program
LWCF	Land and Water Conservation Fund
Pike County SRCPP	Pike County Scenic Rural Character Preservation Program
RACP	Redevelopment Assistance Capital Program
USDA RUS-WEP	USDA Rural Utilities Service - Water and Environmental Program



### 3.1 Ecological

Recommendation Number (#) and Name		Priority	Potential Partners	Possible Funding Sources	Cost: Low <\$100K Medium <\$500K High >\$500K
3.1.1	<b>Protect Ecological Corridors</b> <ul style="list-style-type: none"> <li>- Connect fragmented ecological habitat areas along corridors such as: <ul style="list-style-type: none"> <li>• Saw Creek Riparian Corridor: connects DEWA to the Delaware State Forest</li> <li>• Little Bushkill Creek: connects DEWA to the Delaware State Forest</li> <li>• Tom's Creek: connects DEWA to the Delaware State Forest</li> <li>• PPL electric right-of-way</li> <li>• Other appropriate utility rights-of-way</li> </ul> </li> <li>- Develop a Greenways and Trails Master Plan (Recommendation 3.5.16) to explore the feasibility of ecological, habitat and /or recreation linkages in the above corridors.</li> </ul>	Medium to High	PCPC, Pike County, NPS	FHWA, PennDOT TA Set-Aside, PennDOT MTF, PennDOT SRTS, DCED MTF, DCED GTRP, DCED LSA-Monroe County, DCNR C2P2, NFWF	Low to Medium (Planning, Implementation)
3.1.2	<b>Protect Bushkill Falls Conservation Investments &amp; Hydrologic Resources</b> <ul style="list-style-type: none"> <li>- Require hydrologic and steep slope buffers for new development (i.e. Mountain Laurel) to protect downstream hydrology and ecology from sediment and other pollutants.</li> </ul>	Medium to High	DCNR, PCPC, Developers	FHWA, DCED GTRP, DCED LSA-Monroe County, DCNR C2P2, NFWF	Medium (Planning, Design)
3.1.3	<b>Manage Invasive Species</b> <ul style="list-style-type: none"> <li>- Protect and enhance native biodiversity and prevent the spread of invasive species. Protect native habitats and identify areas where invasive species are located. The Township can work with partners including NPS, DCNR, PCCD, and Pocono Environmental Education Center to preserve and protect natural systems and manage invasive species.</li> </ul>	Medium	NPS, DCNR, PCCD, PEEC	NFWF, DCNR C2P2, DCED GTRP, Pike County SRCPP	Medium (Planning, Design)

### 3.2 Cultural & Historic

Recommendation Number (#) and Name		Priority	Potential Partners	Possible Funding Sources	Cost: Low <\$100K Medium <\$500K High >\$500K
3.2.1	<b>Evaluate Properties Listed as "Ineligible" for the National Register of Historic Places (NRHP)</b>	Low to Medium	Pike County Historical Society, Historic Preservation Trust of Pike County, PHMC	DCED HPTC, PHMC KHPCGP	Low (Planning)
3.2.2	<b>Evaluate Properties Listed as "Potential Evaluation" for the NRHP</b>	Medium	Pike County Historical Society, Historic Preservation Trust of Pike County, PHMC	DCED HPTC, PHMC KHPCGP	Low (Planning)
3.2.3	<b>Evaluate Properties Listed as "Eligible" for the NRHP</b>	Medium	Pike County Historical Society, Historic Preservation Trust of Pike County, PHMC	DCED HPTC, PHMC KHPCGP	Low (Planning)
3.2.4	<b>Update Lehman Township Historic Preservation Ordinances, HARB</b> <ul style="list-style-type: none"> <li>- Establish legal protections for historic resources. Such ordinances typically charge a historic preservation review board with developing criteria for local historical significance and reviewing all designation, alteration, and demolition applications.</li> <li>- Consider formation of Historic Architecture Review Board (HARB)</li> </ul>	Low to Medium	Pike County Historical Society, Historic Preservation Trust of Pike County, PHMC	DCED HPTC, PHMC KHPCGP	Low (Planning)
3.2.5	<b>Foster Cultural / Architectural Preservation Education</b> <ul style="list-style-type: none"> <li>- Help property owners understand not only legal requirements, but also sources of financial assistance for architectural preservation.</li> </ul>	Low to Medium	Pike County Historical Society, Historic Preservation Trust of Pike County, PHMC	DCED HPTC, PHMC KHPCGP	Low (Planning)



# 4. IMPLEMENTATION

## 3.3 Transportation

Recommendation Number (#) and Name		Priority: Low (Implement in 5+ Years) Medium (Implement in 3-5 Years) High (Implement in 1-3 Years)	Potential Partners	Possible Funding Sources	Cost (Planning, Design, Implementation): Low <\$100K Medium <\$500K High >\$500K
3.3.1a	<b>Conduct a Comprehensive Traffic Study</b> - Complete a comprehensive traffic study to identify all horizontal curves that should be evaluated and conducting horizontal curve studies for each of the locations identified.	High	PennDOT, PCPC	PennDOT TA Set-Aside, PennDOT MTF, DCED MTF, DCED LSA-Monroe County	Medium to High (Design, Implementation)
3.3.1b	<b>Plan for Enhanced Delineation and Friction for Horizontal Curves and Longitudinal Rumble Strips, Stripes, and Signage: SR 2001 / SR 2003</b> - Implement Enhanced Delineation and Friction for Horizontal Curves and Longitudinal Rumble Strips and Stripes on Two-Lane Roads. - Implement warning signage and striping. Includes proper chevron signing placement. Horizontal alignment warning signs are recommended along with advisory speed plaques to advise motorists of a change in the roadway alignment. - Implement chevrons and/or one direction large arrow signs.	High	PennDOT, PCPC	PennDOT TA Set-Aside, PennDOT MTF, DCED MTF, DCED LSA-Monroe County	Medium to High (Design, Implementation)
3.3.2	<b>Mid-Term Roadway Priorities</b> - High friction surface treatments (HFST) and longitudinal rumble strips should be evaluated as an option for midterm implementation. Locations to be identified as part of the recommended future comprehensive traffic study (3.3.1a). Selected locations for treatment may be those that are still experiencing roadway departure crash patterns after implementation of signing and striping improvements to provide enhanced delineation.	Medium	PennDOT, PCPC	PennDOT TA Set-Aside, PennDOT MTF, DCED MTF, DCED LSA-Monroe County	Medium to High (Design, Implementation)
3.3.3	<b>Long-Term Roadway Priorities</b> - Shoulder improvements including roadway design and construction should be evaluated along roadways that would benefit from an expanded typical section.	Low	PennDOT, PCPC	PennDOT TA Set-Aside, PennDOT MTF, DCED MTF, DCED LSA-Monroe County	Medium to High (Design, Implementation)
3.3.4	<b>3.3.2 Consider Conceptual New Road Locations</b>	Low to Medium	PennDOT, PCPC	PennDOT TA Set-Aside, PennDOT MTF, DCED MTF, DCED GTRP, DCED LSA Monroe County, DCNR C2P2	Medium to High (Design, Implementation)
3.3.4a	<b>Saw Creek to Tamiment Connector</b> - Assess feasibility of access between the communities of Tamiment and Saw Creek. Such access could improve emergency response times for State Police travelling to Saw Creek from Troop R headquarters in Blooming Grove.	Medium	PennDOT, PCPC	PennDOT TA Set-Aside, PennDOT MTF, DCED MTF, DCED GTRP, DCED LSA Monroe County, DCNR C2P2	Medium to High (Design, Implementation)
3.3.4b	<b>Bushkill Falls Road to Minks Pond Road Connector</b> - Assess feasibility of connector roadway between Bushkill Falls Road (SR 2003) and Minks Pond Road. Such access can potentially provide improved emergency access to the neighborhoods in northeast Lehman Township.	Medium	PennDOT, PCPC	PennDOT TA Set-Aside, PennDOT MTF, DCED MTF, DCED GTRP, DCED LSA Monroe County, DCNR C2P2	Medium to High (Design, Implementation)



Recommendation Number (#) and Name		Priority: Low (Implement in 5+ Years) Medium (Implement in 3-5 Years) High (Implement in 1-3 Years)	Potential Partners	Possible Funding Sources	Cost (Planning, Design, Implementation): Low <\$100K Medium <\$500K High >\$500K
3.3.4c	<b>Lehman Township to Delaware Township Connector</b> - Assess feasibility of connection between Lehman and Delaware Townships to potentially improve Lehman Township emergency access and improve connectivity to Delaware Township. First conceptualize in 1968 comp. plan.	Low	PennDOT, PCPC	PennDOT TA Set-Aside, PennDOT MTF, DCED MTF, DCED GTRP, DCED LSA Monroe County, DCNR C2P2	Medium to High (Design, Implementation)
3.3.4d	<b>Pine Ridge to Milford Road Connector</b> - Assess feasibility of new roadways from the Pine Ridge Development through the 'New Bushkill' .	Low	PennDOT, PCPC	PennDOT TA Set-Aside, PennDOT MTF, DCED MTF, DCED GTRP, DCED LSA Monroe County, DCNR C2P2	Medium to High (Design, Implementation)
3.3.5	<b>Pursue Conceptual Park &amp; Ride fpr Lehman commuters</b> - Assess feasibility of park & ride facility on Fernwood Lane adjacent to US Route 209. Considerations to include: •Commuter park & ride lot •Public transit transfer site •Link to the McDade Trail •Streetscape and pedestrian improvements along US 209 •DEWA shuttle service stop	High	PennDOT, FHWA, NPS, Pike County, Monroe County, Middle Smithfield Township	FHWA, PennDOT TA Set-Aside, PennDOT MTF, DCED MTF, DCED GTRP, DCED LSA-Monroe County	Medium to High (Design, Implementation)
3.3.6	<b>Advance Pedestrian and Bicycle Improvements</b>	Medium to High	NPS, PennDOT, PCPC, PennDOT, FHWA	PennDOT TA Set-Aside, PennDOT MTF, PennDOT SRTS, DCED MTF, DCED GTRP, DCED LSA-Monroe County, DCNR C2P2	Medium to High (Design, Implementation)
3.3.6a	<b>Riparian Corridor Trails</b> - Assess feasibility of riparian corridor trails along the waterways of Lehman Township can potentially provide greater access to the Delaware River from the interior of the Township.	Medium	PCPC, NPS, PCPC	PennDOT TA Set-Aside, PennDOT MTF, DCED MTF, DCED GTRP, DCED LSA-Monroe County, DCNR C2P2	Medium to High (Design, Implementation)
3.3.6b	<b>Utility Corridor Trails</b> - Assess feasibility of utility corridor rights-of-way corridors (i.e. central Lehman Township PPL utility corridor) for futureoverland hiking and biking routes.	Medium	Utility Companies, PCPC, Adjacent Municipalities	PennDOT TA Set-Aside, PennDOT MTF, DCED MTF, DCED GTRP, DCED LSA-Monroe County, DCNR C2P2	Medium to High (Design, Implementation)



# 4. IMPLEMENTATION

Recommendation Number (#) and Name		Priority: Low (Implement in 5+ Years) Medium (Implement in 3-5 Years) High (Implement in 1-3 Years)	Potential Partners	Possible Funding Sources	Cost (Planning, Design, Implementation): Low <\$100K Medium <\$500K High >\$500K
3.3.6c	<b>Bushkill Village Railroad Alignment Trail</b> - Assess feasibility of this trail alignment along the historic Bushkill Village railroad alignment.	Medium	Pike County, PennDOT, NPS	PennDOT TA Set-Aside, PennDOT MTF, DCED MTF, DCED GTRP, DCED LSA-Monroe County, DCNR C2P2	Medium to High (Design, Implementation)
3.3.6d	<b>McDade Trail Improvements / Connections</b> - Improvements made to existing trails, and considerations made for new connections to the DEWA trail from existing and future development areas in the Township. A Fernwood park and ride to McDade Trail spur is a priority alignment to be assessed. McDade trail connections to existing PEEC education trails should be evaluated.	Medium	Pike County, PEEC, NPS	PennDOT TA Set-Aside, PennDOT MTF, PennDOT SRTS, DCED MTF, DCED GTRP, DCED LSA-Monroe County, DCNR C2P2	Low to Medium (Planning, Design)
3.3.6e	<b>Bushkill Village Pedestrian and Bicycle Safety Improvements</b> - Complete FLAP/MTF study for highway access, safety, and pedestrian improvements within Bushkill Village, walkway and crosswalk improvements to mitigate previous highway impacts to the Peters House, including ADA access and aesthetic improvements.	High	PennDOT, FHWA, NPS, Pike County	PennDOT, FHWA, NPS, Pike County, DCED MTF	Medium to High (Planning, Design,)
3.3.6f	<b>McDade Trail - Bushkill Pedestrian / Bicycle Bridge</b> - Complete FLAP/MTF study for a pedestrian and bicycle bridge across the Bush Kill to create village connections to the DEWA McDade trail as well as a multi-modal alternative to the US 209 bridge.	High	PennDOT, FHWA, NPS, Pike County	PennDOT, FHWA, NPS, Pike County, DCED MTF	High (Planning, Design)
3.3.6g	<b>Township-wide Sidewalk Improvements</b> - Identify priority sidewalk connections within Township residential neighborhoods as well as connections to recreation and commercial destinations (i.e., Bushkill Village, DEWA, Delaware State Forest)	Medium	PennDOT, Local Businesses	PennDOT TA Set-Aside, PennDOT MTF, PennDOT SRTS, DCED MTF, DCED GTRP, DCED LSA-Monroe County	Low to Medium (Planning, Design)

## 3.4 Community Facilities

Recommendation Number (#) and Name		Priority	Potential Partners	Possible Funding Sources	Cost: Low <\$100K Medium <\$500K High >\$500K
3.4.1	<b>State Police Services:</b> - Lehman Township should annually or semi-annually review State Police coverage to determine appropriate levels of support.	Medium	PA State Police	Legislative funding	Low (planning)
3.4.2	<b>Regional Police Services:</b> - Coordinate with neighboring communities to asses feasibility / need for a regional police force.	Medium	Pike County, Middle Smithfield Township, Delaware Township, Porter Township	Legislative funding	High (Planning)
3.4.3	<b>Emergency Services – Bushkill Emergency Corps (BEC)</b> - Facilitate quarterly meeting between BEC and Lehman Township leadership. - Appoint a Township-BEC liaison	High	Bushkill Emergency Corps	Not Applicable	Low (planning)
3.4.4	<b>Lehman Township EMS Tax</b> - Increasing EMS tax to 0.50 mill for an estimated EMS tax of \$89,625 (increase of \$30k). An increased beyond 0.50 mill should be considered through conversations with the Bushkill Emergency Corps to determine funding needs and deficiencies.	High	Bushkill Emergency Corps	Legislative funding	Low (planning)
3.4.5	<b>Medical Facilities:</b> - Coordinate with local partners on location of future medical facilities	High	Pike County, Monroe County, Neighboring municipalities, Regional hospitals and health care providers	Legislative funding	High (Planning)

3.5 Open Space & Recreation					
Recommendation Number (#) and Name		Priority	Potential Partners	Possible Funding Sources	Cost: Low <\$100K Medium <\$500K High >\$500K
3.5.1	<b>Continue Pike County Partnership</b> - Continue to work with Pike County to coordinate the preservation of greenspace and recreation corridors in Lehman Township through acquisition, appropriate development and preservation of conservation and recreation resources.	High	Pike County, PCPC,	PennDOT MTF, DCED MTF, DCED GTRP, DCED LSA-Monroe County, DCNR C2P2, DCNR Conservation Landscapes, LWCF, Pike County SRCPP	Low (Planning)
3.5.2	<b>Preserve Open Space</b> Seek to preserve large tracts of open space that are in the path of development or are being offered for sale for development.	High	Pike County, PCPC,	DCED GTRP, DCED LSA-Monroe County, DCNR C2P2, DCNR Conservation Landscapes, LWCF, Pike County SRCPP	Low to Medium (Planning)
3.5.3	<b>Open Space Map</b> Develop and maintain an open space/recreation map based on naturally occurring and man-made corridors. Indicate proposed use of corridors.	High	Pike County, PCPC,	DCED GTRP, DCED LSA-Monroe County, DCNR C2P2, DCNR Conservation Landscapes, LWCF, Pike County SRCPP	Low (Planning)
3.5.4	<b>Recognize County Priority Conservation Areas</b> - Prioritize conservation areas identified by the 2008 "Growing Naturally: Pike County Open Space, Greenways and Recreation Plan."	High	Pike County, PCPC,	DCED GTRP, DCED LSA-Monroe County, DCNR C2P2, DCNR Conservation Landscapes, LWCF, Pike County SRCPP	Low (Planning)
3.5.5	<b>Strengthen Delaware State Forest</b> - Work with the Pennsylvania Bureau of Forestry (BOF) in the Delaware State Forest on the conservation of appropriate lands that are contiguous to the Delaware Forest and targeted for open space preservation.	High	DCNR, PCPC	DCED GTRP, DCED LSA-Monroe County, DCNR C2P2, DCNR Conservation Landscapes, LWCF, Pike County SRCPP	Low to Medium (Planning)



## 4. IMPLEMENTATION

Recommendation Number (#) and Name		Priority: Low (Implement in 5+ Years) Medium (Implement in 3-5 Years) High (Implement in 1-3 Years)	Potential Partners	Possible Funding Sources	Cost (Planning, Design, Implementation): Low <\$100K Medium <\$500K High >\$500K
3.5.6	<b>Improve Access to the Delaware State Forest</b> - Work with the BOF to improve access to and recreation opportunities within the state forest lands including, access, new parking areas, trails, and appropriate facilities that will attract outdoor recreation users.	High	DCNR, PCPC	DCED GTRP, DCED LSA-Monroe County, DCNR C2P2, DCNR Conservation Landscapes, LWCF, Pike County SRCPP	Low to Medium (Planning)
3.5.7	<b>Maintain Inter-Municipal Communication</b> - Maintain regular communications with Porter, Middle Smithfield and Delaware Townships regarding joint opportunities for open space preservation and recreation development.	High	Porter Township, Middle Smithfield Township, Delaware Township, Pike County, Monroe County	DCED GTRP, DCED LSA-Monroe County, DCNR C2P2, DCNR Conservation Landscapes, LWCF, Pike County SRCPP	Low (Planning)
3.5.8	<b>Promote DEWA Access</b> - Coordinate with the National Park Service to promote use of the Delaware Water Gap National Recreation Area by Lehman residents including linking trails, discounted usage fees, and similar programs to foster local use of the area.	High	NPS, Pike County	PennDOT MTF, DCED MTF, DCED GTRP, DCED LSA-Monroe County, DCNR C2P2, DCNR Conservation Landscapes, LWCF, Pike County SRCPP	Low (Planning)
3.5.9	<b>Encourage HOAs to adopt Tree Preservation Covenants</b> - Work with homeowners associations to strengthen covenants regarding tree removal. To preserve the woodland character of residential areas, reduce stormwater run off, and help protect the quality and quantity of groundwater, homeowners associations should be encouraged to adopt tree removal standards into their bylaws and covenants.	High	HOAs	DCNR Conservation Landscapes, LWCF, Pike County SRCPP	Low (Planning)
3.5.10	<b>Encourage Private Management Plans</b> - Encourage owners of open space, including private community associations, to develop management plans that protect woodland habitat and preserve natural conditions.	High	Private Homeowners	DCNR Conservation Landscapes, LWCF, Pike County SRCPP	Low (Planning)
3.5.11	<b>Support Conservation Landscape Initiatives</b> - Work with PA Department of Conservation of Natural Resources (DCNR) and other stakeholders to support the Conservation Landscapes Initiative (CLI) in the Delaware River / Pocono Mountains / Delaware Highlands area.	Medium	DCNR, Conservation Landscapes Initiative, PCPC	DCED GTRP, DCED LSA-Monroe County, DCNR C2P2, DCNR Conservation Landscapes, LWCF, Pike County SRCPP	Low (Planning)
3.5.12	<b>Develop a Scenic Resource Map</b> - Piggyback on Pike County efforts to be featured in a map of regional scenic resources and viewsheds - that identify scenic routes ("green roads") and important vistas that should be celebrated and preserved.	Medium	Pike County, PCPC,	DCED GTRP, DCED LSA-Monroe County, DCNR C2P2, DCNR Conservation Landscapes, LWCF, Pike County SRCPP	Low (Planning)
3.5.13	<b>Consider a Recreation Coordinator</b> - Appoint a Lehman Township Recreation Program Coordinator who maintains a master list of the recreation facilities controlled by the Township and the sport leagues and schedules facilities uses.	Medium	Pike County, PCPC	N/A	Low (Planning)
3.5.14	<b>Improve Resident Access to School Campus Facilities</b> - Improve partnership and coordination with individual residential communities and with East Stroudsburg Area School District (ESASD) to increase recreational opportunities at the Lehman Township school campus.	Medium	East Stroudsburg Areas School District, Pike County	PennDOT MTF, PennDOT SRTS, DCED MTF, DCED GTRP, DCED LSA-Monroe County, DCNR C2P2	Low to Medium (Planning)

Recommendation Number (#) and Name		Priority: Low (Implement in 5+ Years) Medium (Implement in 3-5 Years) High (Implement in 1-3 Years)	Potential Partners	Possible Funding Sources	Cost (Planning, Design, Implementation): Low <\$100K Medium <\$500K High >\$500K
3.5.15	<b>Develop a Trails &amp; Greenways Master Plan</b> - Pursue funding to develop a Trails and Greenways Master Plan. This plan would address specific connections between municipalities, public lands, connections to regional trail systems, on-road facilities, bike paths, all-terrain vehicle and snow mobile paths, equestrian paths, habitat corridor protection, and other greenway uses.	High	Pike County, PCPC,	DCED GTRP, DCED LSA-Monroe County, DCNR C2P2, Pike County SRCPP	Low to Medium (Planning)
3.5.16	<b>Develop a H.O.A. Natural Areas Management Plan</b> - Work with Township homeowners' associations to develop management plans for their natural areas.	Medium	HOAs	DCED GTRP, DCED LSA-Monroe County, DCNR C2P2, DCNR Conservation Landscapes, LWCF, Pike County SRCPP	Low (Planning)
3.5.17	<b>Foster Conservation &amp; Stewardship of Private Clubs</b> - Maintain a dialogue between hunt clubs and land conservancies to foster cooperative long-term planning for the preservation and conservation stewardship of hunt clubs.	Medium	Private Clubs, PCPC	DCED GTRP, DCED LSA-Monroe County, DCNR C2P2, DCNR Conservation Landscapes, LWCF, Pike County SRCPP	Low (Planning)
3.5.18	<b>Conserve DEWA Vulnerable Edge</b> - Work with the NPS to support the preservation of critical and vulnerable natural areas within and adjacent to the Delaware Water Gap National Recreation Area.	High	NPS, Pike County, PCPC	DCED GTRP, DCED LSA-Monroe County, DCNR C2P2, DCNR Conservation Landscapes, LWCF, Pike County SRCPP	Low to Medium (Planning)
3.5.19	<b>Improve the DEWA Recreation Gateway</b> - In addition to the FLAP/MTF-funded access improvements noted in section 3.3, Lehman Township should seek additional funding sources to increase cooperation with the NPS, local tourism agencies and Pike County to advance additional Bushkill Village DEWA-gateway improvements.	High	NPS, Pike County, PCPC	PennDOT MTF, DCED MTF, DCED GTRP, DCED LSA-Monroe County, DCNR C2P2, DCNR Conservation Landscapes, LWCF, Pike County SRCPP	Medium (Planning, Design, Implementation)
3.5.20	<b>Improve Delaware State Forest Access</b> - Improve access to Delaware State Forest by providing parking areas, interpretive signage, trails, access roads, camp sites, and similar amenities.	Medium	DCNR, PCPC	PennDOT MTF, DCED MTF, DCED GTRP, DCED LSA-Monroe County, DCNR C2P2, DCNR Conservation Landscapes, LWCF, Pike County SRCPP	Low to Medium (Planning)
3.5.21	<b>Attract Commercial Recreation Outfitters</b> - Work to attract commercial recreational outfitters to the Township by: • Designating appropriate areas within the township for recreation use; and • Engaging select ecotourism outfitters to partner with Lehman and encourage appropriate sustainable activities.	Low	Pike County, PCPC, Pike County Chamber of Commerce, Local businesses	DCED GTRP, DCED LSA-Monroe County, DCNR C2P2, DCNR Conservation Landscapes, LWCF, Pike County SRCPP	Low to Medium (Planning)



# 4. IMPLEMENTATION

3.6 Housing					
Recommendation Number (#) and Name		Priority	Potential Partners	Possible Funding Sources	Cost: Low <\$100K Medium <\$500K High >\$500K
3.6.1	<b>Promote Mixed-Use Village Commercial Development</b> - Promote future-mixed use development (preferred over strip development) which can: <ul style="list-style-type: none"> <li>•Promote a mix of retail, restaurants, offices, civic uses, and multi-family housing</li> <li>•Provide more diverse housing opportunities</li> <li>•Ensure the housing needs of low-income and elderly households are met</li> <li>• Enhance an area's unique identity and development potential (e.g., village centers, locations near bike paths, or "gateway" areas)</li> <li>• Reduce housing 'sprawl' into existing open spaces by developing within alternative higher density districts</li> </ul>	Medium to High	PCPC	DCED BOS Loans, DCED KCP, DCED HPTC, PHMC KHPCGP, PHMC KHPPGP, RACP	Low to Medium (Planning)
3.6.2	<b>Plan for a "New Bushkill" Village Development Area</b> - At convergence of SR 2001 / SR 2003 promote mge-restricted housing, multi-family housing, townhomes, affordable & workforce housing	Medium to High	PCPC	DCED BOS Loans, DCED KCP, DCED HPTC, PHMC KHPCGP, PHMC KHPPGP, RACP	Low to Medium (Planning)
3.6.3	<b>Pursue Affordable &amp; Senior Housing:</b> - Work with other local municipalities to encourage Pike County to establish a Pike County Housing Authority that can address multiple County housing needs	Low to Medium	PCPC, Wayne County Housing Authority	DCED KCP, DCED HOME	Low to Medium (Planning)
3.7 Economic Development					
Recommendation Number (#) and Name		Priority	Potential Partners	Possible Funding Sources	Cost: Low <\$100K Medium <\$500K High >\$500K
3.7.1	<b>Advance a "New Bushkill" Mixed-Use Development Area</b> - New housing and commercial development be directed to the convergence of SR 2001 / SR 2003. Future "New Bushkill" development should recognize and promote connectivity to adjacent regional destinations such as Bushkill Falls and the Bushkill Inn and Conference Center.	Medium	PCPC, PennDOT, Local tourism destinations	DCED BOS Loans, RACP	Medium to High (Design, Implementation)
3.7.2	<b>Complete Milford Road Development</b> - Develop Township owned 12-acre parcel on Milford Road within the conceptual 'New Bushkill' development area. To be considered for mixed-use pedestrian scale development. Development should adequately respond to environmental features such as hydrology, habitat, and steep slopes.	Medium	PCPC, PennDOT	DCED BOS Loans, RACP	Medium to High (Design, Implementation)
3.7.3	<b>Pursue Wayfinding Signage Study</b> - A system of strategically placed wayfinding signage on key roadways can direct visitors to / from state, federal, and local destinations (Bushkill Village, DEWA, Delaware State Forest, Bushkill Falls, Bushkill Inn and Conference Center, etc.)	Low to Medium	NPS, PennDOT, PCPC, Local tourism destinations	PennDOT TA Set-Aside, PennDOT MTF, DCED MTF, DCED	Low (Design, Implementation)

3.8 Land Use					
Recommendation Number (#) and Name		Priority	Potential Partners	Possible Funding Sources	Cost: Low <\$100K Medium <\$500K High >\$500K
3.8.1	<b>Review Municipal Ordinances for Updates</b> - Consider updates to existing municipal ordinances that will strengthen the overall goals of the Comprehensive Plan. Lehman Township is undergoing an update of its Zoning Ordinance in 2021. Considerations for evaluation include updating definitions, updating permitted uses and bulk and use standards, reviewing supplemental regulations and addressing the need for additional or overlay districts.	Ongoing	Pike County, PCPC, Natural Lands Trust	William Penn Foundation	Low (Planning)
3.8.2	<b>Pursue Conservation Land Use Planning</b> - Protect the area's natural environmental features through sustainable land development and updates to zoning and SALDO.	High	Pike County, PCPC, Natural Lands Trust	DCED LSA-Monroe County, Pike County SRCPP, William Penn Foundation, Private donations	Low (Planning, Implementation)
3.8.3	<b>Incentivize Conservation Zoning at Highland Village / Mountain Laurel</b> - Update zoning and SALDO to guide future development away from important ecological factors such as: <ul style="list-style-type: none"> <li>• Hydrologic Resources</li> <li>• Steep Slopes</li> <li>• Ecological Corridors</li> </ul> - Future development plans in Mountain Laurel must adequately respect and enhance the current ecological features of the site while simultaneously working within wastewater treatment capacities.	High	Pike County, PCPC, Natural Lands Trust	DCED LSA-Monroe County, Pike County SRCPP, William Penn Foundation, Private donations	Low (Planning, Implementation)
3.8.4	<b>Develop a Village Commercial Overlay Zoning at Highland Village / Mountain Laurel</b> - Apply village commercial overlay zoning district for the Highland Village / Mountain Laurel property. This zoning overlay should include provisions for: <ul style="list-style-type: none"> <li>• Access management standards for properties abutting the corridors, which may provide for shared access roads to signalized intersections, access through adjacent existing streets, and distance standards between access drives.</li> <li>• Parking areas behind or to the side of buildings. Include bicycle parking facilities. Limited front yard parking should also be allowed.</li> <li>• Consolidation of driveways or shared driveways between structures.</li> <li>• Planted boulevards or strips along street fronts.</li> <li>• Pedestrian pathways along streets.</li> <li>• Vegetation requirements, primarily shade trees, in parking areas.</li> <li>• Stormwater best management practices to capture stormwater runoff from any potential impervious surfaces.</li> <li>• Design guidelines to address building design, signage, and streetscape elements.</li> <li>• Standards to encourage a closer building-to-street relationship.</li> </ul>	High	Pike County, PCPC, Natural Lands Trust	DCED LSA-Monroe County, Pike County SRCPP, William Penn Foundation, Private donations	Low (Planning, Implementation)
3.8.5	<b>Update Township-wide Zoning Recommendations</b> - Zoning modification should reflect desire for growth to occur at the convergence of SR 2001 and SR 2003 and the previously-identified "New Bushkill" growth area. - Shift away from 'strip' development. - Promote cluster and village growth patterns for future residential development. - Delineate a 'light industrial' zone along SR 2003 within the "New Bushkill" development area. Light industrial uses can be defined as: breweries, microbreweries / distilleries, artisan maker space.	High	Pike County, PCPC, Natural Lands Trust	DCED LSA-Monroe County, Pike County SRCPP, William Penn Foundation, Private donations	Low (Planning, Implementation)
3.8.6	<b>Adopt an Official Map</b> - Develop and adopt an Official Map that identifies desired future greenway, park, trail, and other Township recreation and open space facilities in addition to roadway improvements.	High	Pike County, PCPC, Natural Lands Trust	DCED LSA-Monroe County, William Penn Foundation, Private donations	Low (Planning, Implementation)



# 4. IMPLEMENTATION

## 4.2 Potential Partners

Local, county, regional, federal and NGO partners can help Lehman Township to advance the recommendations of the 2021 Lehman Township Comprehensive Plan Update.

The following partners can be important advocates to assist the Township as it pursues grant funding for specific projects.

### 4.2a Local partners:

- Homeowner Associations
- Bushkill Outreach
- Bushkill Youth Association
- Pocono Environmental Education Center (PEEC)
- Bushkill Emergency Corps
- Bushkill Volunteer Fire Department
- Friends of the Delaware Water Gap National Recreation Area

### 4.2b Multi-municipal partners

- Middle Smithfield Township
- Delaware Township
- Porter Township
- East Stroudsburg Borough
- Milford Borough

### 4.2c County / Regional partners:

- East Stroudsburg Area School District
- Pike County Planning Commission
- Pike County Arts & Crafts Group
- Pike County Historical Society
- Pike County Chamber of Commerce
- Pike County Economic Development Authority
- Historic Preservation Trust of Pike County
- Northeast Pennsylvania Alliance (NEPA)
- William Penn Foundation

### 4.2d State partners:

- Pennsylvania Department of Transportation (PennDOT)
- Department of Community and Economic Development (DCED)
- Department of Conservation and Natural Resources (DCNR)
- Pennsylvania Infrastructure Reinvestment Authority (PennVEST)
- Pennsylvania Department of Transportation (PennDOT)

### 4.2e Federal partners:

- U.S. Forest Service
- National Park Service

## 4.3 Funding Sources

Multiple funding sources are available through grants, incentives, and other programs for the implementation of the recommendations described in this report. Examples of funding sources are below.

### **PA Department of Community & Economic Development, Commonwealth Financing Agency (CFA)**

#### **Multimodal Transportation Fund (MTF)**

Administered through the PA Department of Community and Economic Development (DCED), the DCED Multimodal Transportation Fund provides grants to encourage economic development by ensuring that a safe and reliable multimodal system of transportation is available to the residents of the Commonwealth. Funds may be used for the preliminary engineering tasks, and development, rehabilitation, and enhancement of transportation assets to existing communities, streetscape, lighting, sidewalk enhancement, pedestrian safety, connectivity of transportation assets and transit-oriented development.

Grants are available for projects with a total cost of \$100,000 or more and grants shall not exceed \$3,000,000 for any project. The CFA will consider grant requests over \$3,000,000 for projects that will significantly impact the CFA's goal to leverage private investment and create jobs in the Commonwealth. Financial assistance under the Multimodal Transportation Fund shall be matched by local funding in an amount not less than 30% of the non-federal share of the project costs.

For more information, visit <https://dced.pa.gov/programs/multimodal-transportation-fund/>

#### **Greenways, Trails and Recreation Program (GTRP)**

Administered through the PA DCED, the Greenways, Trails and Recreation Program (GTRP) provides funding for planning, acquisition, development, rehabilitation and repair of greenways, recreational trails, open space, parks, and beautification projects. The program awards up to \$250,000 per project to eligible applicants and requires a local match of 15% of the total project cost. Funding from DCED for "sidewalk" connections will need to be categorized as multi-use trails.

For more information, visit <https://dced.pa.gov/programs/greenways-trails-and-recreation-program-gtrp/>

### **Department of Community and Economic Development (DCED)**

#### **Keystone Communities Program (KCP)**

The Keystone Communities (KC) program is designed to encourage the creation of partnerships between the public and private sectors that jointly support local initiatives such as the growth and stability of neighborhoods and communities; social and economic diversity; and a strong and secure quality of life.

The program allows communities to tailor the assistance to meet the needs of its specific revitalization effort. Communities may wish to consider designation through the KC program as a Keystone Main Street, Keystone Elm Street, Keystone Enterprise Zone, or Keystone Community. Designation is an opportunity for targeted investment and development including the identification of specific needs for investment and/ or development and the design and implementation of a strategy to address those needs.

For more information, visit <https://dced.pa.gov/programs/keystone-communities-program-kcp/>

#### **Historic Preservation Tax Credit**

The Pennsylvania Historic Preservation Tax Credit (HPTC) provides tax credits to qualified taxpayers who will be completing the restoration of a qualified historic structure into an-income producing property. All projects must include a qualified rehabilitation plan that is approved by the Pennsylvania Historical and Museum Commission (PHMC) as being consistent with the standards for rehabilitation of historic buildings as adopted by the United States Secretary of the Interior. Tax credits may be applied against the tax liability of a qualified taxpayer which includes an individual, corporation, business trust, limited liability company, limited liability partnership or any other form of legal business entity. The tax credits awarded to a qualified taxpayer shall not exceed 25 percent of the qualified expenditures as determined by the application in connection with the completed project. Tax credit awards can be increased to 30 percent of the qualified expenditures in connection with a workforce housing completed project. The total tax credits awarded to a qualified taxpayer may not exceed \$500,000 in any fiscal year.

More information at: <https://dced.pa.gov/programs/historic-preservation-tax-credit-hptc/>



## 4. IMPLEMENTATION

### **Business in Our Sites (BOS) Loans**

The Business in Our Sites Program provides loans for the acquisition and development of key sites for future use by businesses, private developers, and others. The program is administered through the Commonwealth Financing Authority (CFA). The program is intended to provide financial assistance to municipalities and others to prepare sites for future use. Projects which require site development assistance where a business has already committed to locating at a specific site or where a private developer has already committed to locating a facility for a specific user may also seek financial assistance under other appropriate programs administered by DCED.

Eligibility: Municipalities, Municipal authorities, Redevelopment authorities, Industrial development agencies, Private developers.

More information at: <https://dced.pa.gov/programs/business-in-our-sites-grants-and-loans-bos/>

### **Local Share Assessment Fund (LSA) Monroe County– (Gaming Funds)**

The Pennsylvania Racehorse Development and Gaming Act (Act 2004-71) as amended has established the Pennsylvania Gaming Local Share Account under DCED or the Commonwealth Financing Authority (CFA) for the purpose of distributing a percentage of gross terminal slots and table games revenues of certain licensed gaming facilities in an orderly and timely fashion to support and enhance community and economic well-being and mitigate the impact of gaming and related activities. Eligible applicants include Monroe County; five counties contiguous to Monroe including: Carbon, Lackawanna, Northampton, Pike and Wayne; municipalities, economic development agencies, and redevelopment authorities in those counties.

More information at: <https://dced.pa.gov/programs/local-share-account-lsa-monroe-county/>



### **Home Investment Partnership Program (HOME)**

The Pennsylvania HOME Program is a federally funded program that provides municipalities with grant and loan assistance to expand and preserve the supply of decent and affordable housing for low- and very low-income Pennsylvanians. HOME funds can be used in a variety of ways to address critical housing needs in the Commonwealth, including market-oriented approaches that offer opportunities such as homeownership or rental activities to revitalize communities with new investment.

HOME Program funds are provided to DCED from the U.S. Department of Housing and Urban Development (HUD) through the annual entitlement appropriation process. Applicants seeking Existing Owner-Occupied Housing Rehabilitation and Homebuyer activities funding will be limited to a maximum of \$500,000 as a town, borough, or township. Cities and county applicants are limited to \$750,000.

More information at: <https://dced.pa.gov/programs/home/>

### **Department of Conservation and Natural Resources (DCNR)**

#### **Community Conservation Partnership Program (C2P2)**

C2P2 provides funding to municipalities and authorized nonprofit organizations for recreation, park, trail, and conservation projects. These include planning for feasibility studies, trail studies, conservation plans, master site development plans, and comprehensive recreation park and open space and greenway plans; land acquisition for active or passive parks, trails, and conservation purposes; and new development and rehabilitation of parks, trails, Riparian Forest Buffers, and recreation facilities.

Most of these projects require a 50% match, which can include a combination of cash and/or non-cash values. Funding from DCNR for “sidewalk” connections will need to be categorized as multi-use trails.

For more information, visit <https://brcgrants.dcnr.pa.gov/>





## 4. IMPLEMENTATION



Lehman Township Forest

### Conservation Landscapes

As it was formulating its Conservation Landscape program, DCNR found that local entities struggled with visioning, planning, and implementing projects that assure resource conservation and community re-vitalization. Conservation Landscapes are partnership approaches to accomplishing conservation, recreation, and revitalization goals at the regional level. The DCNR CL goal is to get community leaders, state agencies, local governments, businesses, philanthropies, and nonprofits all engaged around a common goal – motivated by a sense of place – as a collaborative strategy to multiply effective land use planning, investment, citizen involvement and revitalization. Through these landscapes' initiatives, DCNR is working closely with partners and communities on issues such as: Creating sustainable development within local communities, protecting greenways, creating walking and biking trails, Protecting habitats, Acquiring conservation lands, Reducing forest fragmentation. For more information:

<https://www.dcnr.pa.gov/Communities/ConservationLandscapes/Pages/default.aspx>

### Pocono Forests and Waters Conservation Landscape (PFW CL) Conservation Assistance Grant

The Pocono Forests and Waters Conservation Landscape is administered by the Pennsylvania Environmental Council (PEC) and aims to identify and protect its local and natural outdoor resources while implementing trail connections throughout the region.

The goals of the PFW CL are to identify important natural landscape areas for acquisition, easements, and other land protection measures and to engage communities to promote, enhance, and conserve local natural, cultural, and outdoor recreational resources. Additional goals are to identify and create greenway and trail connections to public lands and communities throughout the landscape.

Through this Landscape work, PEC works with the Pennsylvania Department of Conservation and Natural Resources (DCNR) and community partners to connect State Parks and Forests to communities, connect community programs to each other, and connect citizens and visitors to the region's abundant habitat and outdoor recreation areas.



Department of Community and Economic Development (DCED)  
This program provides mini-grants of \$2,000-\$10,000 to projects within the Pocono Forests and Waters Conservation Landscape that support and advance the initiative's goals and priority areas.

For more information, visit: <https://pecpa.org/programs/watersheds/pocono-forests-waters-conservation-landscape/>

### **Federal Lands Access Program (FLAP)**

The Federal Lands Access Program (Access Program) was established to improve transportation facilities that provide access to, are adjacent to, or are located within Federal lands. The Access Program supplements State and local resources for public roads, transit systems, and other transportation facilities, with an emphasis on high-use recreation sites and economic generators.

The Program is designed to provide flexibility for a wide range of transportation projects in the 50 States, the District of Columbia, and the Commonwealth of Puerto Rico. The Access Program is funded by contract

authority from the Highway Trust Fund and subject to obligation limitation. Funds will be allocated among the States using a statutory formula based on road mileage, number of bridges, land area, and visitation.

For more information: <https://flh.fhwa.dot.gov/programs/flap/>

### **Legislative Funding**

State and federal elected officials can often include items into legislation for worthy projects in their districts. A conversation between municipal officials and legislators is the way to begin this process. This type of funding should be targeted toward capital improvement projects.



Lake Access for Recreation



## 4. IMPLEMENTATION



### **National Fish and Wildlife Foundation (NFWF)**

The National Fish and Wildlife Foundation (NFWF) has been a core partner since NFWF's founding by Congress in 1984. The partnership between U.S. Fish and Wildlife Service (FWS) and NFWF benefits a wide range of landscapes from the Delaware River to the Great Lakes and the Klamath Basin. The partnership benefits a wide range of species from mule deer and pronghorn to turtles, shorebirds, bats and native fish. FWS funding serves as the critical base to a broad range of NFWF conservation programs. The partnership allows NFWF to raise private-sector funds to amplify and complement the federal agency's conservation efforts across the nation, on both public and private lands.

### **Delaware Watershed Conservation Fund**

The Delaware Watershed Conservation Fund was launched in 2018 to conserve and restore natural areas, corridors and waterways on public and private lands that support native fish, wildlife and plants, and to contribute to the vitality of the communities in the Delaware River watershed. Priority strategies for on-the-ground implementation include sustaining and enhancing fish and wildlife habitat; improving and maintaining water quality for fish, wildlife, and people; sustaining and enhancing water management to benefit fish and wildlife; and improving outdoor recreational opportunities within the Delaware River watershed.

### **Delaware River Restoration Fund**

The Delaware River Restoration Fund was launched in late 2013 to help community-based nonprofits and government agencies work together to clean up and restore polluted waters and improve habitat for target species, including eastern brook trout and river herring.

The Fund awards at least \$2 million per year in competitive grants, geographically focused on three priority strategies: (1) stewardship of working lands; (2) restoration of wetlands, floodplains and stream corridors; and (3) promoting the adoption of green infrastructure in urban/suburban landscapes.

Since 2014, the Delaware River Restoration Fund has awarded 90 grants totaling roughly \$14.7 million. These investments leveraged



more than \$23.36 million in grantee matching funds to fund agriculture conservation, green stormwater infrastructure and innovative projects to improve the water quality of the Delaware River. To date, the fund has implemented more than 23,500 acres of best management practices to improve water quality, and restored more than 190 acres of wetlands and 60 miles of riparian habitat.

The Delaware River Restoration Fund is administered by NFWF in cooperation with the Delaware River Watershed Initiative, with major funding from the William Penn Foundation.

More info at: <https://www.nfwf.org/programs/delaware-river-program>

### **The Five Star and Urban Waters Restoration Program**

The Five Star and Urban Waters Restoration Program focuses on the stewardship and restoration of coastal, wetland and riparian ecosystems across the country. Its goal is to meet the conservation needs of important species and habitats, providing measurable and meaningful conservation and educational outcomes. The program requires the establishment and/or enhancement of diverse partnerships and an education/outreach component that will help shape and sustain behavior to achieve conservation goals.

More than \$18 million in grants has leveraged more than \$67 million in other funds or donated services.

More info at: <https://www.nfwf.org/programs/five-star-and-urban-waters-restoration-grant-program>

### **The Delaware River Watershed Initiative**

The William Penn Foundation launched the Delaware River Watershed Initiative (DRWI) in 2014 to address four primary threats to clean water in the riverbasin: stormwater, runoff from agricultural fields, forest loss, and groundwater depletion. The DRWI coordinates and aligns the work of over 50 organizations funded by the William Penn Foundation, with a goal of creating a critical mass of land preservation and restoration work in targeted sub-watersheds where they can demonstrate significant, durable water quality improvements. Through a combination of high-level coordination and on-the-ground work, the DRWI mitigates threats to water quality through strategic, science-informed land protection and restoration. More info at <https://4states1source.org/>





# 4. IMPLEMENTATION

## Office of the Budget

### **Redevelopment Assistance Capital Program (RACP)**

The Redevelopment Assistance Capital Program (RACP) is a Commonwealth grant program administered by the Office of the Budget for the acquisition and construction of regional economic, cultural, civic, recreational, and historical improvement projects. RACP projects are authorized in the Redevelopment Assistance section of a Capital Budget Itemization Act, have a regional or multi-jurisdictional impact, and generate substantial increases or maintain current levels of employment, tax revenues, or other measures of economic activity. RACP projects are state-funded projects that cannot obtain primary funding under other state programs. A RACP project must have a total cost of at least \$1,000,000. At least 50% of the project cost must be match (non-state) participation.

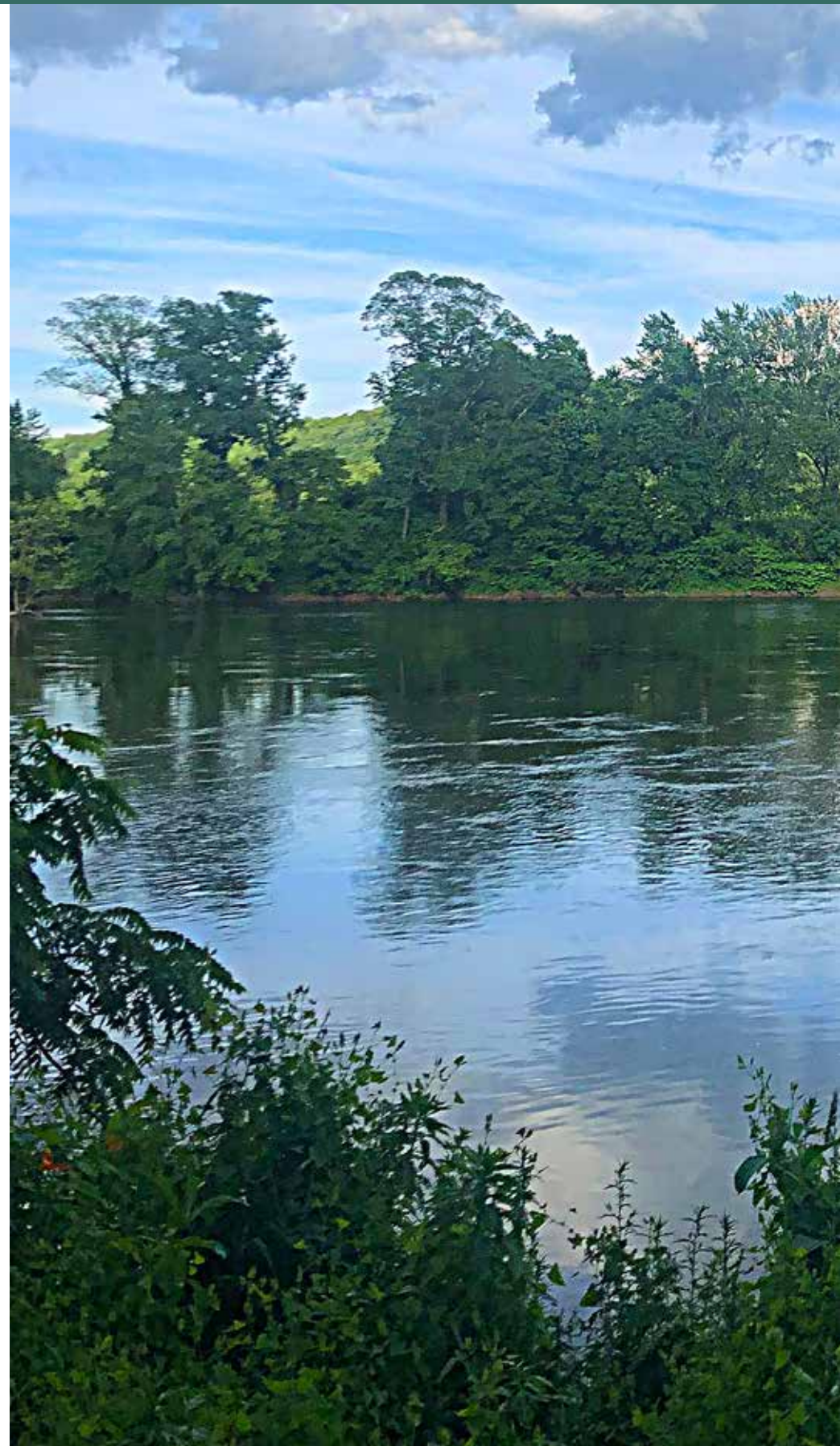
For more information, visit <https://www.budget.pa.gov/Programs/RACP/Pages/Main%20Page.aspx>

## PennDOT

### **Transportation Alternatives (TA) Set-Aside Program**

PennDOT administers the Federal Highway Administration (FHWA) Transportation Alternatives - TA Set-Aside Program under the Surface Transportation Program (STP) for community-based “non-traditional” projects that are designed to strengthen the cultural, aesthetic, and environmental aspects of the nation’s intermodal transportation system. The program seeks to provide funding for construction of on-road and off-road trail facilities for pedestrians, bicyclists, and other non-motorized forms of transportation. Non-motorized forms of transportation include sidewalks, bicycle infrastructure, pedestrian and bicycle signals, traffic calming techniques, lighting and other safety-related infrastructure, and transportation projects to achieve compliance with the Americans with Disabilities Act of 1990. There is a minimum award of \$50,000 for construction projects.

There is a maximum award of \$1,000,000, although higher awards can be justified for “exceptional” projects. No applicant match is required, but all engineering and environmental clearances must be completed with non-FHWA funds to enable the TA funds to be used for construction and construction inspections.







For more information, visit <https://www.penndot.gov/ProjectAndPrograms/Planning/Pages/Transportation%20Alternatives%20Set-Aside%20-%20Surface%20Trans.%20Block%20Grant%20Program.aspx>

### **Safe Routes to Schools (SRTS)**

Administered by PennDOT through the federal TA Set-Aside program, SRTS is a national and international movement to create safe, convenient, and healthy opportunities for children to walk and bicycle to school. By getting more children to walk and bicycle to school, communities are helping children be healthier, they are reducing fuel consumption, alleviating traffic congestion, and improving air quality. SRTS programs are built on collaborative partnerships among many stakeholders, including educators, parents, students, elected officials, engineers, city planners, business and community leaders, health officials, and bicycle and pedestrian advocates. Eligible activities include new or reconstructed sidewalks or walkways, pedestrian and bicycle signs or signals, transportation projects that achieve ADA compliance, such as curb ramps, bike parking facilities or bus bike racks, shared use paths, side paths, trails that serve a transportation purpose, crossing improvements, and traffic realignments, road diets, or intersection changes.

For more information, visit <https://www.penndot.gov/TravelInPA/Safety/SchoolResourcesAndPrograms/SafeRoutesToSchool/Pages/default.aspx>

### **Multimodal Transportation Fund (MTF)**

PennDOT administers the Pennsylvania Multimodal Transportation Fund to provide grants that ensure that a safe and reliable system of transportation is available directly to the communities and residents of the Commonwealth. The program is intended to provide financial assistance to municipalities, councils of governments, businesses, economic development organizations, public transportation agencies, rail freight, passenger rail, and ports to improve transportation assets that enhance communities, pedestrian safety, and transit revitalization. Grants are available for projects with a total cost of \$100,000 or more. Grants shall normally not exceed \$3,000,000 for any project. The PennDOT Office of Multimodal Transportation will consider grant requests over \$3,000,000 for projects that will significantly impact PennDOT's goal to leverage private investment and create jobs in the Commonwealth. Financial assistance under the Multimodal Transportation Fund shall be matched by local funding in an amount not less than 30% of the amount awarded.

For more information, visit <https://www.penndot.gov/ProjectAndPrograms/MultimodalProgram/pages/default.aspx>



## 4. IMPLEMENTATION

### **PennVEST (Pennsylvania Infrastructure Investment Authority)**

PennVEST offers both grants and low interest loans for projects that help to manage stormwater and improve water quality. Several recommendations for Lehman Township may attract PennVEST funds since they include stormwater BMPs.

More information can be found at: <https://www.pennvest.pa.gov/Information/Funding-Programs/Pages/default.aspx>

### **Clean Water State Revolving Fund (CWSRF)**

The PENNVEST Clean Water State Revolving Fund (CWSRF) provides affordable financing for wastewater and certain other projects throughout Pennsylvania for the construction, improvement, extension, expansion, repair or rehabilitation of wastewater collection, treatment or disposal facilities, stormwater management, nonpoint source pollution controls including but not limited to agricultural best management practices and watershed and estuary management.

The program offers low interest loans with flexible terms and principal forgiveness funds where applicable and available. PENNVEST performs similarly to a bank for the CWSRF program in Pennsylvania and manages the financial aspects of the fund, while the Department of Environmental Protection is the technical arm for the program. The seed money for the CWSRF has been distributed to states annually under Congressional authorization pursuant to the Clean Water Act of 1987. The funds and the program are administered nationally by United States Environmental Protection Agency (EPA).

More info at: <https://www.pennvest.pa.gov/Information/Funding-Programs/Pages/Clean-Water-State-Revolving-Fund.aspx>





## **Pennsylvania Department of Environmental Protection (DEP)**

### **DEP Growing Greener Watershed Protection Program**

Funded through the state Growing Greener Environment Stewardship Funds, applications should be targeted toward clean-up of non-point source pollution. The grant will fund local watershed-based conservation projects with the average award totaling \$150,000 and requires a 15% match from a non-DEP fund source. Applications are typically due in January.

More information on this program can be found at: <http://www.dep.pa.gov/Citizens/GrantsLoansRebates/Growing-Greener/Pages/default.aspx>

### **DEP Non-Point Source Implementation Programs Grant**

Provides funding assistance for projects aimed at implementing Pennsylvania's Non-point Source Management Program. Targeted projects include control of urban runoff, and natural channel design/stream bank stabilization projects. The grant will fund local projects with the average award being \$200,000. Applications are typically due in July.

More information on this program can be found at the DEP website: <http://www.dep.pa.gov/Business/Water/PlanningConservation/NonpointSource/Pages/default.aspx>

### **Land and Water Conservation Fund (LWCF)**

The Land and Water Conservation Fund (LWCF) State Assistance Program, established in 1965, is a federal source of funding distributed to all states by the U.S. Department of the Interior's National Park Service. The program provides matching grants for the acquisition and development of public outdoor recreation areas and facilities. DCNR administers the LWCF Program for Pennsylvania.

More info at: <https://www.dcnr.pa.gov/Communities/Grants/pages/default.aspx>



## 4. IMPLEMENTATION

### Pennsylvania Historical & Museum Commission (PHMC)

#### **Keystone Historic Preservation Construction Grant Program**

This program provides funding in the categories of preservation, restoration and rehabilitation to nonprofit organizations and local governments for capital improvements on historic resources listed in or eligible for listing in the National Register of Historic Places. Grant requests may be from \$5,000 to \$100,000 and require a 50/50 CASH match. All applicants must complete an e-grant application accessed through the PHMC website.

The grants are administered on a competitive basis and the awards are made annually based on a peer review process. Eligibility – Applicants are limited to nonprofit organizations and local governments. Private property owners are not eligible for funding under this program.

More information at: <https://www.phmc.pa.gov/Preservation/Grants-Funding/Pages/Construction-Projects.aspx>

#### **Keystone Historic Preservation Planning Grant Program**

This program provides funding to support projects in the categories of Cultural Resource Surveys, National Register Nominations, Planning and Development Assistance, and Archaeology.

Projects are limited to historic resources listed in or eligible for listing in the National Register of Historic Places. Grant requests may be from \$5,000 to \$25,000 and require a 50/50 CASH match. All applicants must complete an e-grant application accessed through the PHMC website. The grants are administered on a competitive basis and the awards are made annually based on a peer review process.

More information at: <https://www.phmc.pa.gov/Preservation/Grants-Funding/Pages/Planning-Projects.aspx>

#### **Certified Local Government Grant Program**

This program provides funding for: Planning, Design Guidelines/ Design Assistance, National Register Nominations/ Multiple Property Documentation, Cultural Resource Survey, Revitalization/ Reuse Studies, Public Education, and Training.

Funding is limited to Certified Local Governments (CLG's). Applicants must consult with their Community Preservation Coordinator prior to making an application to ensure that projects fall within one or more of the above eligible heritage preservation activities. For information on the CLG program, please visit the CLG section of the PHMC website.

More information at: <https://www.phmc.pa.gov/Preservation/Grants-Funding/Pages/Certified-Local-Government.aspx>

### Pike County Scenic Rural Character Preservation Program

Currently, projects eligible for funding include: Municipal Planning Initiatives, Conservation Easements from willing sellers, Parcel Acquisition from willing sellers, and Donated Conservation Easements. Eligible development projects must be located within Pike County and must be supported by the municipality where the project will occur. Development projects should meet one or more of the following: Park & Recreation Development, Greenways & Trails Enhancement, and River Access Improvements.

For more information: <http://srcp.pikepa.org/Grants.html>

## **U.S. Department of Agriculture (USDA)**

### **Rural Utilities Service Water and Environmental Program (WEP)**

Through Rural Utilities Service Water and Environmental Programs (WEP), rural communities obtain the technical assistance and financing necessary to develop drinking water and waste disposal systems. Safe drinking water and sanitary waste disposal systems are vital not only to public health, but also to the economic vitality of rural America. Rural development is a leader in helping rural America improve the quality of life and increase the economic opportunities for rural people.

WEP provides funding for the construction of water and waste facilities in rural communities and is proud to be the only Federal program exclusively focused on rural water and waste infrastructure needs of rural communities with populations of 10,000 or less. WEP also provides funding to organizations that provide technical assistance and training to rural communities in relation to their water and waste activities. WEP is administered through National Office staff in Washington, DC, and a network of field staff in each State.

More information at: <https://www.rd.usda.gov/programs-services/all-programs/water-environmental-programs>

## **William Penn Foundation**

The William Penn Foundations offers funding to enhance the vitality and vibrancy of the Greater Philadelphia region, and are committed to increasing high-quality, educational opportunities for economically disadvantaged students; supporting arts, culture, and the development of accessible and vibrant public spaces; and protecting the Delaware River watershed.

The Foundation has a two-stage online application process which includes an initial inquiry and an invited full proposal. As a first step, they suggest reviewing the program guidelines before making an inquiry. This will allow Lehman to confirm that proposed work aligns with the Foundation's strategic priorities and eligibility requirements.

For more information: <https://williampennfoundation.org/how-we-fund>









# Lehman Township

## *Comprehensive Plan Update*



## Appendix





# **LEHMAN TOWNSHIP**

## **July 2021 Final Plan**

### **Lehman Township Board of Supervisors**

Robert H. Rohner - Chairman

Theresa Laino - Supervisor

Aaron Springs - Supervisor

### **Lehman Township Planning Commission**

Roy Borgfeld

Peter Contino

Cynthia Lynch

Jeff Porter

Kathleen Simoncic







## Appendix Contents

1.....Meeting Minutes

33.....Public Opinion Survey Results





**SIMONE COLLINS**  
**LANDSCAPE ARCHITECTURE**  
119 EAST LAFAYETTE STREET NORRISTOWN, PA 19401  
PHONE: 610.239.7601 FAX: 610.239.7606  
WWW.SIMONECOLLINS.COM

## MEETING NOTES

Project:	Lehman Township Comprehensive Plan Update	Project No.:	19036
Location:	Lehman Township Municipal Building 193 Municipal Drive, Bushkill, PA 18324	Meeting Date/ Time:	05.15.2019 6:00pm
Re:	Kickoff Meeting	Issue Date:	03/25/2019

### ATTENDEES:

**Simone Collins: Peter Simone, William Collins, Pankaj Jobanputra, Joseph Wallace**  
**Century Engineering: Chris Sylvester, John Derryberry**  
**Lehman Township: Robert Rohner**

1. William Collins (WC) began the meeting with background information surrounding the Bushkill area and prior work completed. WC detailed the poor working relationship between Lehman Township and the National Park Service (NPS). WC stressed the importance of this relationship as the NPS occupies a large area of the Township.
2. WC asked the group to think about how this Comprehensive Plan can be used to leverage cooperation with the NPS or expose the fact that cooperation is not going to happen. Can this Comprehensive Plan be used to unite various groups and create bridges towards better NPS relationships?
3. WC asked Robert Rohner (RR), of Lehman Township, what is the Township's goal in regards to the NPS? RR informed the group that it is clear the NPS will not cooperate with the Township. Therefore the Township is looking for the NPS to clean up prior mess and for both parties to move on.
4. WC suggested the use of positive language and strategy in the Comprehensive Plan that will give elected officials something to work with. WC suggested that the plan reference the hopes of Lehman Township for better leadership from the federal government (NPS) in the future.
5. Peter Simone (PS) asked if Lehman Township could partner with Pike County as the Township drafts the letter of opportunity to Senators Bob Casey Jr. and Pat Toomey. PS suggested that Lehman Township make this a regional effort.
6. A new library was discussed in Milford, the Peter's House was supposed to be used for a library, but has not happened.

7. Pankaj Jobanputra (PJ) spoke about the Simone Collins (SC) public outreach component of the Comprehensive Plan. The public will be reach via a survey that is easy to understand and easily digestible.
8. PJ suggested the team assemble and reach out to a list of potential partners in the Township. This will include:
  - a. Housing Development Groups
  - b. Home Owners Associations (HOAs)
  - c. Bushkill Youth Association (RR to get contact for SC) this group uses the baseball fields by the Township building
  - d. PEEC (Pocono Environmental Education Center)
9. The existing sewer system that runs through the National Park. This is an important key to future growth. This sewer system is important to establish commercial.
10. When asked, RR suggested that the best potential commercial location in Lehman Township is Milford Road down to Bushkill Falls Road. RR suggested SC look at this location for a potential 'village or town center'. RR reinforced that Lehman Township would be open to clustered development rather than the standard strip commercial development.
11. PS suggested that SC get a copy of the Lehman Township 537 Sewage Treatment Plant Plan
12. RR informed the group that American Water bought the local plant in the early 2000's
13. SC should meet with American Water to get a pulse on what their capacity is, and to anticipate where development is going.
14. PS asked what are the biggest concerns for Lehman Township as SC begins work on the Comprehensive Plan? RR listed the following:
  - a. The Township wants more age-restricted living to accommodate an ageing population that may otherwise leave Lehman for adjacent municipalities /states. RR informed that an area at Lehman Point has already been purchased for use of age-restricted living. RR recommended looking at the Highland Village area first for age-restricted living. The closest age-restricted living is in Stroudsburg (20 miles away)
  - b. The Township wants to see new business, and commercial areas. This includes planning for a new gas station. Look at Milford Road for potential gas station.
  - c. RR confirmed that Lehman Township is Not looking for any new housing developments
15. The disused arts center on Bushkill Falls Road is to be re-developed. Several developers have already shown interest.
16. RR informed the group that the Bushkill Outreach facility will be built and located within Lehman Community Park. This new facility will offer food and other services to the poor and homeless. This new facility can also be used in an emergency scenario. WC urged the group to creatively think how to combine social services in the park.
17. RR informed the group that John Tressler is the Lehman Twp Engineer and an important contact

## TRANSPORTATION



18. WC asked about state routes that pass through Lehman Township. RR informed that truck traffic is not wanted on SR 209, and that locals regularly take Milford Road. SR 2001 is not yet completed and improvements will be completed in 2021
19. PS asked if the improvements to Milford road were on the TIP, RR was not sure
20. Lehman Township is not opposed to the division of traffic, can't keep trucks off certain roads
21. Bushkill Falls Road is a state road (SR 2003) SC will look at peak school traffic.
22. Route 80 is used by commuters travelling to New York City and Philadelphia. Commuters will leave Lehman area roughly 3am for travel to these destinations.
23. Bus service to NYC is provided by Martz. The Monroe County Transit Authority covers Lehman Township. Rich Schlameuss is the assistant executive director and a solid contact for this authority.
24. Bushkill Falls Road is a state road and Winona Falls Road is a Township Road
25. There is a summer bus shuttle from Monroe to Milford
26. Park and Ride locations are well-used
27. Money has been acquired to assess a new park & ride at Fernwood under power lines. Century Engineering to assess and determine this viability. Century and SC to determine if there is additional ridership down to route 80 that would benefit from this service. Can bus service be brought to Fernwood?
28. We need to show demand – are park and rides in the area worth it, and are they working. Where do users use it? Along 209 there is marked parking, in Bushkill there is resistance to formalized parking. People randomly park to reach the McDade Trail
29. Adjacent Monroe County pushes LERTA sites for tax breaks (Local Economic Revitalization Tax Assistance)
30. Schools in Lehman Township (Middle and High) are from roughly the late 1990's
31. Comprehensive Plan must show and assess park and ride and whether this would benefit from increased bus transit service?
32. Bushkill Village is a major trailhead for the McDade Recreational Trail. Bushkill Village has a grant pending for bridge improvements and connections to the Village. The Comprehensive Plan should reference the Bushkill Village Plan and explain / show why the project is not being completed by the NPS. In Bushkill Village, the Peter's House is the most historic structure. The Turn Store (the Roost) was never acquired by the NPS.
33. Lehman applied for TAO to close gap over Bushkill Creek, NPS doesn't see risk. In the Comprehensive Plan we need to reference the BVCP – reference lack of safety
34. SC should use the Bushkill Village concept at Milford Road. SC should look at how to connect the villages of Lehman Township by sidewalk, trails and a larger trail system.
35. Lehman Township has no official map, SC to send information on the benefits of this to the Township for future consideration. Lehman should consider an official map for the building of a trail system.
36. Pike County currently has a transit bus system for the elderly and disabled.
37. There is a proposed access road across from the National park off of Minks Pond Road. This is being considered as additional emergency access for adjacent neighborhoods.

38. RR informed that tax rates of have been consistent over last decade
39. Met-Ed (first energy corp.) is the public utility – is there room for sidewalk / trail around these utilities?

#### ADDITIONAL SITE RECON NOTES

40. SC to check if Lehman Township has buffer and riparian ordinances
41. Does Lehman have steep slopes and SC should evaluate current areas of zoned commercial/ village commercial to ensure they are the best topographically suited for commercial to maximize developable land.
42. PEEC is an important partner in Lehman Township
43. Is Saw Creek Development on public sewer? SC should determine this.
44. Check population migration patterns: age, diversity,
45. McDade Trail is a 5' wide cinder trail, not ADA
46. Lehman Township park is cut off from rest of township and is not easily accessible.
47. Conference center, geared towards the Jewish community
48. SC should speak with the fire chief to see if current location of the fire hall works / if there are any major problems with reaching areas of the Township. The current location of the fire company is on the far west of the Township.
49. What portion of the population commutes from Lehman Township?

#### SC TO DO:

- Send information about official maps to LT
- Assemble list of community partners and contact
- Get copy of 537 Sewer Treatment Plan
- Get updated zoning from LT
- Create public Survey

This report represents the Professional's summation of the proceedings and is not a transcript. Unless written notice of any correction or clarification is received by the Professional within ten days of issue, the report shall be considered factually correct and shall become part of the official project record.

Sincerely,  
SIMONE COLLINS, INC.  
LANDSCAPE ARCHITECTURE



Joseph P. Wallace





## Lehman Township *Comprehensive Plan Update*

### **Planning Commission Meeting #1**

Lehman Township Municipal Building  
Thursday, June 13<sup>th</sup>, 2019 - 7:00pm

#### **Meeting Agenda**

1. Introductions / Committee sign-in
2. Review Project Schedule & Procedures
3. Scope of Work Overview
4. Review Findings From Site Reconnaissance / Current Issues
5. Discuss Components of Lehman Comprehensive Plan
6. Draft Public Opinion Survey
7. Brainstorming Session : Project Goals, Facts and Concepts
8. Next Steps

#### **Future Meetings**

(see schedule on opposite side)

#### **Consultant Team Contacts**

##### **Simone Collins Landscape Architecture**

610.239.7601 - 119 E. Lafayette Street, Norristown, PA 19401

William Collins, RLA, FASLA – [wcollins@simonecollins.com](mailto:wcollins@simonecollins.com)

Pankaj Jobanputra, AICP - [pjobanputra@simonecollins.com](mailto:pjobanputra@simonecollins.com)

Joe Wallace – [jwallace@simonecollins.com](mailto:jwallace@simonecollins.com)

##### **Century Engineering**

302.734.9188 – 4134 N. DuPont Highway, Dover, DE 19901

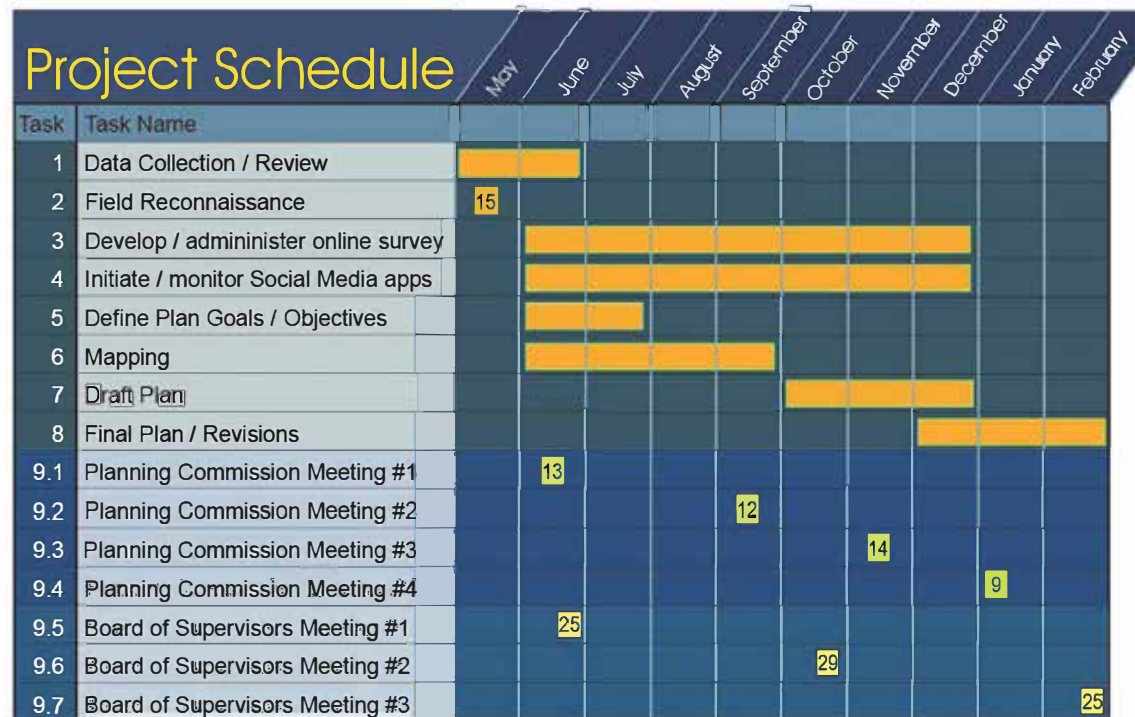
Christopher Sylvester, PE, PTOE – [csylvester@centuryeng.com](mailto:csylvester@centuryeng.com)

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119 E. LAFAYETTE STREET NORRISTOWN, PA 19401  
PHONE: 610.239.7601 FAX: 610.239.7606  
WWW.SIMONECOLLINS.COM

# Lehman Township

## *Comprehensive Plan Update*





Lehman Township  
Comprehensive Plan Update

Sign In Sheet  
Planning Commission Meeting 1  
June 13, 2019

Name	Email
Jon Trebbler	jtrebbler@bjengineers.com
PAUL MENDITTO	paul.menditto@gmail.com
JEFF PORTER	PORTERJ@ME.COM Saw Creek
BOY BORG FELD	BORG FELD@PTD.NET Pacano Ranch Lands
Kathleen Simonic	Kathlesmo@yahoo.com " "
Peter Contino	peter5@PTD.NET. Pacano Mtn. K. Estates
Mary Ann Conza	pay2@ptd.net
Erika Mills	erika@karpawichlaw.com



**SIMONE COLLINS**  
**LANDSCAPE ARCHITECTURE**  
119 EAST LAFAYETTE STREET NORRISTOWN, PA 19401  
PHONE: 610.239.7601 FAX: 610.239.7606  
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## MEETING NOTES

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Project:	<b>Lehman Township Comprehensive Plan Update</b>	Project No.:	<b>19036</b>
Location:	<b>Lehman Township Municipal Building 193 Municipal Drive Bushkill PA 18324</b>	Meeting Date/ Time:	<b>6/13/2019 7:00pm</b>
Re:	<b>Planning Commission Meeting #1</b>	Issue Date:	<b>6/17/2019</b>

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### ATTENDEES:

See Sign-in Sheet

### GENERAL NOTES:

1. Pankaj Jobanputra (PJ) gave a brief introduction to Simone Collins (SC) and the Comprehensive Plan Update, reviewed project schedule, and progress to-date. PJ reviewed the project scope and emphasized the importance of easily readable graphics for the final report.
2. PJ asked the Planning Commission to review the draft public opinion survey given to them for additional comments / feedback.
3. William Collins (WC) reviewed the current issues / observations of Lehman Township
  - a. "Relationship with National Park Service" WC described the state of relationship between Lehman Township and the National Park Service, the lack of partnerships, promises not delivered. For example: Rehabilitation of the Peter's House in Bushkill Village. WC encouraged multi-municipal conversations about cooperation with the National Park Service
  - b. "Potential for 'Village Center' Cluster Development" Roy Borgfeld (RB) emphasized the potential importance of Bushkill Village as a symbolic 'town center' as well as recommendations in the final report for historic preservation. WC informed that Bushkill Village qualifies as a 'cultural landscape' under the guidelines of the National Park Service
  - c. "Sewer system in Lehman Park – important for new development" John Tresslar (JT) informed SC that there is a lot being prepped along Milford Road for potential commercial development.



- d. "Pedestrian & bicycle connectivity" WC proposed improving sidewalk and trail infrastructure to accommodate cyclists and pedestrians
- e. "Opportunity for Park & Ride" WC asked the group for feedback on proposed Fernwood Park & Ride location
- f. "Need for Age-Restricted Housing" PJ reiterated the desire for age-restricted housing by Lehman to retain aging residents that might relocate elsewhere
- g. "Access and Opportunities at new Bushkill Outreach" PJ explained that SC will look at new opportunities to expand the impact of this important service from a planning perspective
- h. "Partnerships with East Stroudsburg School District" PJ explained that the ESSD is an important partner in the region, and will need to be involved in the decision and planning process.
- i. "Conservation of Large camps" SC will look at the historic camps in Lehman Township for potential future land conservation. WC stressed the importance of starting a dialogue with Camp owners now, to express Township interest in future conservation.
- j. "Redevelopment/reuse of the Mountain Laurel Arts Center" PJ explained that there is a great opportunity for development in this location – development that will benefit the citizens of Lehman Township – possibly mixed use development.
- k. "Improvement to Milford Road" PJ explained that SC saw construction on Milford Road on the site recon of May 15<sup>th</sup>. SC will factor these infrastructure improvements into future planning in Lehman Township.
- l. "Emergency access road off of Minks Pond Rd." PJ explained that SC will consider this proposed improvement as part of the planning process.
- m. "Commuting patterns to metro areas" SC will analyze the movement of commuters to and from Lehman Township as part of the planning process.
4. PJ reviewed the photographs and insight gathered from the SC and Century Engineering site reconnaissance of May 15<sup>th</sup>, 2019. These insights led directly to the issues / observations of the previous bullet.
5. PJ discussed the potential components of the Lehman Township Comprehensive Plan Update
  - a. Planning Context:
    - i. Goals and Objectives
    - ii. Population, Employment & Housing
    - iii. Transportation
    - iv. Land Use
    - v. Natural Features
    - vi. Historic Resources
    - vii. Community Facilities and Services
    - viii. Tax Structure and Budget
  - b. Recommendations
    - i. Transportation
    - ii. Land Use
    - iii. Energy and Resource Conservation
    - iv. Parks, Open Space and Natural Areas
    - v. Economic Development

- vi. Arts and Culture
- vii. Historic Preservation
- viii. Community Facilities and Utilities Plan
- ix. Compatibility with Surrounding
- x. Municipal Plans
- c. Implementation
  - i. Implementation Priorities
  - ii. Implementation Strategy
  - iii. Potential Funding Sources
- 6. PJ reviewed the draft public opinion survey given to the Planning Commission. SC requested that the commission review and provide feedback on the survey by June 24<sup>th</sup>, 2019. The survey will go live after the Board of Supervisors meeting June 25<sup>th</sup>, 2019.
  - a. The committee informed SC that during the previous comprehensive plan process, a rigorous public involvement campaign was organized. Meetings were held at the firehouse and other community centers.
  - b. Once live, SC will bring hard copies of the survey to the Lehman municipal building. SC will also bring hard copies of flyers promoting future meetings to display at the municipal building.
- 7. PJ explained the 'brainstorming' session as a method of gathering valuable information from the public and the planning commission.
  - a. SC will send the Bushkill Village Conservation Study as well as the Lehman Township Open Space and Recreation Plan to the Planning Commission before the next meeting on September 12<sup>th</sup>.
  - b. SC was informed that the proposed 'Highland Village' project would be important to review. This project was a 5000+ unit mixed-use development. SC to get documents from Lehman Township.
  - c. SC learned that there are sewer and other utilities in Tamiment available to serve future development at the Mountain Lauren Arts Center.
- 8. It was recommended that SC review current user demand at Park & Ride locations adjacent to Lehman Township.
- 9. SC will send an electronic version of the draft public opinion survey to the Planning Commission for review and feedback by June 24<sup>th</sup>, 2019. The next meeting in this process will be the Board of Supervisors meeting on June 25<sup>th</sup>, 2019.

This report represents the Professional's summation of the proceedings and is not a transcript. Unless written notice of any correction or clarification is received by the Professional within ten days of issue, the report shall be considered factually correct and shall become part of the official project record.

Sincerely,  
SIMONE COLLINS, INC.  
LANDSCAPE

Joseph P. Wallace



ARCHITECTURE





## Lehman Township *Comprehensive Plan Update*

### **Board of Supervisors Meeting #1**

Lehman Township Municipal Building  
Tuesday, June 25<sup>th</sup>, 2019 - 7:00pm

### **Meeting Agenda**

1. Introductions / Board of Supervisors sign-in
2. Review Project Schedule & Procedures
3. Scope of Work Overview
4. Review Current Observations & Township Demographics
5. Review June 13<sup>th</sup> Planning Commission Meeting
6. Review May 15<sup>th</sup> Site Reconnaissance
7. Discuss Components of Lehman Comprehensive Plan
8. Discuss Public Opinion Survey
9. Discuss Planning Context
10. Brainstorming Session : Project Goals, Facts and Concepts
11. Next Steps

### **Future Meetings**

(see schedule on opposite side)

### **Consultant Team Contacts**

#### **Simone Collins Landscape Architecture**

610.239.7601 - 119 E. Lafayette Street, Norristown, PA 19401

William Collins, RLA, FASLA – [wcollins@simonecollins.com](mailto:wcollins@simonecollins.com)

Pankaj Jobanputra, AICP - [pjobanputra@simonecollins.com](mailto:pjobanputra@simonecollins.com)

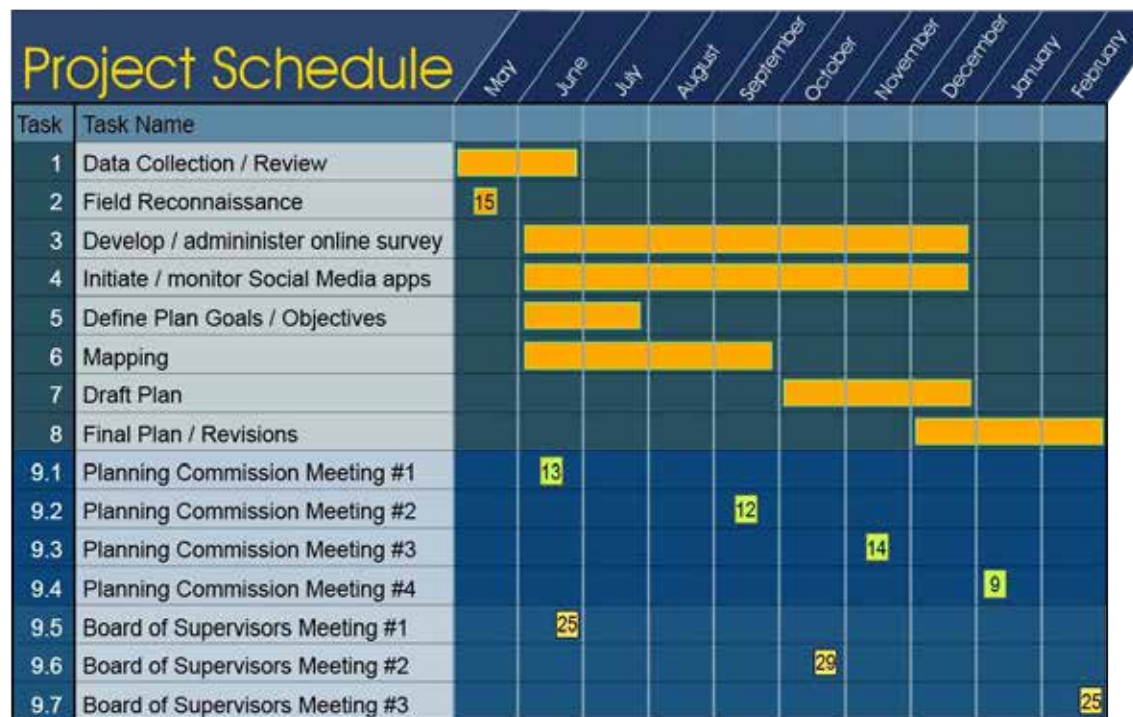
Joe Wallace – [jwallace@simonecollins.com](mailto:jwallace@simonecollins.com)

#### **Century Engineering**

302.734.9188 – 4134 N. DuPont Highway, Dover, DE 19901

Christopher Sylvester, PE, PTOE – [csylvester@centuryeng.com](mailto:csylvester@centuryeng.com)

119 E. LAFAYETTE STREET NORRISTOWN, PA 19401  
PHONE: 610.239.7601 FAX: 610.239.7606  
WWW.SIMONECOLLINS.COM





# Lehman Township

[illegible]

Simone Collins • Landscape Architecture • 119 East Lafayette • Norristown, Pennsylvania 19401 • 610 239 7601



SIMONE COLLINS  
LANDSCAPE ARCHITECTURE  
119 EAST LAFAYETTE STREET NORRISTOWN, PA 19401  
PHONE: 610.239.7601 FAX: 610.239.7606  
WWW.SIMONECOLLINS.COM

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## MEETING NOTES

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Project:	Lehman Township Comprehensive Plan Update	Project No.:	19036
Location:	Lehman Township Municipal Building 193 Municipal Drive Bushkill PA 18324	Meeting Date/ Time:	6/25/2019 7:00pm
Re:	Board of Commissioners Meeting #1	Issue Date:	6/28/2019

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### ATTENDEES:

See Sign-in Sheet

### GENERAL NOTES:

1. William Collins (WC) gave a brief introduction to Simone Collins (SC).
2. Pankaj Jobanputra (PJ) reviewed the Comprehensive Plan Update, project schedule and scope.
3. William Collins (WC) briefly reviewed the current issues / observations of Lehman Township
  - a. "Relationship with National Park Service" WC described the state of relationship between Lehman Township and the National Park Service.
  - b. "Potential for 'Village Center' Cluster Development"
  - c. "Sewer system in Lehman Park – important for new development"
  - d. "Pedestrian & bicycle connectivity" WC proposed improving sidewalk and trail infrastructure to accommodate cyclists and pedestrians
  - e. "Potential Demand for Park & Ride" – to be assessed
  - f. "Need for Age-Restricted Housing" PJ reiterated that demographic data presented later in presentation will reinforce the need for this
  - g. "Access and Opportunities at new Bushkill Outreach"
  - h. "Partnerships with East Stroudsburg School District" WC explained that Lehman and ESSD have been good partners and consider new ways to serve citizens of the Township.
  - i. "Conservation of large camps" – communication is essential
  - j. "Redevelopment/reuse of the Mountain Laurel Arts Center" PJ explained that there is an opportunity to revisit concepts for development in this location –that will benefit the citizens of Lehman Township – possibly mixed use development.



- k. *“Improvements to Milford Road”*
  - l. *“Emergency access road off of Minks Pond Rd.”*
  - m. *“Commuting patterns to metro areas”* SC will analyze the movement of commuters to and from Lehman Township as part of the planning process.
- 4. PJ reviewed demographic data gathered and analyzed by SC.
  - a. Population: PJ informed the BOS that Lehman’s population grew by 42% between 2000 and 2010 and declined slightly between 2010 and 2017. Around 2016 Lehman population began to trend upward. Pike County showed a similar trend but did increase its population between 2016 and 2017 due to in-migration and private-sector job growth.
  - b. Age: PJ reviewed data that showed a 19% drop in children under the age of 5 between 2000-2017. Data also showed a 128% increase in seniors 65 and up between 2000-2017. WC suggested this is an opportunity for schools in Lehman to benefit both ends of the age spectrum (community space, trails, education opportunities, etc.)
  - c. Race: PJ reviewed data that showed growing Hispanic and African-American populations between 2000-2017.
- 5. PJ reviewed the Planning Commission Meeting #1 from June 13<sup>th</sup>, 2019. WC stressed that the list of consensus items for SC pursue is not finite, and may be modified by the BOS and Lehman Township. Major items of consensus were:
  - a. *Lehman Township to communicate with other municipalities in reference to National Park Service*
    - i. Rob Rohner informed the consultants that adjacent municipalities have also had difficult experiences with the National Park Service (NPS). WC informed that these inter-municipal dialogues are essential for change. Despite a lack of cooperation by the NPS it is essential that Lehman codify its future plans within a strategic planning document. WC informed the BOS that SC will contact adjacent municipalities in the course of the Comprehensive Plan Update. Rob Rohner told SC that unkempt properties within the National Park Service have become blighted.
    - ii. Rob Rohner informed SC that in addition to the Peter’s House, the NPS is neglecting the historic Eshbach House which is on the National Historic Register.
  - b. *Lehman Township to begin dialogue with camp owners, express interest in conservation*
  - c. *‘Cluster development’ and other commercial / retail opportunities to be considered*
  - d. *Consultants to examine how to expand services for Bushkill Outreach*
    - i. Rob Rohner informed SC that seniors in Lehman Township are already excited for the new center to be built within Lehman Community Park.
  - e. *Consultants to examine former Mountain Laurel Arts Center for future repurposing*
  - f. *Partnerships with community groups, institutions (HOA’s, School District) are essential*
  - g. *Opportunities for age-restricted housing to be examined*
- 6. PJ reviewed the site reconnaissance from May 15<sup>th</sup> and discussed briefly how these observations inform the early stages of the planning process.
  - a. WC asked the BOS if the improvements to Milford Road include bicycle infrastructure. BOS explained that PennDOT widened this road with shoulders in part to accommodate bicycle movements. SC will look further into this.

- b. WC stressed that the private recreation provider in Lehman Township, Bushkill Falls, provides free admission to residents of Lehman. The NPS charges Lehman residents for admission / parking. These different models will be presented side by side.
7. PJ discussed the potential components of the Lehman Township Comprehensive Plan Update
  - a. Planning Context:
    - i. Goals and Objectives
    - ii. Population, Employment & Housing
    - iii. Transportation
    - iv. Land Use
    - v. Natural Features
    - vi. Historic Resources
    - vii. Community Facilities and Services
    - viii. Tax Structure and Budget
  - b. Recommendations
    - i. Transportation
    - ii. Land Use
    - iii. Energy and Resource Conservation
    - iv. Parks, Open Space and Natural Areas
    - v. Economic Development
    - vi. Arts and Culture
    - vii. Historic Preservation
    - viii. Community Facilities and Utilities Plan
    - ix. Compatibility with Surrounding
    - x. Municipal Plans
  - c. Implementation
    - i. Priorities
    - ii. Strategy
    - iii. Potential Funding Sources
8. PJ reviewed the public opinion survey. The Public Opinion Survey will go online this week and the link to the survey will be posted to Township website. The link to survey will be emailed to the Planning Commission and the Board of Supervisors for distribution within the Township. Physical copies of the survey will be available at the Township building for pickup/drop-off. PJ reviewed the flyer created to advertise the public opinion survey. WC suggested distribution of this flyer at community events (i.e. Blues Festival).
  - a. SC recommended the addition of the following questions:
    - i. Overall, how would you rate the current relationship between Lehman Township and the National Park Service (owner and operator of the Delaware Water Gap National Recreation Area)?
    - ii. Do you use the parks and recreation opportunities of the Delaware Water Gap National Recreation Area? Why or why not?
    - iii. The BOS agreed to the addition of these questions to the survey.
9. PJ reviewed the Lehman Township planning context. PJ reviewed important waterways, developments, retail/commercial locations, landmarks, parks and open space.



10. SC to identify utility locations for PA American Water. Future planning efforts to work off of these systems.
11. BOS informed SC that Ken's Woods Campground is no longer in operation.
12. BOS recommended adding state game lands, gun clubs, and Girl Scout clubs to context mapping for SC review and analysis. There are 3 gun clubs near Minks Pond Road – conversations about long-term conservation of these lands should begin with property owners.
13. Brainstorming Session:
  - a. WC suggested that Lehman Township has a strong partner in the DCNR. WC suggested reviewing planned conservation efforts with DCNR.
  - b. WC suggested that the Comprehensive Plan Update informs future zoning and ordinance development in the Township.
  - c. Rob Rohner to gather and send utility GIS data (if available), as well as Township crash data to consultants.
14. Discussion:
  - a. The BOS informed SC that each private community within Lehman Township has its own array of community service (open space, play courts, etc.) This relative 'autonomy' of planned Lehman Township neighborhoods is important to consider during the planning process.
  - b. SC to contact Marie Zimmerman Farm in Milford, PA. This organization has gotten further than most toward a working relationship / partnership with the NPS.
  - c. It was recommended that SC analyze the potential for a new access road north of Raspberry Run Road that would connect Minks Pond Road to Bushkill Falls Road.
15. Next Steps:
  - a. SC to administer online survey this week and establish & continue dialogue with community partners (Township / County Staff, HOAs, MCTA, PEEC, BYA, etc.)
  - b. SC to continue project mapping & define goals and objectives for the Comprehensive Plan Update.
  - c. SC to send a .pdf of this evening's presentation to Rob Rohner and Lehman Township.
  - d. PJ informed the group that a draft plan will be presented in November, and after a review period by Lehman Township, the final plan will be presented at the BOS meeting on February 25<sup>th</sup>, 2020.

This report represents the Professional's summation of the proceedings and is not a transcript. Unless written notice of any correction or clarification is received by the Professional within ten days of issue, the report shall be considered factually correct and shall become part of the official project record.

Sincerely,  
SIMONE COLLINS, INC.  
LANDSCAPE ARCHITECTURE



Joseph P. Wallace



# Lehman Township

## *Comprehensive Plan Update*

### **Planning Commission Meeting #2**

Lehman Township Municipal Building  
Thursday September 12<sup>th</sup>, 2019 - 7:00pm

### **Meeting Agenda**

1. Introductions / Sign-in
2. Project Schedule and Project Progress
3. Project Scope
4. Project Vision & Goals
5. Meetings with Community & Municipal Partners
6. Public Opinion Survey Results
7. Data Inventory & Analysis
8. Preliminary Land Use Opportunities
9. Official Map Recommendations
10. Next Steps

### **Future Meetings**

(see schedule on opposite side)

### **Consultant Team Contacts**

#### **Simone Collins Landscape Architecture**

610.239.7601 - 119 E. Lafayette Street, Norristown, PA 19401

William Collins, RLA, FASLA – [wcollins@simonecollins.com](mailto:wcollins@simonecollins.com)

Pankaj Jobanputra, AICP - [pjobanputra@simonecollins.com](mailto:pjobanputra@simonecollins.com)

Joe Wallace – [jwallace@simonecollins.com](mailto:jwallace@simonecollins.com)

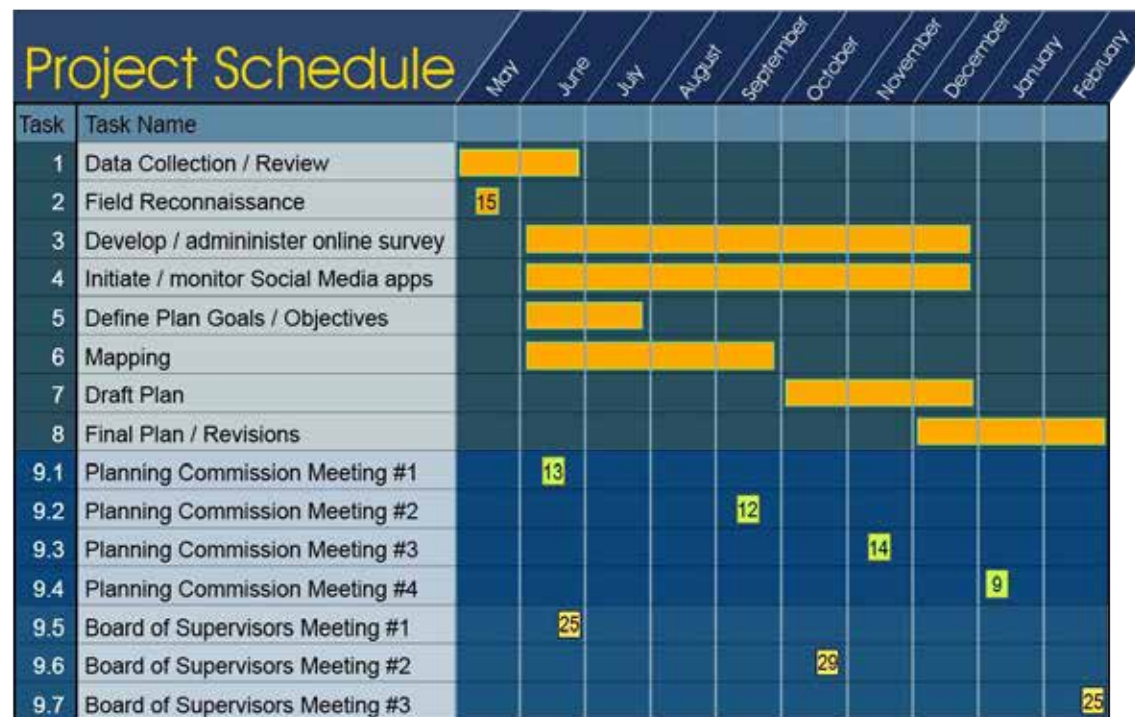
#### **Century Engineering**

302.734.9188 – 4134 N. DuPont Highway, Dover, DE 19901

Christopher Sylvester, PE, PTOE – [csylvester@centuryeng.com](mailto:csylvester@centuryeng.com)

119 E. LAFAYETTE STREET NORRISTOWN, PA 19401  
PHONE: 610.239.7601 FAX: 610.239.7606  
WWW.SIMONECOLLINS.COM





Lehman Township  
Comprehensive Plan Update

Sign In Sheet  
Planning Commission Meeting 2  
September 17, 2019

Name	Email
Erika Mills	erika@karpowichlaw.com
Mary Ann Conza	pay2eptd.net
Peter Costino	peter3@PTD.NET
JEFF PORTER	PORTERJ@ME.COM
CYNTHIA LYNCH	CLYNCH@WILKINSI.COM





**SIMONE COLLINS**  
**LANDSCAPE ARCHITECTURE**  
 119 EAST LAFAYETTE STREET NORRISTOWN, PA 19401  
 PHONE: 610.239.7601 FAX: 610.239.7606  
 WWW.SIMONECOLLINS.COM

## MEETING NOTES

Project:	Lehman Township Comprehensive Plan Update	Project No.:	19036
Location:	Lehman Township Municipal Building 193 Municipal Drive Bushkill PA 18324	Meeting Date/ Time:	9.12.2019 7:00pm
Re:	Planning Commission Meeting #2	Issue Date:	9.20.2019

### ATTENDEES:

See Sign-in Sheet

### GENERAL NOTES:

### INTRODUCTION

1. William Collins (WC) gave a brief introduction to the Comprehensive Plan Update.
2. Pankaj Jobanputra (PJ) reviewed the project schedule, progress to-date, and reviewed the project scope. PJ informed the group that the SC team is approaching the halfway completion point in the Comprehensive Plan Update process.

### VISION AND GOALS

3. PJ reviewed the updated vision statement and project goals. The updated project goals address: Land Use, Transportation, Open Space & Recreation, Community Facilities, Resources (cultural, historical, and ecological), Housing & Economic Development. PJ informed the group that the final report will be organized by these goals.

### COMMUNITY PARTNER MEETINGS

4. WC reviewed the community partners meetings that were completed August 27<sup>th</sup>, 28<sup>th</sup>, and 30<sup>th</sup> 2019. SC met with the following community and municipal partners to learn about common goals, challenges, as well as areas for future cooperation:

- a. The National Park Service
  - b. Pike County Planning
  - c. Pike County Transit
  - d. Monroe County Planning
  - e. Delaware Township
  - f. Porter Township
  - g. Middle Smithfield Township
  - h. Pocono Environmental Education Center
5. The SC team will continue to meet with important community partners such as: Neighborhood Housing Authorities, DCNR, East Stroudsburg School District, and more.

## **PUBLIC OPINION SURVEY**

- 6. PJ reviewed the preliminary results from the public opinion survey which went online in June
- 7. To date, 148 responses have been received and the survey will remain active until November 2019. PJ reviewed the categories of questions represented within the survey questions:
  - a. General Information
  - b. Housing
  - c. Transportation
  - d. Parks and Recreation
  - e. Work and Commuting Patterns
- 8. PJ reviewed the to-date results for a variety of survey questions. Additionally, PJ reviewed the preliminary priorities as identified by the survey results.

## **INVENTORY AND ANALYSIS**

### Historical Development

- 9. PJ reviewed the historical development analysis completed by the SC team. For this analysis, PJ reviewed three distinct historical land use patterns:
  - a. Saw Creek 1939-2019 (illustrated impacts of single-family low-density residential development)
  - b. Bushkill Village 1939-2019 (illustrated of impacts from establishment of the Delaware Water Gap National Recreation Area)
  - c. Minks Pond 1939-2019 (illustrated an area of Lehman which has maintained its distinct rural character)

### Economic Profile

- 10. PJ reviewed the economic profile for Lehman Township and Pike County.
- 11. PJ reviewed the top 50 employers in Pike County, and noted the following of which are located within Lehman Township:
  - a. East Stroudsburg Areas School District
  - b. State Government (DCNR partly within Lehman)
  - c. Federal Government (NPS partly in Lehman)
  - d. Saw Creek Estates Community Association
  - e. Bushkill Inn & Conference Center



12. PJ reviewed the following as they relate to Lehman Township & Pike County
  - a. Median Household Income
  - b. Top Industries
  - c. Top Occupations
13. PJ explained to the planning commission the concept of a 'Workforce Development Area' (WDA) which is: *"A countywide or regional area established by the federal government through which it provides funding to assist all individuals looking for a new job or to advance their careers, as well as employers who need to fill vacancies with skilled workers or to train their workforce"*
  - a. The Pocono Counties WDA is composed of the following counties:
    - i. Wayne
    - ii. Pike
    - iii. Monroe
    - iv. Carbon
  - b. PJ reviewed employment projections for the Pocono Counties WDA, which predicts the following top five industry employment projections
    - i. Healthcare Support Occupations, 15.5%
    - ii. Healthcare Practitioners & Technical Occupations, 9.9%
    - iii. Food Preparation & Serving Related Occupations, 9.2%
    - iv. Construction & Extraction Occupations, 8.4%
    - v. Personal Care & Service Occupations, 8.2%

#### Housing

14. PJ reviewed current housing data for Lehman Township, which includes:
  - a. median home value
  - b. median monthly mortgage
  - c. median monthly rent
  - d. Owner-occupied housing unit rate.
  - e. Total housing units (and homes used for seasonally) in 2000, 2010, 2017

#### Natural Features

15. Joseph Wallace (JW) reviewed the natural features mapping and analysis.
16. JW reviewed the existing topographic and geologic features which influence all other ecological systems in Lehman Township. Lehman Township's unique topography also has a clearly defined impact on present and future land use and development.
17. JW explained that the region's topography has a clear connection the complex hydrologic systems and soil variety within the Township.
18. JW explained that steep slopes (slopes over 15%) are should not be developed upon, as they are prone to erosion which will negatively impact water quality.
19. JW explained that while much of Lehman has an intact forest canopy, large areas are managed by DCNR District #19 as well as the National Park Service. Both organizations have different forest management practices.

#### Transportation

20. JW reviewed existing automobile transportation infrastructure, daily traffic counts, and crash data form 2013-2017

21. JW reviewed existing trails in Lehman Township as well as potential trail locations identified in the Lehman Township 2009 Open Space and Recreation Plan, as well as the Bushkill Village Conservation Study.

#### Community Facilities

22. JW reviewed existing community facilities (sewage treatment, sewage disposal, community water supply) as these facilities are important for determining areas of future development or redevelopment.
23. JW reviewed existing community facilities (schools, fire service, police and emergency services, hospitals and medical services, and libraries) and their relative distance from Lehman Township.
24. JW reviewed existing parks and recreation in Lehman – this includes the Delaware Water Gap, DCNR State Forest, and Lehman Community Park.

#### Land Use

25. JW reviewed the ‘Conservation Design’ land use principle. This land use and land development principle protects the area's natural environmental features through sustainable land development - this includes:
  - a. Preserving open space and viewsheds
  - b. Protecting farmland
  - c. Protecting natural habitats for wildlife
  - d. Preserving water quality
  - e. Maintaining the character of rural communities.
26. JW explained these concepts through the lens of the existing Saw Creek Estates Development. JW reviewed the ecological conditions in this areas (hydrology, slopes, and ecological corridors) and explained that the existing development is damaging to such natural systems. JW explain that future land use development must respect and preserve such natural and ecological systems.
27. JW reviewed current zoning and current land use in Lehman Township.

### **PRELIMINARY LAND USE OPPORTUNITIES**

28. PJ reviewed preliminary land use opportunities which include:
  - a. Reconsider existing industrial use classification along Bushkill Falls Road
  - b. Development of Mt. Laurel site
  - c. Focus of commercial uses along SR 2001 and 2003 corridors
  - d. Development of the Milford Road township property
  - e. Development of Bushkill Village per the BKV Conservation Study

### **OFFICIAL MAP**

29. PJ reviewed the benefits of adopting the recommendations in the Comprehensive Plan Update as part of an Official Map. PJ reviewed adjacent municipalities that already have official maps adopted.

### **NEXT STEPS**

30. PJ explained that SC will continue development of the draft plan, develop the land use opportunity map, and will continue conversations with municipal and community partners.



31. The next meeting / progress update for the Lehman Township Comprehensive Plan Update will take place October 29<sup>th</sup> 2019 at 7:00pm at the Lehman Township Municipal Building.

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Sincerely,  
SIMONE COLLINS, INC.  
LANDSCAPE ARCHITECTURE



Joseph P. Wallace



# Lehman Township

## *Comprehensive Plan Update*

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### **Board of Supervisors Meeting #2**

Lehman Township Municipal Building  
Tuesday, October 29<sup>th</sup>, 2019 - 7:00pm

### **Meeting Agenda**

1. Board of Supervisors sign-in
2. Review Project Schedule
3. Scope of Work Overview
4. Review September 12<sup>th</sup> Planning Commission Meeting
5. Review Inventory & Analysis Mapping
6. Review Preliminary Recommendations
7. Draft Report Format
8. Next Steps
9. Discussion

### **Future Meetings**

(see schedule on opposite side)

### **Consultant Team Contacts**

#### **Simone Collins Landscape Architecture**

610.239.7601 - 119 E. Lafayette Street, Norristown, PA 19401

William Collins, RLA, FASLA – [wcollins@simonecollins.com](mailto:wcollins@simonecollins.com)

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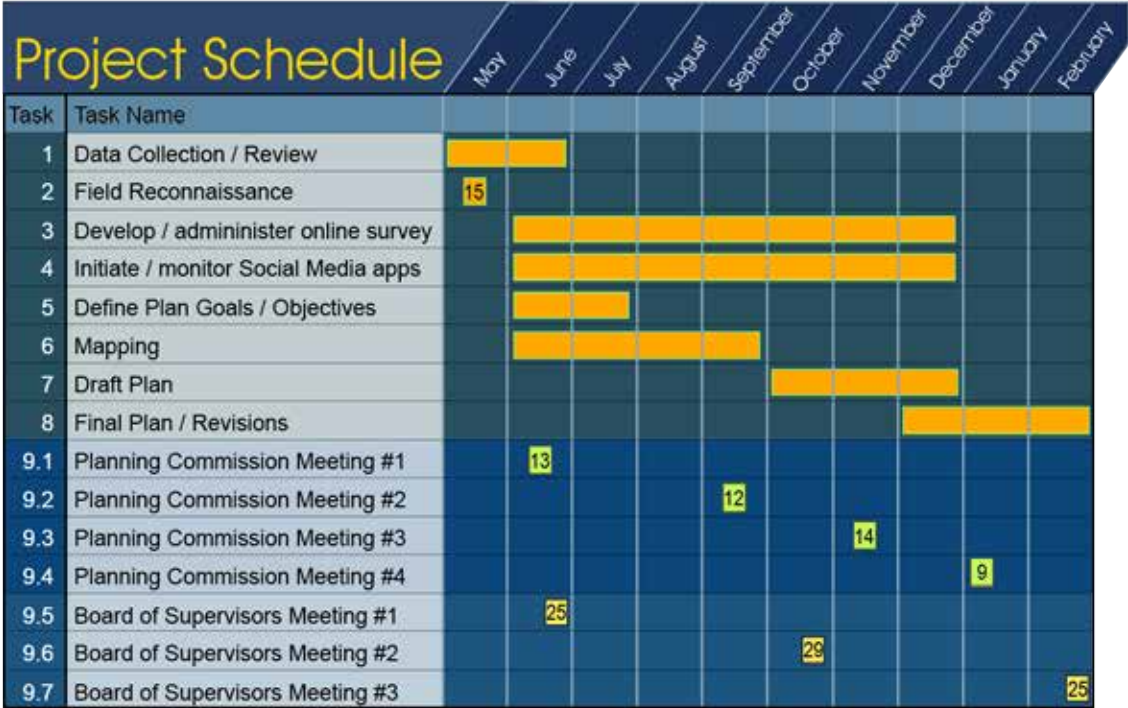
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## MEETING NOTES

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Project:	<b>Lehman Township Comprehensive Plan Update</b>	Project No.:	<b>19036</b>
Location:	<b>Lehman Township Municipal Building 193 Municipal Drive Bushkill PA 18324</b>	Meeting Date/ Time:	<b>10.30.2019 7:00pm</b>
Re:	<b>Board of Supervisors Meeting #2</b>	Issue Date:	<b>10.31.2019</b>

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### ATTENDEES:

See Sign-in Sheet

### GENERAL NOTES:

### INTRODUCTION

- Pankaj Jobanputra (PJ) reviewed the project schedule, progress to-date, and reviewed the project scope.

### PLANNING COMMISSION MEETING 9.12.2019

- PJ reviewed the Lehman Township Planning Commission progress presentation from 9.12.2019. Simone Collins mailed (2) copies of the presentation to the Board of Supervisors (BOS) prior to this evening's meeting for review and comment. PJ asked if there were any questions or comments on the Planning Commission presentation. The BOS did not have any questions related to the 9.12.2019 meeting.

### REVIEW INVENTORY AND ANALYSIS MAPPING

#### Public opinion survey

- PJ reviewed the results from the public opinion survey which went online in June 2019.
- To date, 158 responses have been received - the survey will remain active through November 2019.



- Lehman Township should re-engage the public to provide comments on this survey, and position the survey as a way for residents to comment on current developments with DEWA and the Visitor Use Management Plan.
- PJ reviewed the general survey results related to: work and commuting patterns, parks and recreation, community values and goals.

## Economic Profile

- PJ reviewed the economic profile for Lehman Township and Pike County.
- PJ reviewed the top 50 employers in Pike County, and noted the following of which are located within Lehman Township:
  - East Stroudsburg Areas School District
  - State Government (DCNR partly within Lehman)
  - Federal Government (NPS partly in Lehman)
  - Saw Creek Estates Community Association
  - Bushkill Inn & Conference Center
- PJ reviewed the following as they relate to Lehman Township & Pike County
  - Median Household Income
  - Top Industries
  - Top Occupations
- PJ reviewed employment projections for the Pocono Counties WDA, which predicts the following top five industry employment projections
  - PJ reviewed employment projections for the Pocono Counties WDA, which predicts the following top five industry employment projections
  - Healthcare Support Occupations, 15.5%
  - Healthcare Practitioners & Technical Occupations, 9.9%
  - Food Preparation & Serving Related Occupations, 9.2%
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## Housing

- PJ reviewed current housing data for Lehman Township, which includes:
  - median home value
  - median monthly mortgage
  - median monthly rent
  - Owner-occupied housing unit rate.
  - Total housing units (and homes used for seasonally) in 2000, 2010, 2017

## Natural Features

- PJ reviewed the natural features mapping and analysis.
- PJ briefly reviewed the existing topographic and geologic features which influence all other ecological systems in Lehman Township. Lehman Township's unique topography also has a clearly defined impact on present and future land use and development.
- PJ explained that steep slopes (slopes over 15%) are should not be developed upon, as they are prone to erosion which will negatively impact water quality.

## Transportation

- PJ reviewed existing automobile transportation infrastructure, daily traffic counts, and crash data form 2013-2017
- PJ reviewed existing trails in Lehman Township as well as potential trail locations identified in the Lehman Township 2009 Open Space and Recreation Plan, as well as the Bushkill Village Conservation Study.

#### Community Facilities

- PJ reviewed existing community facilities (sewage treatment, sewage disposal, community water supply) as these facilities are important for determining areas of future development or redevelopment.
- PJ reviewed existing community facilities (schools, fire service, police and emergency services, hospitals and medical services, and libraries) and their relative distance from Lehman Township.

#### Land Use

- PJ reviewed the 'Conservation Design' land use principle. This land use and land development principle protects the area's natural environmental features through sustainable land development - this includes:
  - Preserving open space and viewsheds
  - Protecting farmland
  - Protecting natural habitats for wildlife
  - Preserving water quality
  - Maintaining the character of rural communities.
- PJ reviewed current zoning and current land use in Lehman Township.

### **REVIEW PRELIMINARY RECOMMENDATIONS**

#### Resources

- Conceptual Ecological Corridor: landscapes are fragmented by development, which negatively impacts wildlife movement / populations. A conceptual ecological corridor through the middle of Lehman that could potentially connect the core ecological areas of the Delaware State Forest District and the Delaware Water Gap National Recreation Area (DEWA).
- Ecological Buffers: Conceptual hydrologic and soil buffers could protect the downstream hydrology at Bushkill Falls from future development at Mt. Laurel.
- Historic Preservation: The comprehensive plan will identify historic / cultural areas currently not on the National Historic Register or on other state or county historic registers and recommend their preservation.

#### Transportation

- Conceptual roadway locations: (1) Minks Pond Connector Road to provide (2) Lehman to Delaware Township Connector (3) Saw Creek to Tamiment Connector (4) New roadways within potential future development at the 'New Bushkill'
- Fernwood Park & Ride: A potential park and ride at Fernwood could provide ride share opportunities for the commuters of Pike and Monroe Counties. This space could also be used for DEWA remote visitor parking.

#### Open Space & Recreation



- PJ explained that the SC team looked to the Pike County Comprehensive Plan & the previous Lehman Township Open Space & Recreation Plan for proposed conservation areas. These include: Twelve Mile Pond, Whittaker's End, and Little Bushkill Ridge.

## Housing

- PJ explained that future housing development should be concentrated, mixed-use development. This concentration is proposed at the intersection of State Routes 2001 & 2003 (Milford Rd & Bushkill Falls Rd.). Housing can include: age-restricted housing, multi-family housing, townhomes, and workforce housing.
- One board member asked PJ to define workforce housing – PJ explained workforce housing is the same as affordable housing.

## Economic Development

- Future development can be concentrated at the intersection of State Routes 2001 & 2003 (Milford Rd & Bushkill Falls Rd.). Lehman Township currently owns a parcel of land in this area which can be used as part of future development.
- This conceptual development area can potentially become the 'town center' lost in Bushkill Village during the Tocks Island relocation. SC proposes shifting the town center north to this new location, dubbed the 'New Bushkill'. Growth in this area can include mixed-use housing, retail, open space, and multi-modal transportation connections.

## Land Use

- PJ reviewed the previous development plan for the Mt. Laurel property. This development plan did not adequately plan for the preservation of ecological resources (hydrology, steep slopes, and wildlife corridors).
- PJ reviewed the concept for conservation planning for Mt. Laurel. This concept identifies priority ecological resources (hydrology & steep slopes) and conceptualizes buffers around each. This concept identifies several remaining areas that could be suitable for mixed-use development. Similar to conceptual development in the 'New Bushkill' a mix of housing types, respect for ecological resources, and plans for multi-modal transportation should be considered.
- PJ reviewed the existing zoning and potential zoning changes. These zoning changes include the expansion of village commercial zoning along the intersection of SR 2001 & 2003 (Milford Rd & Bushkill Falls Rd).
- One board member suggested expanding the village commercial zoning further north along Milford Rd.
- PJ explained that Lehman is required to have some area for industrial use within their municipal zoning. Potentially the area zoned industrial in the north of the Township (currently undeveloped) to an area along Bushkill Falls Rd. can be moved to where future Township growth can be directed. This will be 'light' industrial that can include: breweries, small-scale manufacturing, and incubation space for small businesses. WC explained that these zoning modifications can direct the kind of industry desired in Lehman.
- PJ explained that the Mt. Laurel property can be zoned village commercial, and also has a 'Mt. Laurel Mixed-Use Overlay' which provides additional direction on what type of development can occur in this area. This overlay zoning for Mt. Laurel can provide height / density bonuses for

workforce housing, and apply design standards for development (i.e. Materials, building heights, streetscape elements).

- Mixed-use cluster development is the goal for future development in Lehman Township. This type of development has the best potential for preserving the ecological resources and rural character of the municipality.

#### **DRAFT REPORT FORMAT**

- PJ reviewed the sample report format which was printed and bound for the BOS.

#### **DISCUSSION**

- WC explained that future development in Lehman should not be typical strip development that occurs in isolated and disconnected clusters. Development should be dense and respectful of ecological factors.
- One BOS member asked if SC evaluated population growth / demand for new conceptual development. WC explained that SC is not evaluating demand, but rather is tasked with guiding future growth and development.
- WC noted that evaluating current water/ sewer capacity for future growth in these areas is a project unto itself.
- One BOS member asked if funding is available for updates to municipal zoning and for conservation land use planning. WC noted that funding is available for municipalities that wish to implement conservation zoning.

#### **NEXT STEPS**

- SC will present the draft plan to the Planning Commission on November 14<sup>th</sup>, 2019.
- The next meeting / progress update for the Lehman Township Comprehensive Plan Update will take place November 14<sup>th</sup>, 2019 at 7:00pm at the Lehman Township Municipal Building.

This report represents the Professional's summation of the proceedings and is not a transcript. Unless written notice of any correction or clarification is received by the Professional within ten days of issue, the report shall be considered factually correct and shall become part of the official project record.

Sincerely,  
SIMONE COLLINS, INC.  
LANDSCAPE

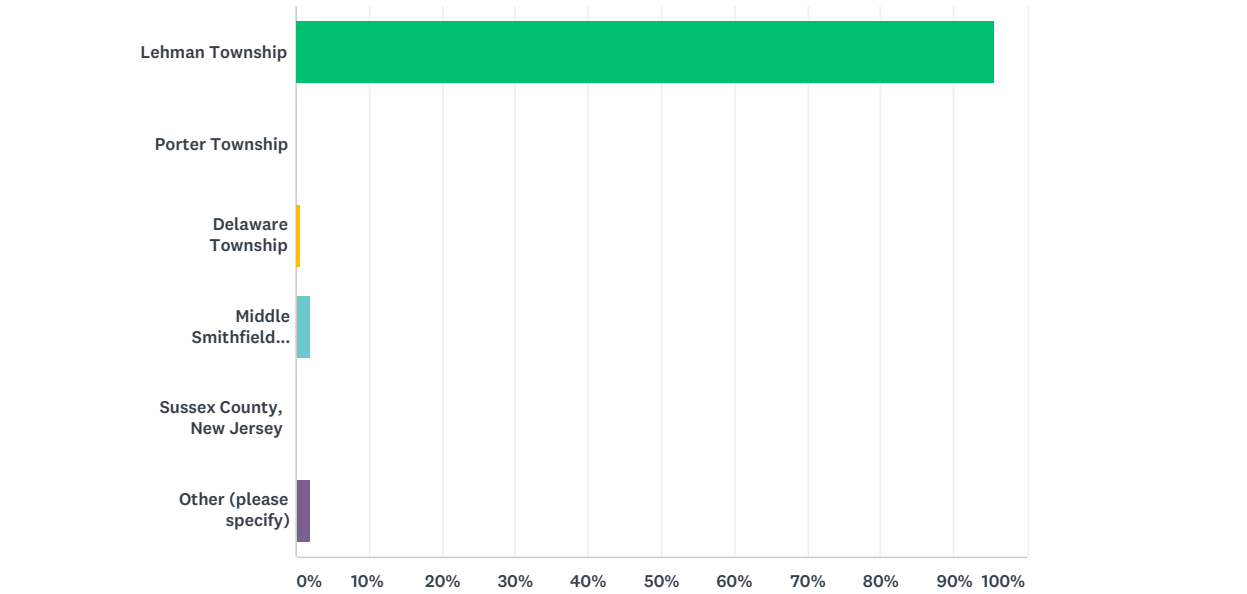
Joseph P. Wallace

 ARCHITECTURE



Q1 Where is your place of residence?

Answered: 163 Skipped: 0

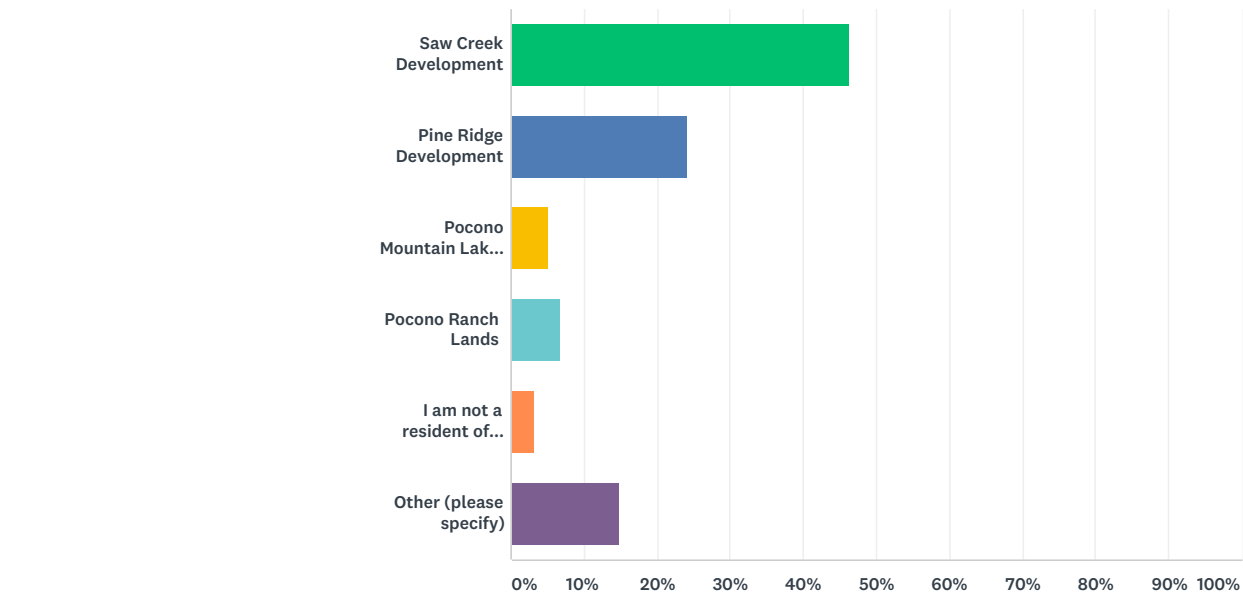


ANSWER CHOICES		RESPONSES	
Lehman Township		95.71%	156
Porter Township		0.00%	0
Delaware Township		0.61%	1
Middle Smithfield Township		1.84%	3
Sussex County, New Jersey		0.00%	0
Other (please specify)		1.84%	3
TOTAL			163

#	OTHER (PLEASE SPECIFY)	DATE
1	Mount Laurel, New Jersey	9/7/2019 4:24 AM
2	Jersey City, NJ	9/6/2019 9:41 PM
3	Hawley, pike county	8/7/2019 2:20 AM

Q2 If you are a resident of Lehman Township, where is your place of residence within the Township?

Answered: 162 Skipped: 1



ANSWER CHOICES		RESPONSES	
Saw Creek Development		46.30%	75
Pine Ridge Development		24.07%	39
Pocono Mountain Lake Estates		4.94%	8
Pocono Ranch Lands		6.79%	11
I am not a resident of Lehman Township		3.09%	5
Other (please specify)		14.81%	24
TOTAL			162

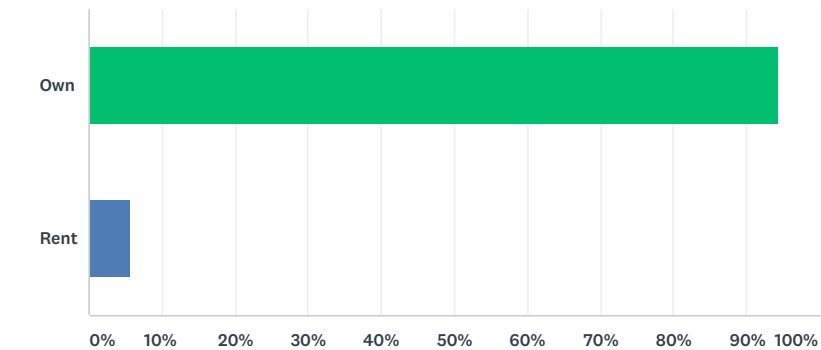
#	OTHER (PLEASE SPECIFY)	DATE
1	Tamiment	11/6/2019 12:43 PM
2	Rustic Acres	11/6/2019 12:13 PM
3	Winona Community Association	10/26/2019 1:36 PM
4	Arne rd	10/25/2019 11:49 PM
5	Minks pond road	9/19/2019 2:33 AM
6	Rustic Acres	9/13/2019 2:43 PM
7	The Glenc	9/9/2019 2:14 PM
8	Rustic Acres	9/7/2019 4:18 PM



Lehman Township Comprehensive Plan		SurveyMonkey
9	Not in a community.	8/26/2019 2:18 PM
10	Tamiment	8/23/2019 10:58 PM
11	Mink Pond Road	8/16/2019 5:24 PM
12	Rustic Acres	8/6/2019 9:52 PM
13	The Glenda's is the	8/6/2019 3:16 PM
14	Glen at Tamiment	8/6/2019 3:13 PM
15	Rustic Acres	8/6/2019 2:04 PM
16	Between Pine Ridge and PMLE	8/4/2019 3:06 PM
17	Not in a community	8/2/2019 5:22 PM
18	Steele Road	8/1/2019 2:55 PM
19	Rustic acres	8/1/2019 2:01 PM
20	rustic acres	7/31/2019 2:13 PM
21	Glen of Tamiment	7/31/2019 2:08 PM
22	Tamiment	7/31/2019 12:50 PM
23	Sunset acres dirt road	7/30/2019 8:17 PM
24	Rustic Acres on Sugar Mountain	7/17/2019 6:39 PM

Q3 Do you own or rent your place of residence?

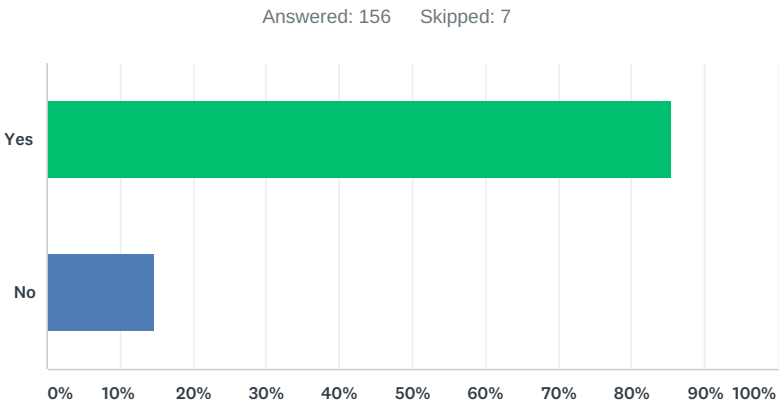
Answered: 162 Skipped: 1



ANSWER CHOICES	RESPONSES	
Own	94.44%	153
Rent	5.56%	9
TOTAL		162

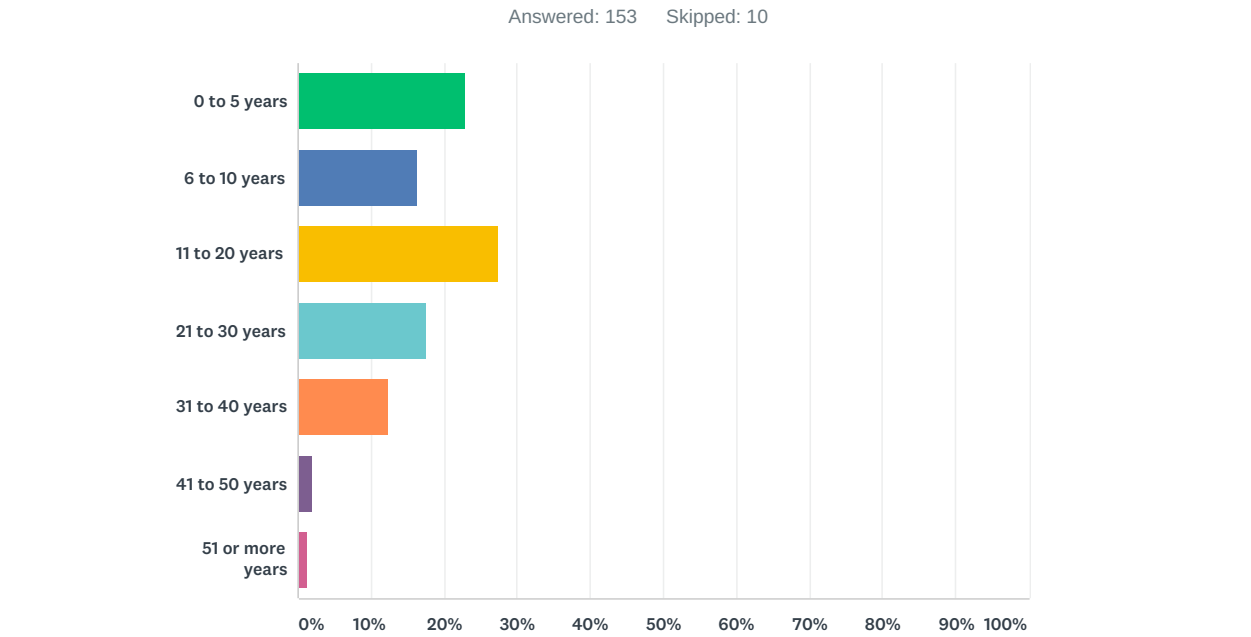


Q4 If you own property in Lehman Township, is this your primary residence?



ANSWER CHOICES	RESPONSES	
Yes	85.26%	133
No	14.74%	23
TOTAL		156

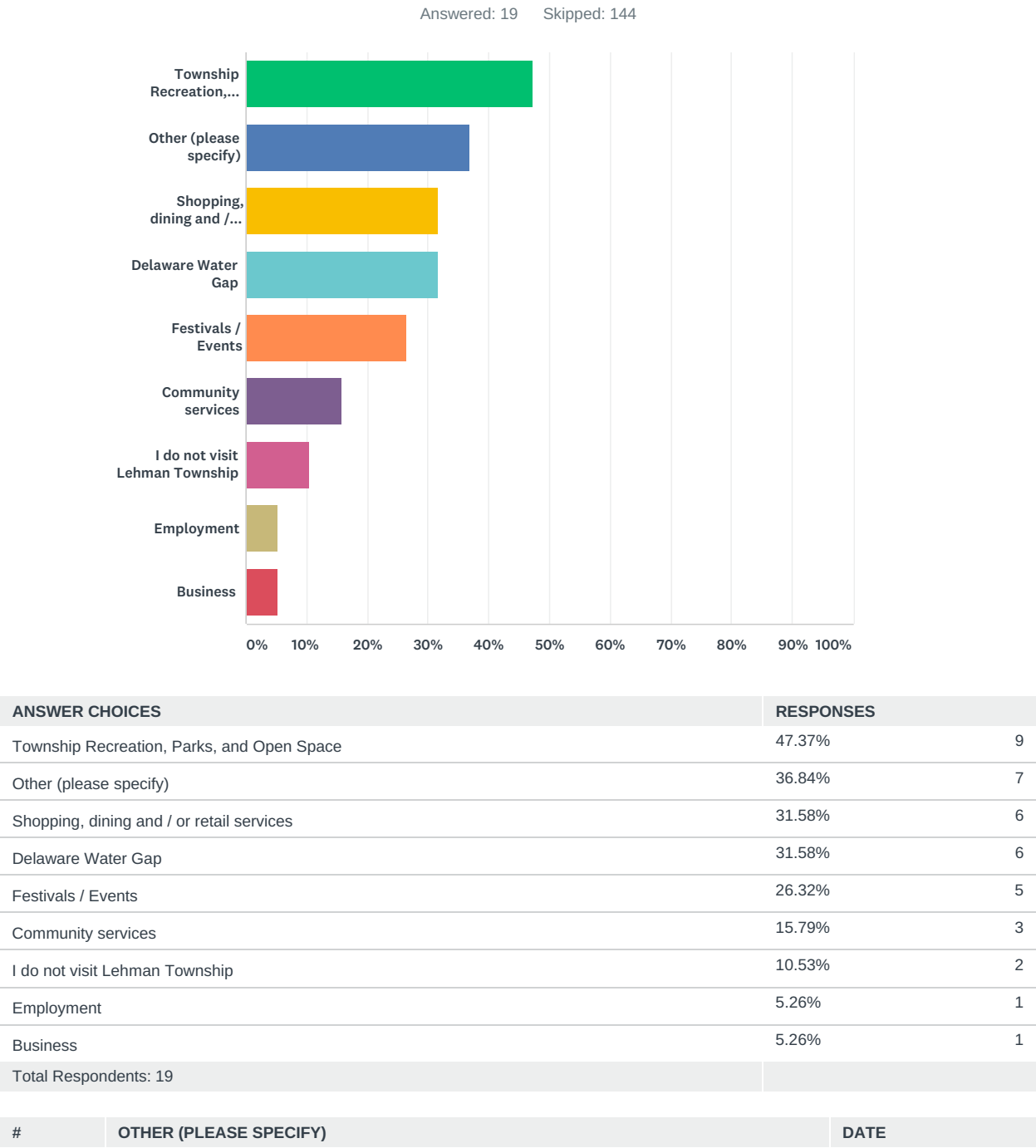
Q5 If you are a resident of Lehman Township, how long have you lived there?



ANSWER CHOICES	RESPONSES	
0 to 5 years	22.88%	35
6 to 10 years	16.34%	25
11 to 20 years	27.45%	42
21 to 30 years	17.65%	27
31 to 40 years	12.42%	19
41 to 50 years	1.96%	3
51 or more years	1.31%	2
TOTAL		153



Q6 If you are not a resident of Lehman Township, what are the primary reasons you visit Lehman Township? Check all that apply. (Please disregard if you are a Lehman resident.)



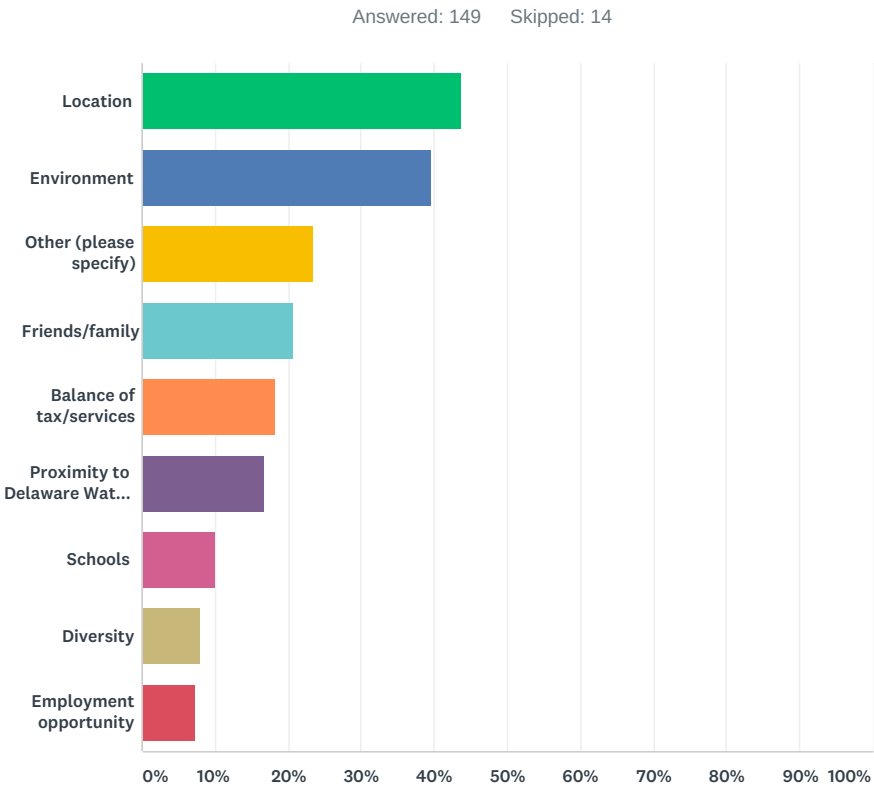
Lehman Township Comprehensive Plan

SurveyMonkey

1	I own a house in Saw Creek	9/7/2019 4:24 AM
2	N/A	8/8/2019 2:17 AM
3	Family	8/7/2019 10:40 PM
4	Friends and family	8/7/2019 2:20 AM
5	Resident	8/1/2019 4:37 PM
6	I am a resident	8/1/2019 2:55 PM
7	I live in Saw Creek Estates, so technically, when I drive to member services or any amenity location, I'm visiting Lehman Township.	7/12/2019 7:44 PM



Q7 If you are a resident of Lehman Township, why did you choose to move here? Check all that apply.



ANSWER CHOICES		RESPONSES	
Location		43.62%	65
Environment		39.60%	59
Other (please specify)		23.49%	35
Friends/family		20.81%	31
Balance of tax/services		18.12%	27
Proximity to Delaware Water Gap		16.78%	25
Schools		10.07%	15
Diversity		8.05%	12
Employment opportunity		7.38%	11
Total Respondents: 149			

#	OTHER (PLEASE SPECIFY)	DATE
1	Rural area, undeveloped lands	9/30/2019 7:33 PM

## Lehman Township Comprehensive Plan

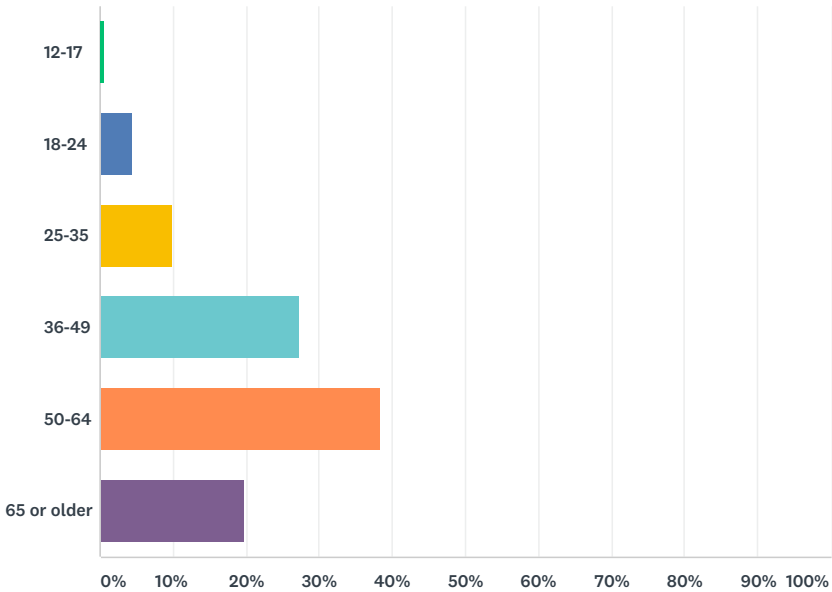
## SurveyMonkey

2	Family's choice to move here	9/13/2019 2:43 PM
3	Affordable	9/7/2019 10:10 PM
4	development amenities	9/7/2019 2:13 PM
5	Retirement	9/7/2019 11:30 AM
6	US GOVERNMENT LEO	9/7/2019 12:00 AM
7	Retirement	9/6/2019 11:41 PM
8	A combination of location,environment and balanced taxes and services.	9/4/2019 6:17 PM
9	At the time we moved here, it was the best house we could get in our price range.	8/27/2019 6:01 PM
10	Housing costs	8/17/2019 3:13 PM
11	My husband vacationed here as a child (1970's/80's). It was his decision.	8/8/2019 2:17 AM
12	Cost of living	8/2/2019 11:55 PM
13	Last resort	8/2/2019 7:00 PM
14	less expensive to live with the exception on prop taxes	8/2/2019 5:51 PM
15	Born and raised	8/2/2019 5:22 PM
16	Gated community, inexpensive	8/1/2019 10:57 PM
17	Gated community (then) and cost of housing	8/1/2019 7:30 PM
18	Affordability	8/1/2019 5:26 PM
19	Nice vacation spot with great amenities	8/1/2019 3:22 PM
20	Cheap to live, near family in NJ, NY	8/1/2019 2:01 PM
21	Only affordable place	8/1/2019 1:34 PM
22	Cost of Living compared to Metropolitan New York	8/1/2019 1:20 PM
23	house prices at the time - NJ was to expensive	8/1/2019 1:02 PM
24	House cheaper, land bigger	8/1/2019 12:04 PM
25	Cost of home ownership	8/1/2019 11:59 AM
26	We liked that it seemed family oriented and it's proximity to New York City. It's the first exit in route 80 once you enter Pennsylvania.	8/1/2019 11:55 AM
27	Brought house for a position out there but with economic downturn it never materialized and moved back to Jersey	8/1/2019 12:18 AM
28	Natural beauty, 4 seasons of weather	7/31/2019 10:46 PM
29	Retirement	7/31/2019 4:23 PM
30	Quality of life for family and away from the city	7/31/2019 12:50 PM
31	affordable housing	7/31/2019 12:00 PM
32	My parents	7/30/2019 9:26 PM
33	Pike cty	7/30/2019 8:17 PM
34	Lower housing costs / semi-retirement	7/30/2019 7:52 PM
35	Born here.	7/17/2019 6:39 PM



Q8 What category below includes your age?

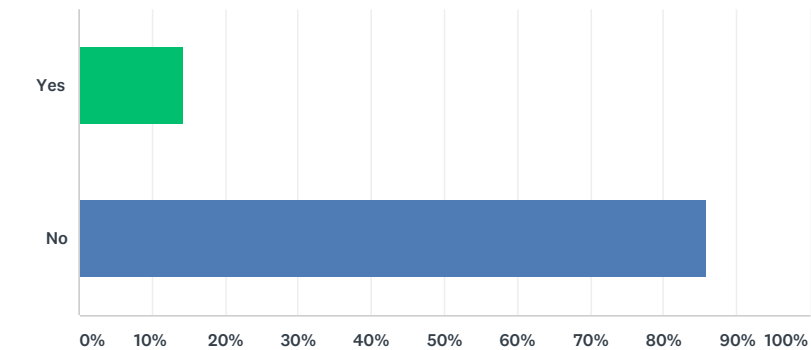
Answered: 162 Skipped: 1



ANSWER CHOICES	RESPONSES	
12-17	0.62%	1
18-24	4.32%	7
25-35	9.88%	16
36-49	27.16%	44
50-64	38.27%	62
65 or older	19.75%	32
TOTAL		162

Q9 Do you work in Lehman Township?

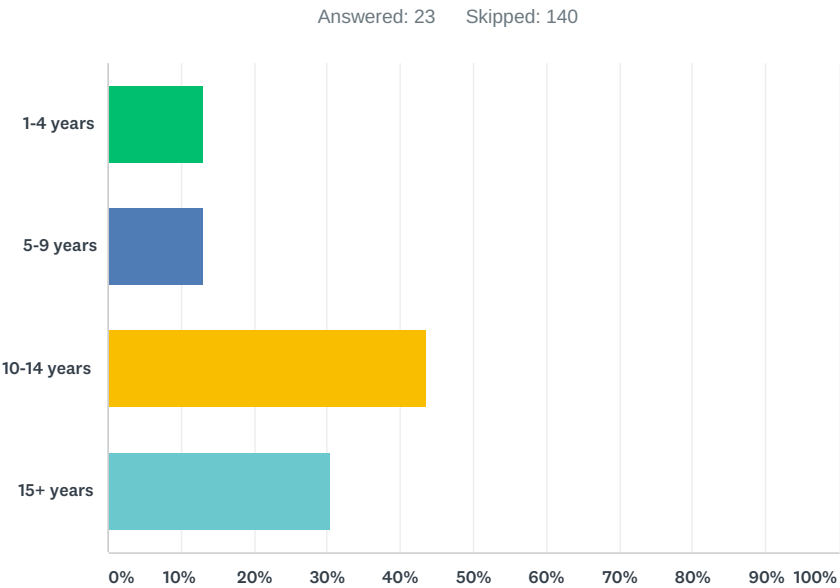
Answered: 162 Skipped: 1



ANSWER CHOICES		RESPONSES	
Yes		14.20%	23
No		85.80%	139
TOTAL			162

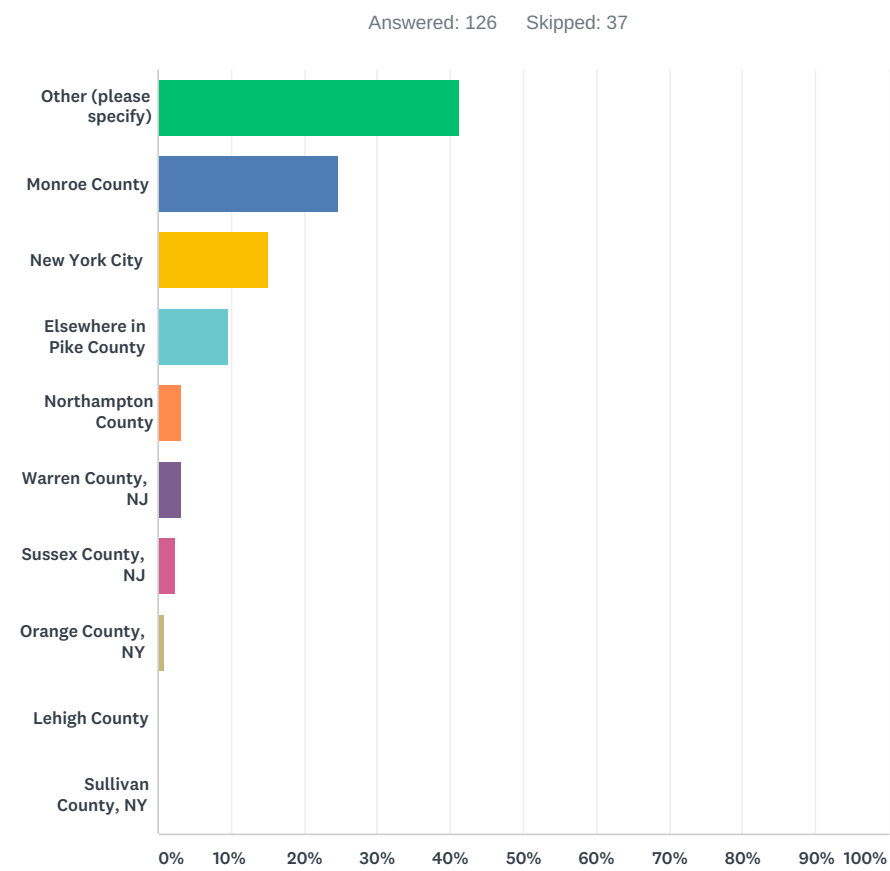


Q10 If you answered yes to Question 9, how long have you worked in  
Lehman Township?



ANSWER CHOICES	RESPONSES	
1-4 years	13.04%	3
5-9 years	13.04%	3
10-14 years	43.48%	10
15+ years	30.43%	7
TOTAL		23

Q11 If you answered no to Question 9, where do you work?



ANSWER CHOICES	RESPONSES	
Other (please specify)	41.27%	52
Monroe County	24.60%	31
New York City	15.08%	19
Elsewhere in Pike County	9.52%	12
Northampton County	3.17%	4
Warren County, NJ	3.17%	4
Sussex County, NJ	2.38%	3
Orange County, NY	0.79%	1
Lehigh County	0.00%	0
Sullivan County, NY	0.00%	0
TOTAL		126



## Lehman Township Comprehensive Plan

SurveyMonkey

#	OTHER (PLEASE SPECIFY)	DATE
1	Wayne	11/6/2019 12:43 PM
2	travel	10/30/2019 8:44 PM
3	Morris county n j	9/19/2019 6:13 PM
4	unemployed	9/13/2019 2:43 PM
5	Retired	9/13/2019 1:42 PM
6	retiered	9/9/2019 3:26 PM
7	suffolk county. ny	9/9/2019 12:42 PM
8	Retired	9/8/2019 12:02 PM
9	Retired	9/8/2019 11:37 AM
10	retired	9/7/2019 2:13 PM
11	Retired	9/7/2019 11:30 AM
12	On-line consultant	9/7/2019 4:51 AM
13	PA	9/7/2019 1:24 AM
14	Work in entire NE Region of PA,NJ,NY	9/7/2019 12:00 AM
15	Secaucus, NJ	9/6/2019 9:06 PM
16	Retired exactly 2 years ago. Worked in Morris County for 30+ years.	9/4/2019 6:17 PM
17	Wayne nj	8/16/2019 1:02 AM
18	retired	8/10/2019 12:43 AM
19	Work involves travel throughout the East Coast	8/8/2019 11:33 AM
20	Retired	8/8/2019 2:26 AM
21	SAHM to special needs son frequently seeking local PT work.	8/8/2019 2:17 AM
22	stay at home mom	8/8/2019 1:58 AM
23	Retired police officer	8/6/2019 3:16 PM
24	Retired	8/6/2019 3:13 PM
25	Retired	8/6/2019 9:02 AM
26	Retired	8/6/2019 2:43 AM
27	Stay at home mother	8/3/2019 7:05 PM
28	Westchester County, NY	8/3/2019 12:43 AM
29	retired	8/2/2019 5:51 PM
30	Parsippany, New Jersey	8/2/2019 12:53 AM
31	Carbon county	8/1/2019 10:57 PM
32	Retired department of defense	8/1/2019 7:28 PM
33	Morris county, New Jersey	8/1/2019 5:39 PM
34	Formerly Morris County, NJ	8/1/2019 5:26 PM
35	Disabled	8/1/2019 4:48 PM
36	essex county	8/1/2019 4:11 PM
37	Cherry Hill, NJ	8/1/2019 3:22 PM
38	Retired	8/1/2019 2:55 PM
39	Wayne county	8/1/2019 1:34 PM
40	Stay home mom husband work l'm nj	8/1/2019 1:21 PM

Lehman Township Comprehensive Plan

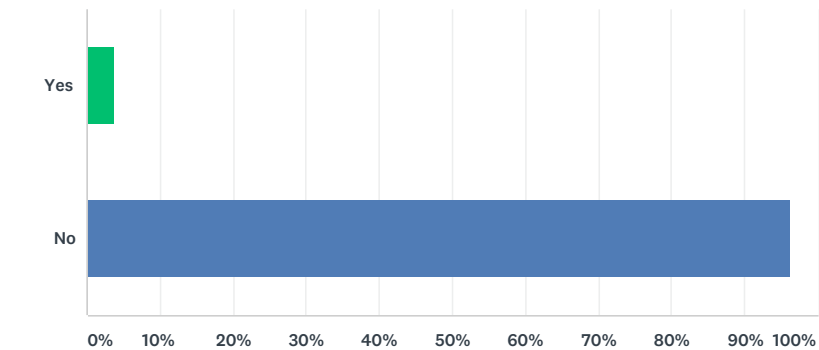
SurveyMonkey

41	Essex County, NJ — but usually I telecommute from home	8/1/2019 1:20 PM
42	Telecommuter. Corporate HQ in South Carolina	8/1/2019 1:17 PM
43	morris county, NJ	8/1/2019 1:02 PM
44	Morris, NJ	8/1/2019 12:14 PM
45	I service all those areas	8/1/2019 11:59 AM
46	My kids father works in New York City. It's hard to work here by yourself with all the snow days, early dismissals, two and three hour school delays.	8/1/2019 11:55 AM
47	Morris County NJ Morris Plains	8/1/2019 12:18 AM
48	Retired	7/31/2019 10:46 PM
49	Educational Consultant Online	7/31/2019 2:44 PM
50	Retired	7/31/2019 11:57 AM
51	Retired	7/31/2019 9:25 AM
52	Essex County, NJ	7/30/2019 7:52 PM



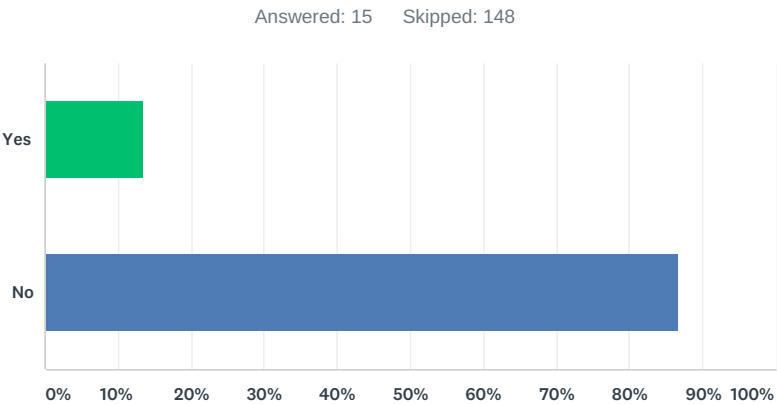
Q12 Do you own a business in Lehman Township?

Answered: 160 Skipped: 3



ANSWER CHOICES	RESPONSES	
Yes	3.75%	6
No	96.25%	154
TOTAL		160

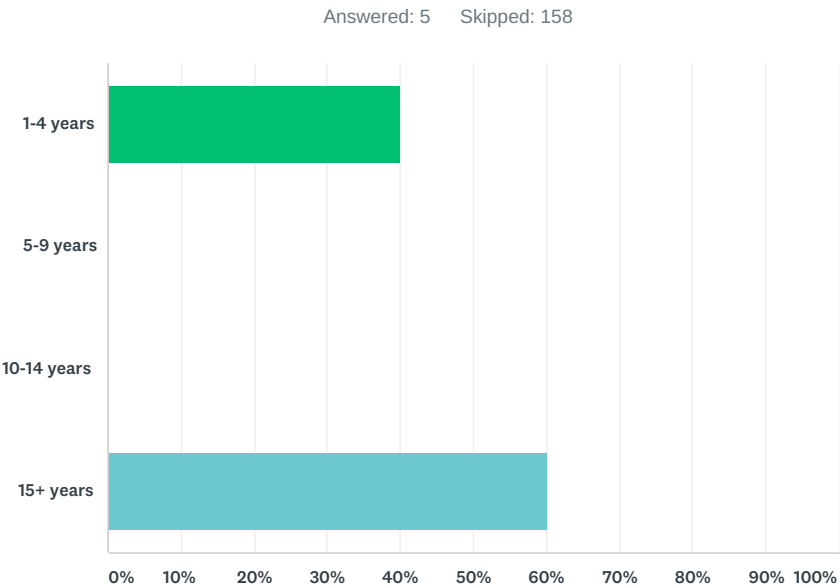
Q13 If you answered yes to Question 12, do you own your own building?



ANSWER CHOICES		RESPONSES	
Yes		13.33%	2
No		86.67%	13
TOTAL			15



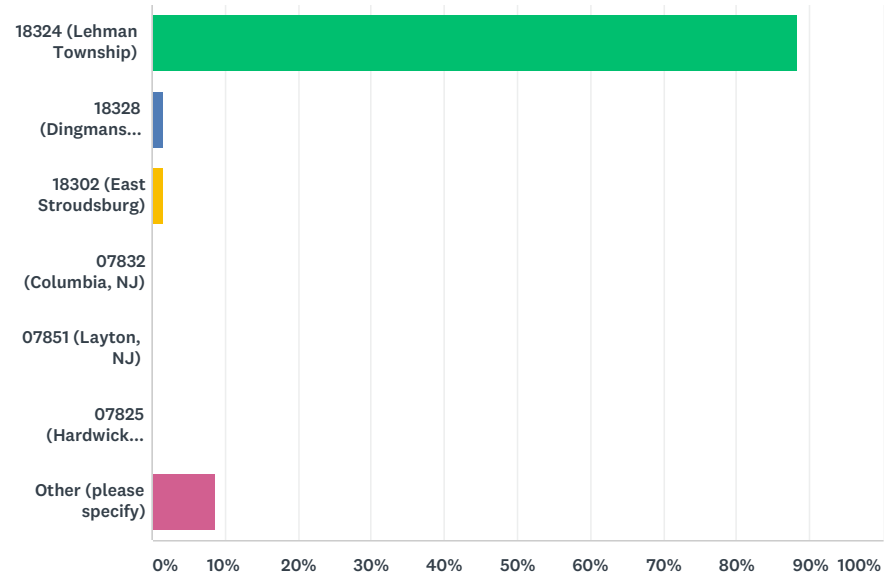
Q14 If you answered yes to Question 12, how long have you owned a business in Lehman Township?



ANSWER CHOICES	RESPONSES	
1-4 years	40.00%	2
5-9 years	0.00%	0
10-14 years	0.00%	0
15+ years	60.00%	3
TOTAL		5

Q15 To provide the most accurate analysis of an employee’s alternative commuting options, what is your home zip code (post office is in parentheses)?

Answered: 129    Skipped: 34



ANSWER CHOICES	RESPONSES	
18324 (Lehman Township)	88.37%	114
18328 (Dingmans Ferry)	1.55%	2
18302 (East Stroudsburg)	1.55%	2
07832 (Columbia, NJ)	0.00%	0
07851 (Layton, NJ)	0.00%	0
07825 (Hardwick Township, NJ)	0.00%	0
Other (please specify)	8.53%	11
TOTAL		129

#	OTHER (PLEASE SPECIFY)	DATE
1	18371	9/9/2019 2:19 PM
2	08054 (Mount Laurel, New Jersey)	9/7/2019 4:37 AM
3	19047	9/7/2019 1:28 AM
4	18371 (Tamiment, PA)	8/23/2019 11:02 PM
5	18428 Hawley	8/7/2019 2:29 AM
6	18371	8/6/2019 3:27 PM
7	18371	8/6/2019 3:18 PM



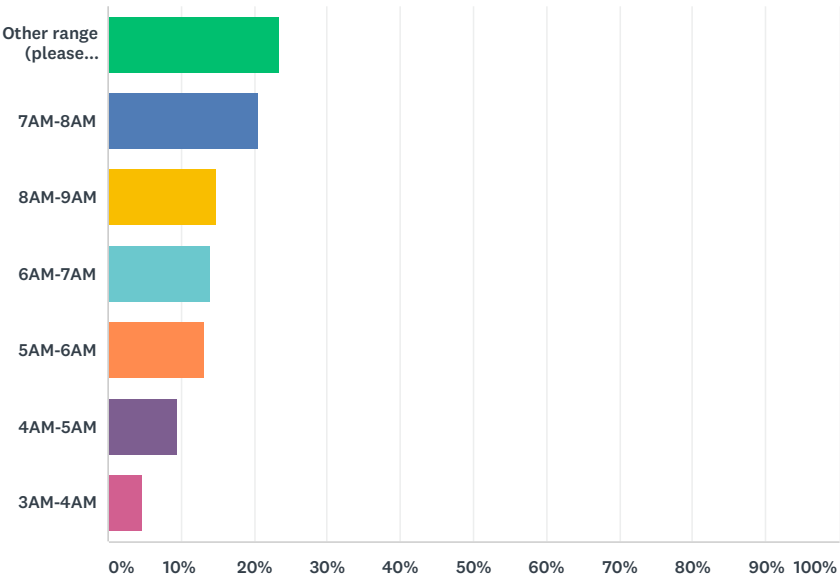
Lehman Township Comprehensive Plan

SurveyMonkey

8	07054 ( Parsippany NJ)	8/1/2019 12:22 AM
9	18371	7/31/2019 2:14 PM
10	07060	7/31/2019 1:05 PM
11	18951	7/31/2019 11:55 AM

Q16 What time do you typically leave home for work?

Answered: 107   Skipped: 56



ANSWER CHOICES		RESPONSES	
Other range (please specify)		23.36%	25
7AM-8AM		20.56%	22
8AM-9AM		14.95%	16
6AM-7AM		14.02%	15
5AM-6AM		13.08%	14
4AM-5AM		9.35%	10
3AM-4AM		4.67%	5
TOTAL			107

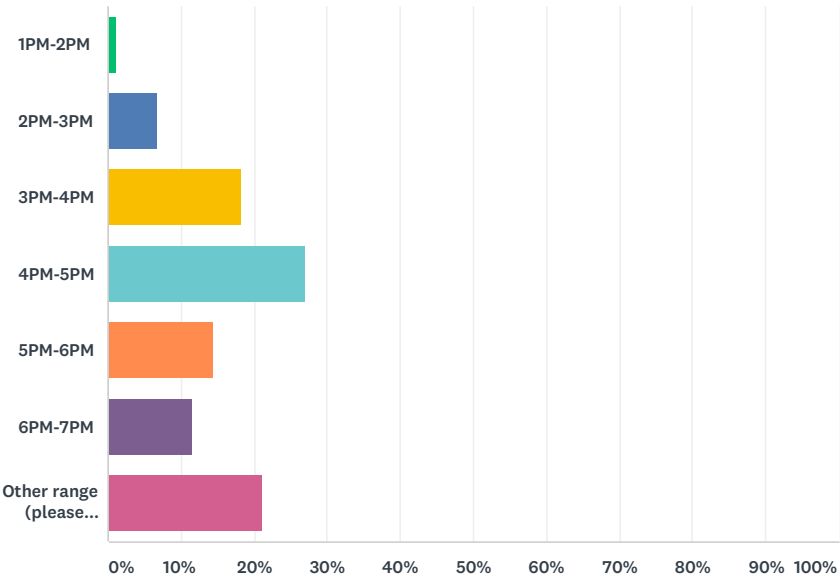
#	OTHER RANGE (PLEASE SPECIFY)	DATE
1	5:30pm	10/30/2019 8:48 PM
2	Do not work	9/8/2019 12:07 PM
3	varies; I usually work from home	9/7/2019 10:25 PM
4	retired	9/7/2019 2:20 PM
5	N/A I work from home on-line	9/7/2019 4:58 AM
6	Retired	9/7/2019 4:37 AM
7	24/7	9/7/2019 12:12 AM
8	Retired early in 2017	9/4/2019 6:28 PM
9	6pm	8/7/2019 9:21 PM



Lehman Township Comprehensive Plan		SurveyMonkey
10	Retired	8/6/2019 3:27 PM
11	Work from home	8/2/2019 7:04 PM
12	11am-12pm	8/2/2019 2:00 AM
13	retired n/a	8/1/2019 4:32 PM
14	Usually work from home. When going to my NJ office, I leave home at 5:30AM.	8/1/2019 1:40 PM
15	Don't work	8/1/2019 1:30 PM
16	I don't work but my kids father leaves a 3:30 am on Mondays	8/1/2019 12:27 PM
17	Work from home	8/1/2019 11:56 AM
18	Work from home	8/1/2019 11:27 AM
19	1:30pm	8/1/2019 5:18 AM
20	Retired	7/31/2019 10:55 PM
21	1030am-1130am	7/31/2019 7:04 PM
22	Work from home	7/31/2019 2:10 PM
23	6pm-7:30am	7/31/2019 12:11 PM
24	Retired	7/31/2019 9:34 AM
25	4pm-5pm	7/30/2019 8:11 PM

Q17 What time do you typically leave work?

Answered: 104 Skipped: 59



ANSWER CHOICES	RESPONSES
1PM-2PM	0.96%1
2PM-3PM	6.73%7
3PM-4PM	18.27%19
4PM-5PM	26.92%28
5PM-6PM	14.42%15
6PM-7PM	11.54%12
Other range (please specify)	21.15%22
TOTAL	104

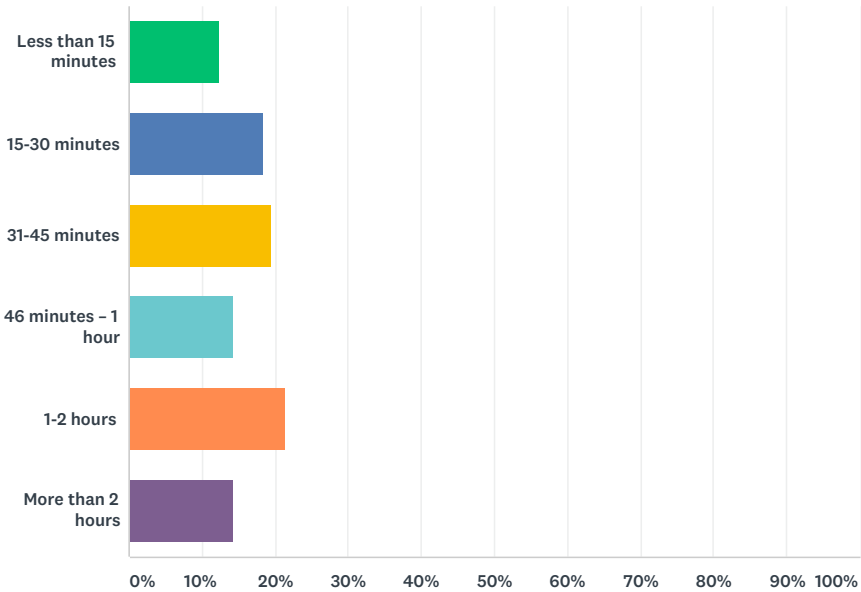
#	OTHER RANGE (PLEASE SPECIFY)	DATE
1	11:00pm	10/30/2019 8:48 PM
2	Depends on the day	9/13/2019 2:42 PM
3	Do not work	9/8/2019 12:07 PM
4	varies; I usually work from home	9/7/2019 10:25 PM
5	retired	9/7/2019 2:20 PM
6	NA	9/7/2019 4:37 AM
7	When called.	9/7/2019 12:12 AM
8	varies daily	8/22/2019 9:02 PM
9	7am	8/7/2019 9:21 PM



Lehman Township Comprehensive Plan		SurveyMonkey
10	na	8/6/2019 3:27 PM
11	Na	8/6/2019 9:10 AM
12	Work from home	8/2/2019 7:04 PM
13	retired n/a	8/1/2019 4:32 PM
14	Usually work from home. When I'm at my NJ office, I leave there after 7PM.	8/1/2019 1:40 PM
15	Work from home	8/1/2019 11:56 AM
16	11pm	8/1/2019 5:18 AM
17	Retired	7/31/2019 10:55 PM
18	930pm-1030pm	7/31/2019 7:04 PM
19	7p-8p	7/31/2019 12:56 PM
20	7:30am	7/31/2019 12:11 PM
21	Retired	7/31/2019 9:34 AM
22	1am-2am	7/30/2019 8:11 PM

Q18 How long is your typical commute (one way)?

Answered: 98 Skipped: 65

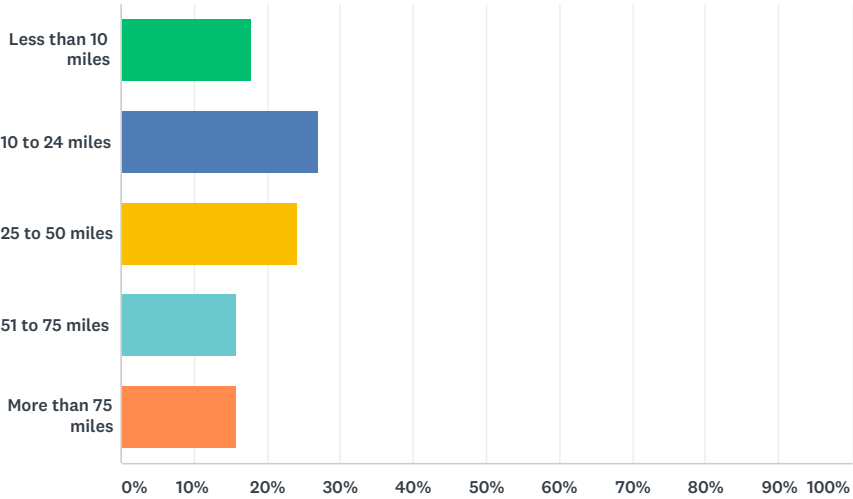


ANSWER CHOICES	RESPONSES	
Less than 15 minutes	12.24%	12
15-30 minutes	18.37%	18
31-45 minutes	19.39%	19
46 minutes – 1 hour	14.29%	14
1-2 hours	21.43%	21
More than 2 hours	14.29%	14
TOTAL		98



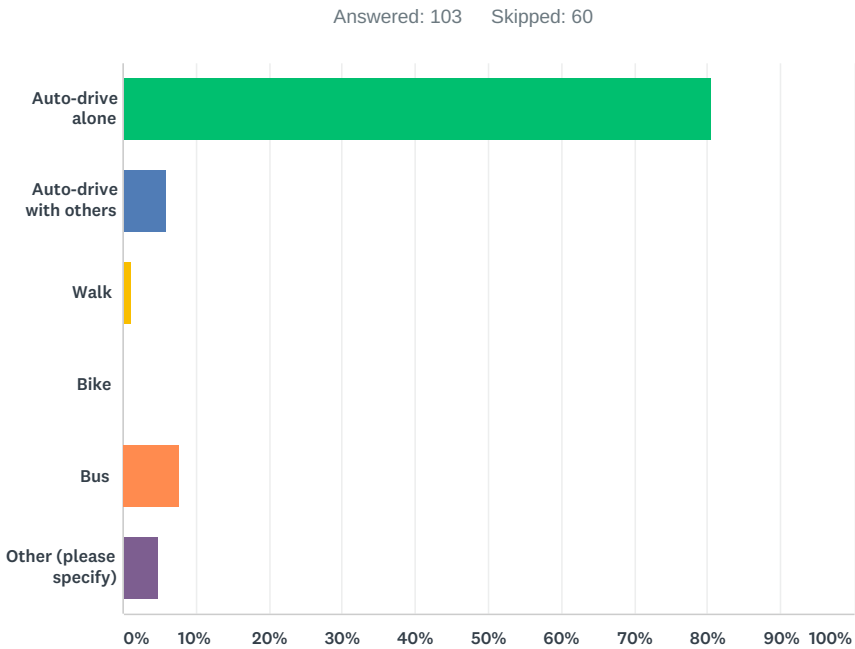
Q19 How far do you commute to work (one way)?

Answered: 96 Skipped: 67



ANSWER CHOICES	RESPONSES	
Less than 10 miles	17.71%	17
10 to 24 miles	27.08%	26
25 to 50 miles	23.96%	23
51 to 75 miles	15.63%	15
More than 75 miles	15.63%	15
TOTAL		96

Q20 What is your main mode of transportation to work?

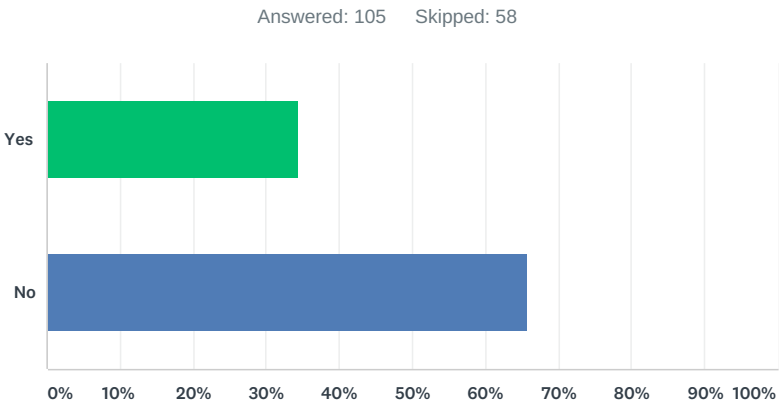


ANSWER CHOICES	RESPONSES	
Auto-drive alone	80.58%	83
Auto-drive with others	5.83%	6
Walk	0.97%	1
Bike	0.00%	0
Bus	7.77%	8
Other (please specify)	4.85%	5
TOTAL		103

#	OTHER (PLEASE SPECIFY)	DATE
1	plane	10/30/2019 8:48 PM
2	NA	9/7/2019 4:37 AM
3	NA	8/6/2019 3:27 PM
4	Home office	8/1/2019 11:29 AM
5	No where	7/31/2019 9:34 AM



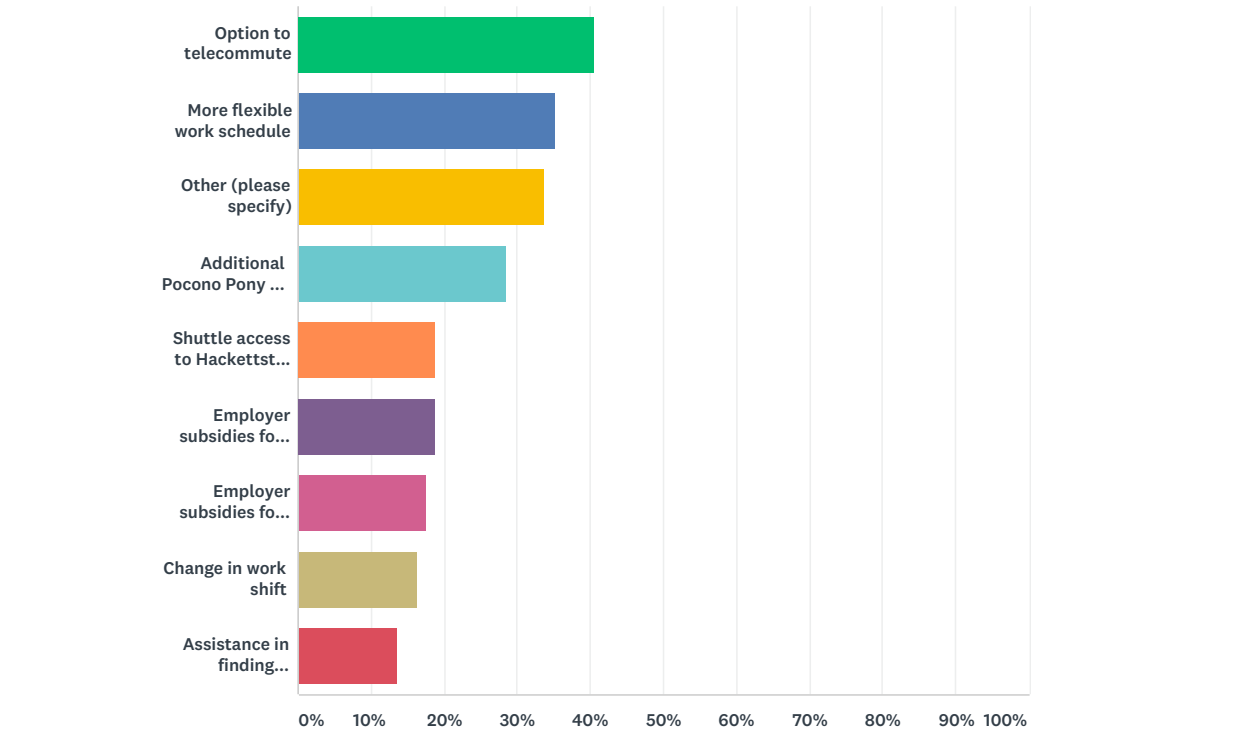
Q21 Would you be interested in commuting alternatives and resources, such as vanpooling, carpooling, biking, transit, etc.?



ANSWER CHOICES	RESPONSES	
Yes	34.29%	36
No	65.71%	69
TOTAL		105

Q22 Please note UP TO 4 things that would improve your commute.

Answered: 74   Skipped: 89



ANSWER CHOICES		RESPONSES	
Option to telecommute		40.54%	30
More flexible work schedule		35.14%	26
Other (please specify)		33.78%	25
Additional Pocono Pony bus stops		28.38%	21
Shuttle access to Hackettstown NJ Transit station		18.92%	14
Employer subsidies for transit use		18.92%	14
Employer subsidies for carpooling/vanpooling		17.57%	13
Change in work shift		16.22%	12
Assistance in finding carpool/vanpool matches		13.51%	10
Total Respondents: 74			

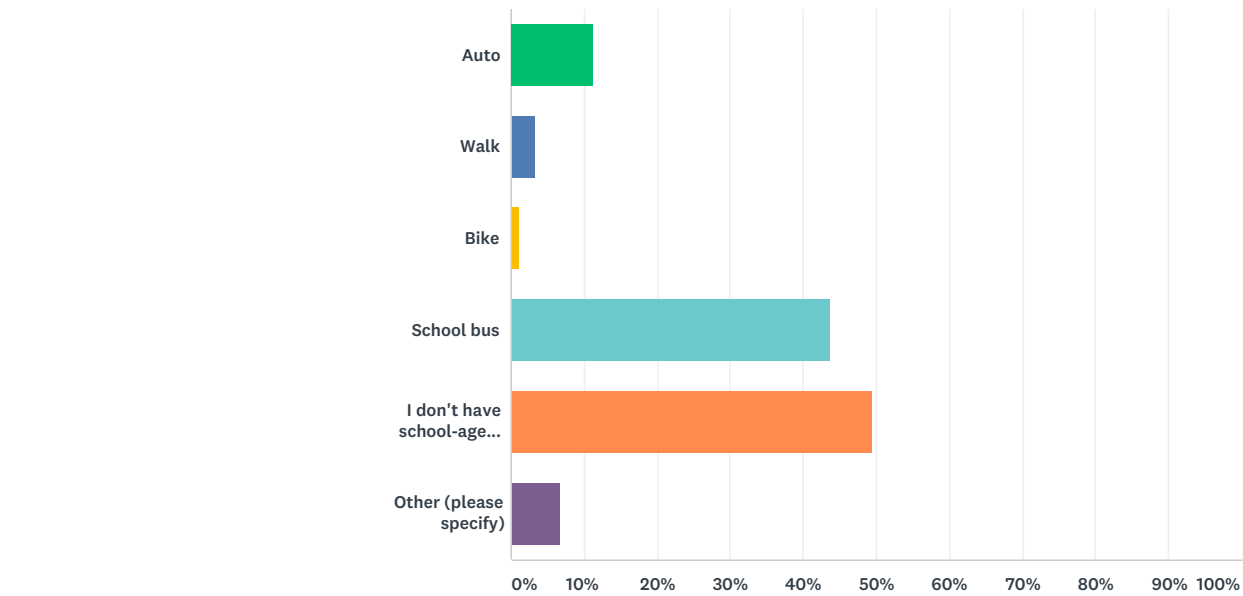
#	OTHER (PLEASE SPECIFY)	DATE
1	Better roads	11/6/2019 12:19 PM
2	more discount martz service	9/13/2019 1:35 PM



Lehman Township Comprehensive Plan		SurveyMonkey
3	retirement	9/9/2019 12:46 PM
4	Train option	9/7/2019 10:25 PM
5	NA	9/7/2019 4:37 AM
6	Amtrak	9/7/2019 12:12 AM
7	More infrastructure - repairing of roads and bridges	9/6/2019 9:54 PM
8	I live in Pine Ridge and work at PEEC. My commute is not a problem.	8/27/2019 7:39 PM
9	I have a company sponsored vehicle and have no choice in commuting	8/8/2019 11:42 AM
10	NA	8/6/2019 3:27 PM
11	I'm satisfied with my commute	8/2/2019 1:43 AM
12	Train to NJ	8/2/2019 1:00 AM
13	retired n/a	8/1/2019 4:32 PM
14	Bring more better paying jobs to The Poconos/NEPA	8/1/2019 1:40 PM
15	being a stay at home mom or working locally	8/1/2019 1:07 PM
16	Create more jobs opportunities nearby	8/1/2019 12:37 PM
17	We need a train that can come to the Delaware Water Gap in order to commute to New York. I had to leave my weekend job there of 16 years because I can't drive to New York and there are no practical buses in the park and ride that travels there on the weekend. Buses are also very expensive and hike up prices at will because very few buses come to this part of Pennsylvania.	8/1/2019 12:27 PM
18	Improved roadways	8/1/2019 12:08 PM
19	Train from where we live to nyc	7/31/2019 3:01 PM
20	Less potholes	7/31/2019 12:51 PM
21	bike lane availability	7/31/2019 12:06 PM
22	train service	7/31/2019 11:55 AM
23	Retired	7/31/2019 9:34 AM
24	Expressway to get to 80, bypassing 209, but not possible because of recreation area	7/30/2019 9:02 PM
25	There is none from here to Milford matamoras	7/30/2019 8:24 PM

Q23 If you have school-age children, what modes of transportation do they use to/from school? Check all that apply.

Answered: 89    Skipped: 74



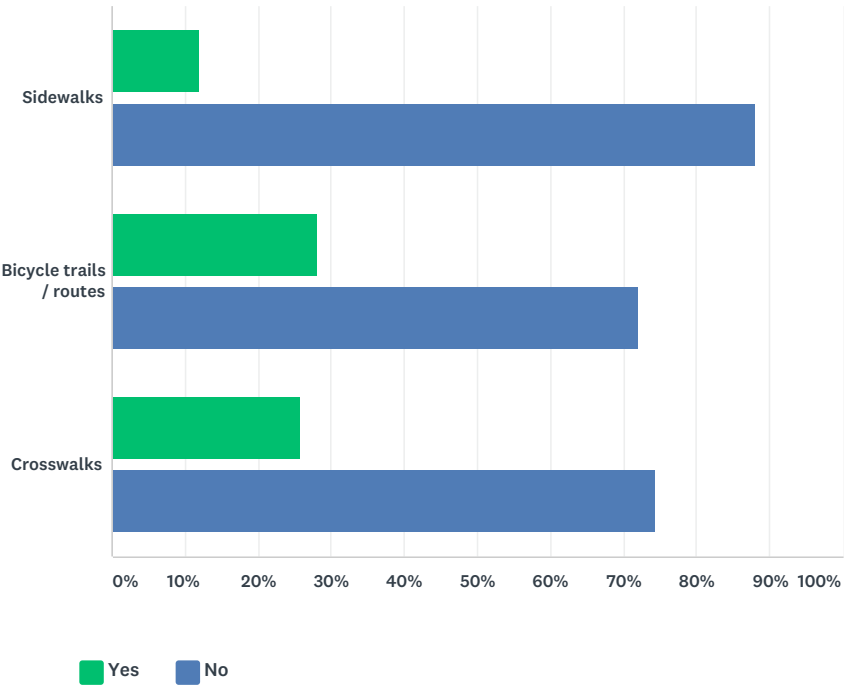
ANSWER CHOICES		RESPONSES	
Auto		11.24%	10
Walk		3.37%	3
Bike		1.12%	1
School bus		43.82%	39
I don't have school-age children		49.44%	44
Other (please specify)		6.74%	6
Total Respondents: 89			

#	OTHER (PLEASE SPECIFY)	DATE
1	Children don't attend school here	9/7/2019 10:25 PM
2	Na	8/6/2019 3:27 PM
3	I drive them to bus stop - to far to walk in the dark in the morning with no sidewalks in Saw Creek	8/1/2019 1:07 PM
4	Kids can't walk or bike they will get killed NJ	8/1/2019 12:23 PM
5	Pick up / drop off	7/31/2019 3:01 PM
6	I drive	7/31/2019 1:05 PM



Q24 Which of the following transportation facilities other than roadways do you and / or your family use in Lehman Township?

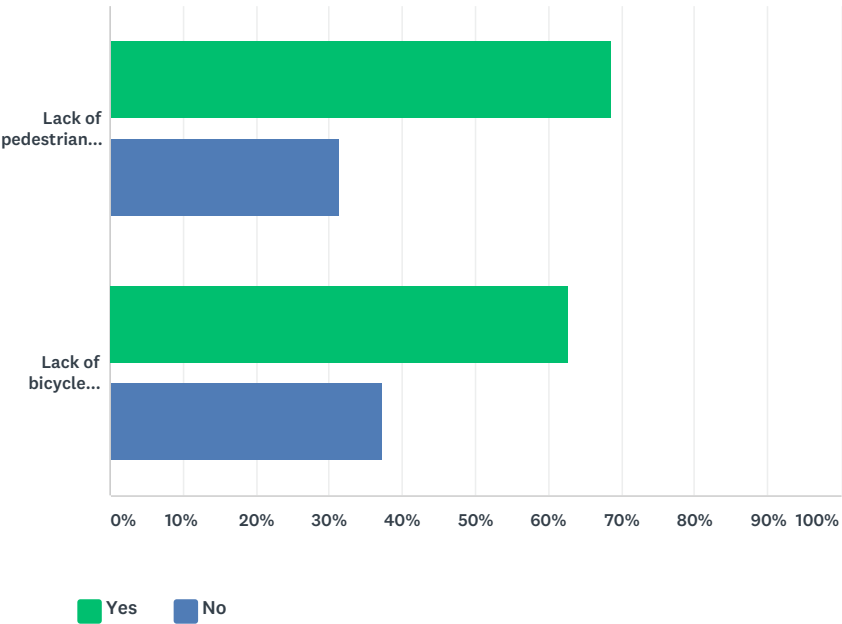
Answered: 116 Skipped: 47



	YES	NO	TOTAL
Sidewalks	11.93% 13	88.07% 96	109
Bicycle trails / routes	28.07% 32	71.93% 82	114
Crosswalks	25.69% 28	74.31% 81	109

Q25 Are there destinations in Lehman Township that you would like to walk or bike to but feel you cannot safely do so because of a:

Answered: 123 Skipped: 40

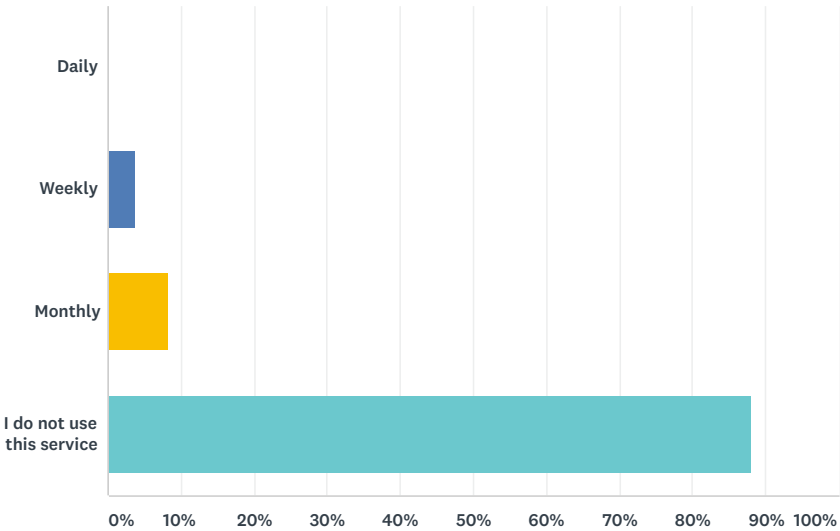


	YES	NO	TOTAL
Lack of pedestrian facilities (e.g. sidewalks, trails, crosswalks):	68.60% 83	31.40% 38	121
Lack of bicycle facilities (e.g. trails, bike lanes, bike parking):	62.73% 69	37.27% 41	110



Q26 How often do you use the summer National Park Service ‘River Runner’ bus shuttle between Monroe County and Milford?

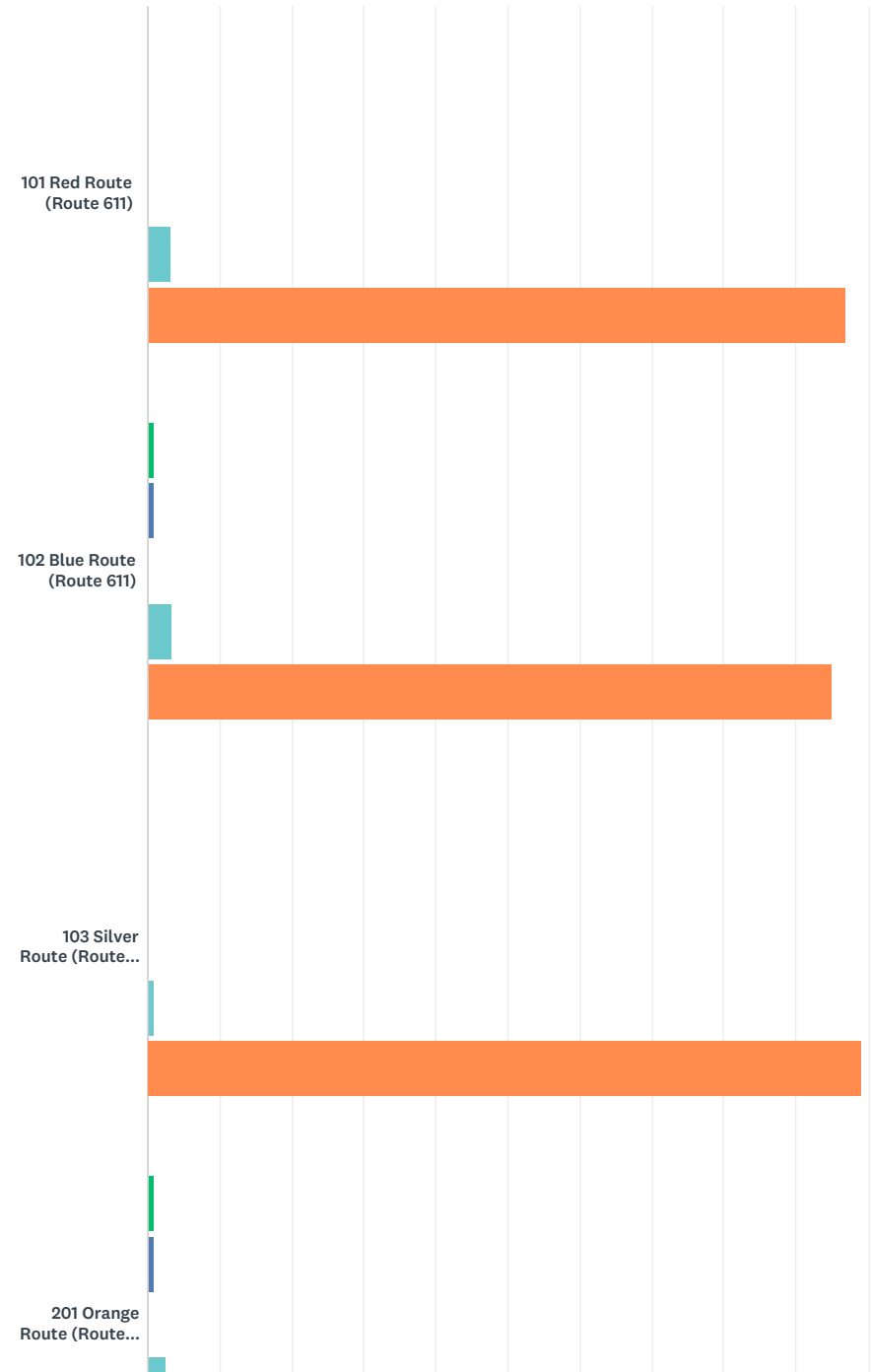
Answered: 134 Skipped: 29



ANSWER CHOICES	RESPONSES	
Daily	0.00%	0
Weekly	3.73%	5
Monthly	8.21%	11
I do not use this service	88.06%	118
TOTAL		134

Q27 How often do you utilize the Pocono Pony bus service and which route(s) do you use (major road traveled is in parentheses)?

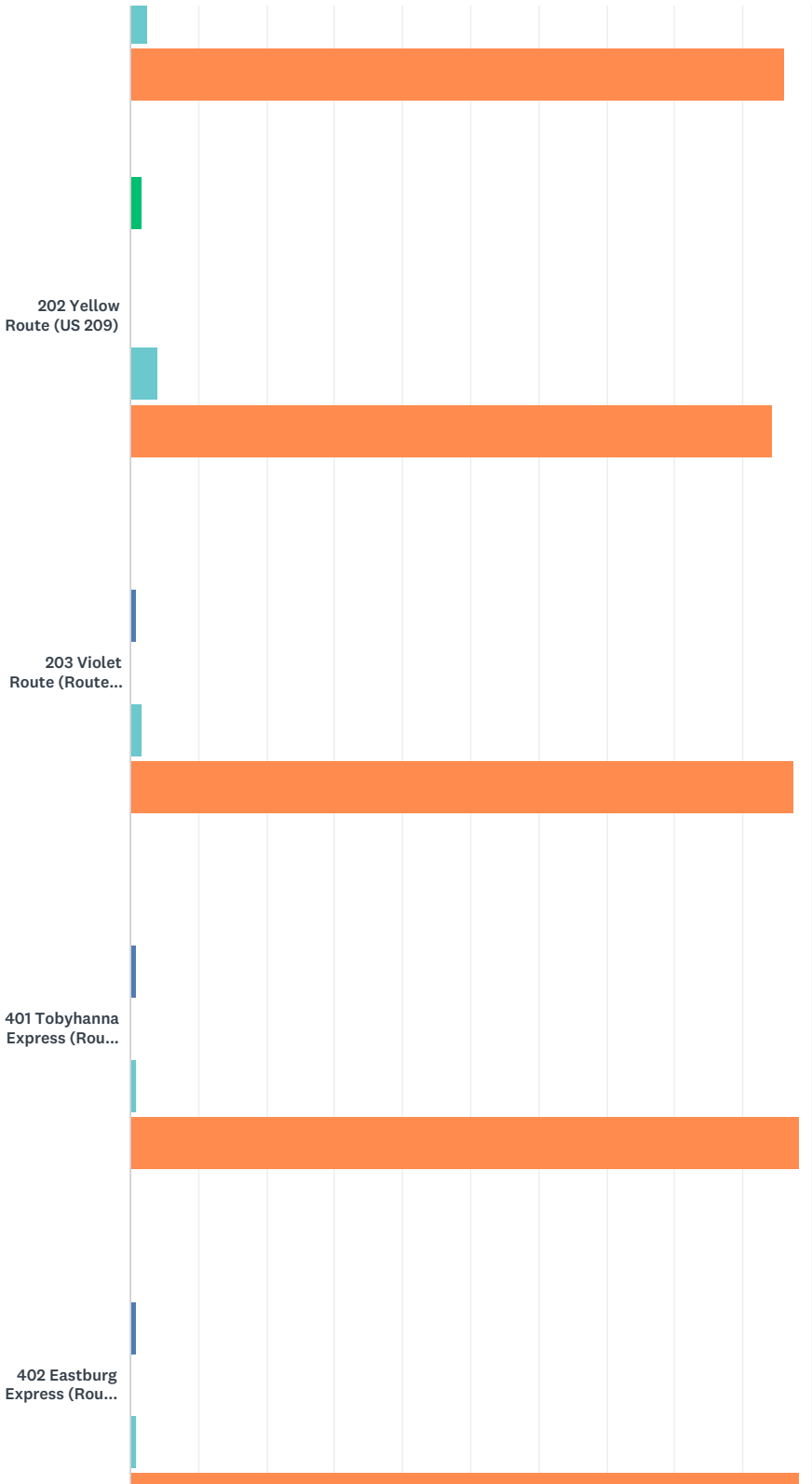
Answered: 128 Skipped: 35

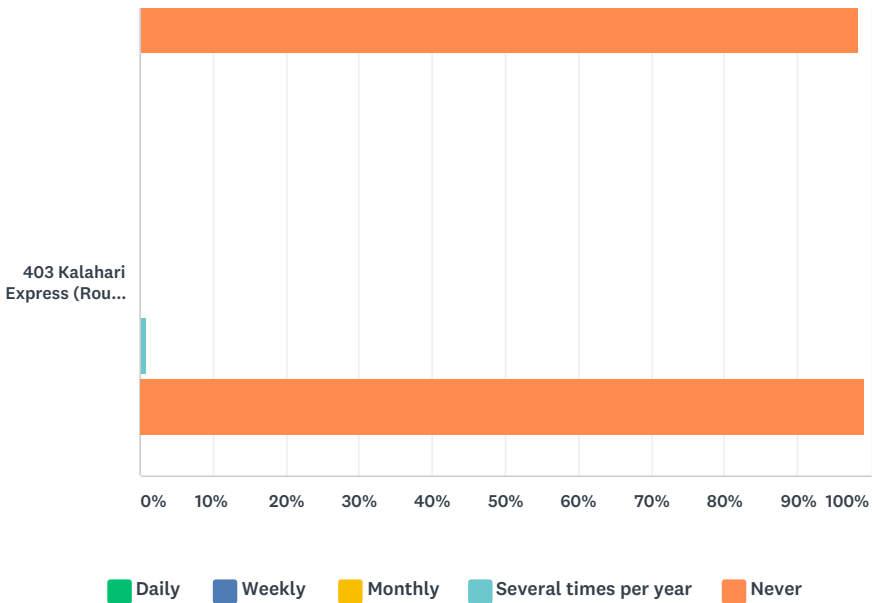




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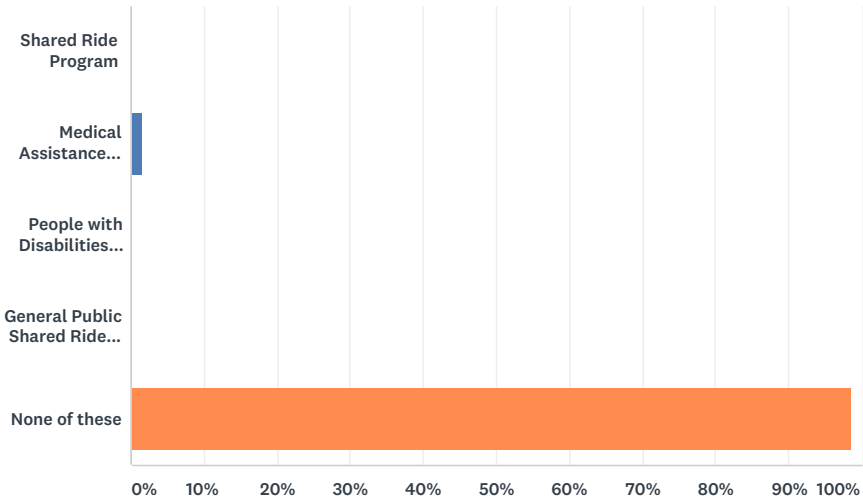


	DAILY	WEEKLY	MONTHLY	SEVERAL TIMES PER YEAR	NEVER	TOTAL
101 Red Route (Route 611)	0.00% 0	0.00% 0	0.00% 0	3.15% 4	96.85% 123	127
102 Blue Route (Route 611)	0.82% 1	0.82% 1	0.00% 0	3.28% 4	95.08% 116	122
103 Silver Route (Route 196)	0.00% 0	0.00% 0	0.00% 0	0.81% 1	99.19% 122	123
201 Orange Route (Route 115 / Route 715 / Route 611 / Route 33 / US 209 / I-80)	0.81% 1	0.81% 1	0.00% 0	2.44% 3	95.93% 118	123
202 Yellow Route (US 209)	1.61% 2	0.00% 0	0.00% 0	4.03% 5	94.35% 117	124
203 Violet Route (Route 191 / Route 447)	0.00% 0	0.82% 1	0.00% 0	1.64% 2	97.54% 119	122
401 Tobyhanna Express (Route 611)	0.00% 0	0.81% 1	0.00% 0	0.81% 1	98.37% 121	123
402 Eastburg Express (Route 196 / Route 611)	0.00% 0	0.83% 1	0.00% 0	0.83% 1	98.35% 119	121
403 Kalahari Express (Route 940 / Route 314 / Route 611)	0.00% 0	0.00% 0	0.00% 0	0.83% 1	99.17% 120	121



Q28 Which of the following Monroe County Transit Authority services do you use? Check all that apply.

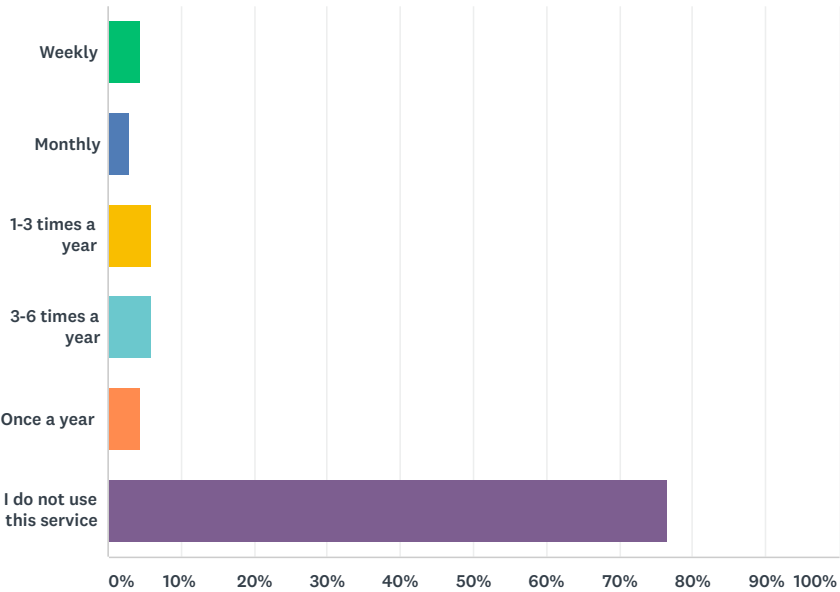
Answered: 131 Skipped: 32



ANSWER CHOICES	RESPONSES	
Shared Ride Program	0.00%	0
Medical Assistance Transportation Program	1.53%	2
People with Disabilities Program	0.00%	0
General Public Shared Ride Program	0.00%	0
None of these	98.47%	129
Total Respondents: 131		

Q29 How often do you use the Martz Trailways bus service?

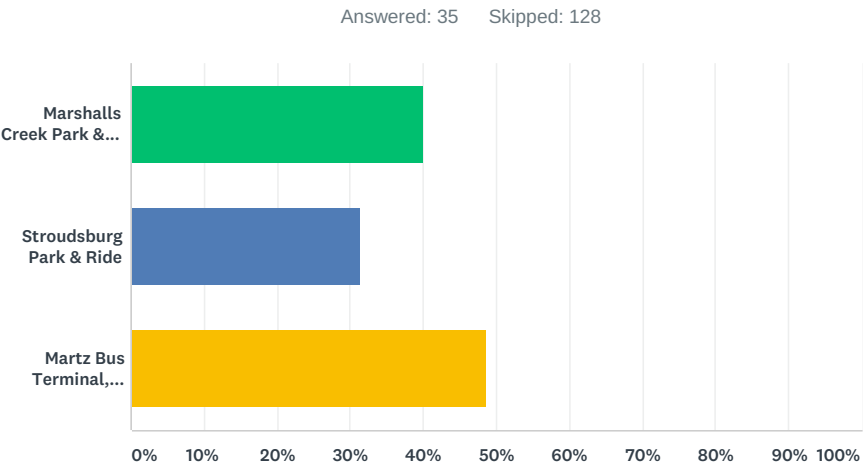
Answered: 136 Skipped: 27



ANSWER CHOICES	RESPONSES	
Weekly	4.41%	6
Monthly	2.94%	4
1-3 times a year	5.88%	8
3-6 times a year	5.88%	8
Once a year	4.41%	6
I do not use this service	76.47%	104
TOTAL		136



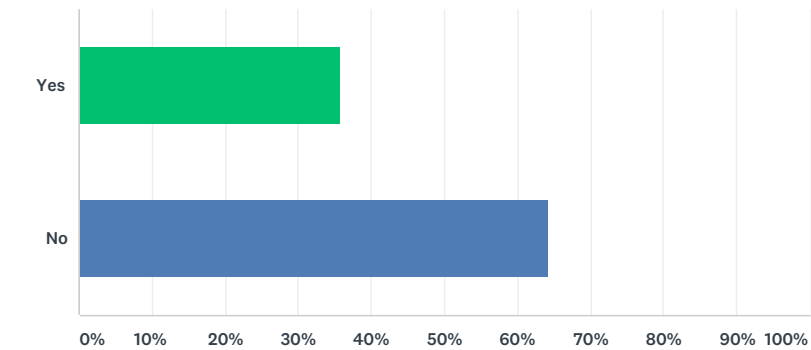
Q30 If you use Martz Trailways bus services, which location(s) do you depart from?



ANSWER CHOICES	RESPONSES	
Marshalls Creek Park & Ride	40.00%	14
Stroudsburg Park & Ride	31.43%	11
Martz Bus Terminal, Foxtown Hill Road	48.57%	17
Total Respondents: 35		

Q31 Would you benefit from additional Park & Ride locations in or adjacent to Lehman Township?

Answered: 126 Skipped: 37

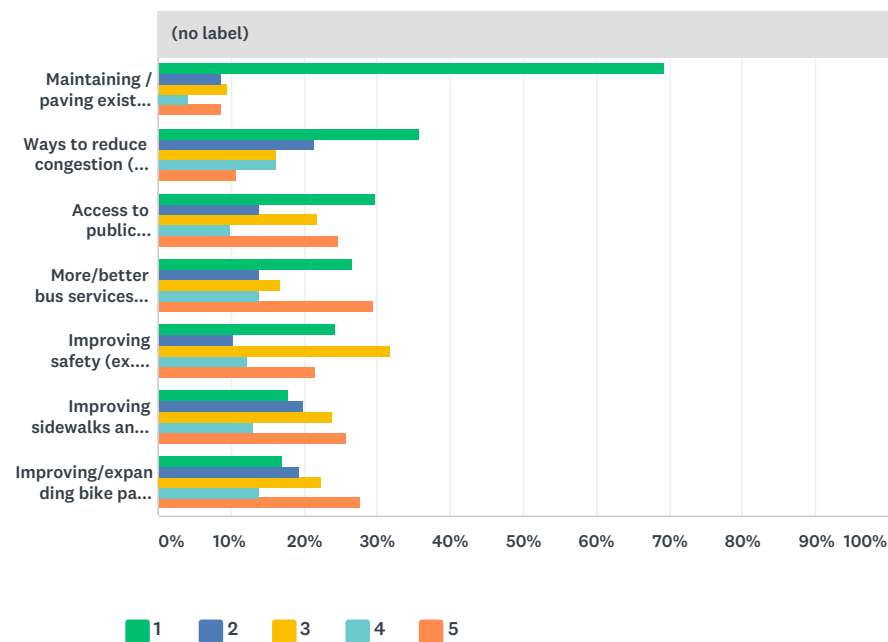


ANSWER CHOICES	RESPONSES	
Yes	35.71%	45
No	64.29%	81
TOTAL		126



### Q32 Rank the five (5) most important issues affecting transportation in Lehman Township? (1 = High Priority, 5 = Low Priority)

Answered: 125 Skipped: 38



(no label)						
	1	2	3	4	5	TOTAL
Maintaining / paving existing roads	69.23% 81	8.55% 10	9.40% 11	4.27% 5	8.55% 10	117
Ways to reduce congestion (ex. Turning lanes, road widening)	35.71% 40	21.43% 24	16.07% 18	16.07% 18	10.71% 12	112
Access to public transportation	29.70% 30	13.86% 14	21.78% 22	9.90% 10	24.75% 25	101
More/better bus services and routes	26.47% 27	13.73% 14	16.67% 17	13.73% 14	29.41% 30	102
Improving safety (ex. Signals, crosswalks, traffic calming)	24.30% 26	10.28% 11	31.78% 34	12.15% 13	21.50% 23	107
Improving sidewalks and pedestrians paths	17.82% 18	19.80% 20	23.76% 24	12.87% 13	25.74% 26	101
Improving/expanding bike paths and routes	17.02% 16	19.15% 18	22.34% 21	13.83% 13	27.66% 26	94

#	OTHER (PLEASE SPECIFY)	DATE
1	Best thing this Township can do is bringing Amtrak Rail Services	9/7/2019 12:12 AM
2	train	9/1/2019 8:16 AM
3	Presence of local police for dangerous traffic violations occurring daily along local back roads and 209.	8/8/2019 2:22 AM

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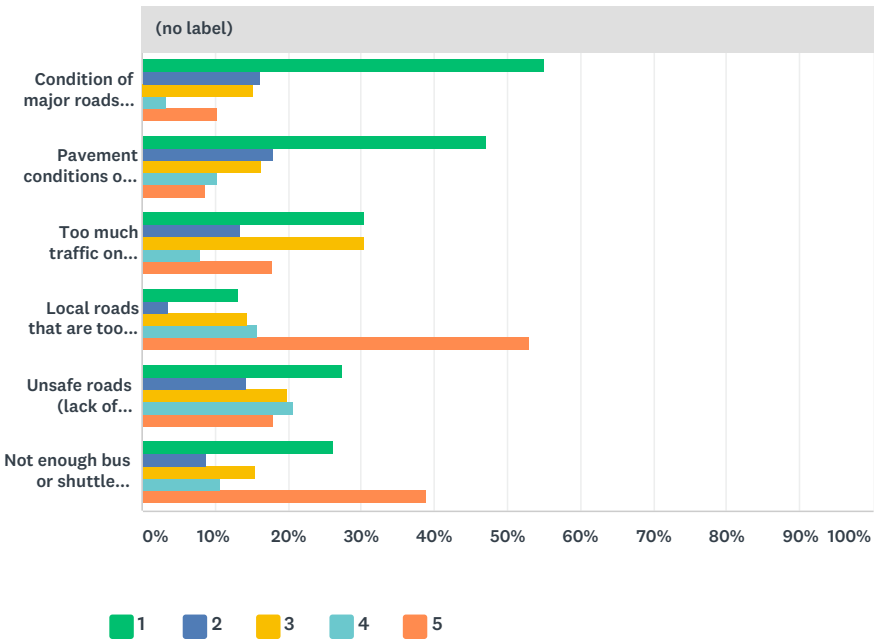
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4	Train service	8/6/2019 3:35 AM
5	I drive everywhere and do not use public transportation	8/6/2019 2:48 AM
6	New York came here, we have backroads and wildlife, we would like to keep. There is no need for new roads, streetlights, etc.	8/2/2019 5:31 PM
7	there is no sidewalks or crosswalks in Lehman township - is there?	8/1/2019 1:07 PM
8	We need better bus services and more often. We don't take the bus as often because there are no posted signs of when does to expect the bus to arrive or if it's going to go to the destination you want. There are also many buses to switch to making the trip expensive with a family of four. If we had trains, that would be easier and it would get more people to move to this part of Pennsylvania.	8/1/2019 12:27 PM
9	There's no bus to or from our community and it too far to walk to rt 209 potholes along roadways. And lower Lakeview drive is horrible trees erosion before winona falls rd	8/1/2019 12:23 PM
10	more police presence, give local polic radar to do speed enforcement. To many people drive like jerks	7/30/2019 7:38 PM



Q33 Rank the top five (5) concerns you have about transportation in Lehman Township (1 = High Priority, 5 = Low Priority)

Answered: 124   Skipped: 39



(no label)						
	1	2	3	4	5	TOTAL
Condition of major roads like Bushkill Falls Road and Milford Road	55.08%	16.10%	15.25%	3.39%	10.17%	
	65	19	18	4	12	118
Pavement conditions of local roads	47.01%	17.95%	16.24%	10.26%	8.55%	
	55	21	19	12	10	117
Too much traffic on local roads	30.36%	13.39%	30.36%	8.04%	17.86%	
	34	15	34	9	20	112
Local roads that are too wide	13.25%	3.61%	14.46%	15.66%	53.01%	
	11	3	12	13	44	83
Unsafe roads (lack of crosswalks, signals, fast traffic, etc.)	27.36%	14.15%	19.81%	20.75%	17.92%	
	29	15	21	22	19	106
Not enough bus or shuttle service	26.21%	8.74%	15.53%	10.68%	38.83%	
	27	9	16	11	40	103

#	OTHER (PLEASE SPECIFY)	DATE
1	Fast Traffic	10/26/2019 1:44 PM
2	5 - Narrow roads	9/7/2019 10:25 PM
3	Have additional access to I-80 near Bushkill !!!	9/7/2019 12:12 AM
4	Given the sheer distance between virtually everything, bicycle and pedestrian improvements would be seldom used if at all. If reliable, bus service to and from Lehman may be most useful. The closest it comes is the Park entrance.	9/4/2019 6:28 PM

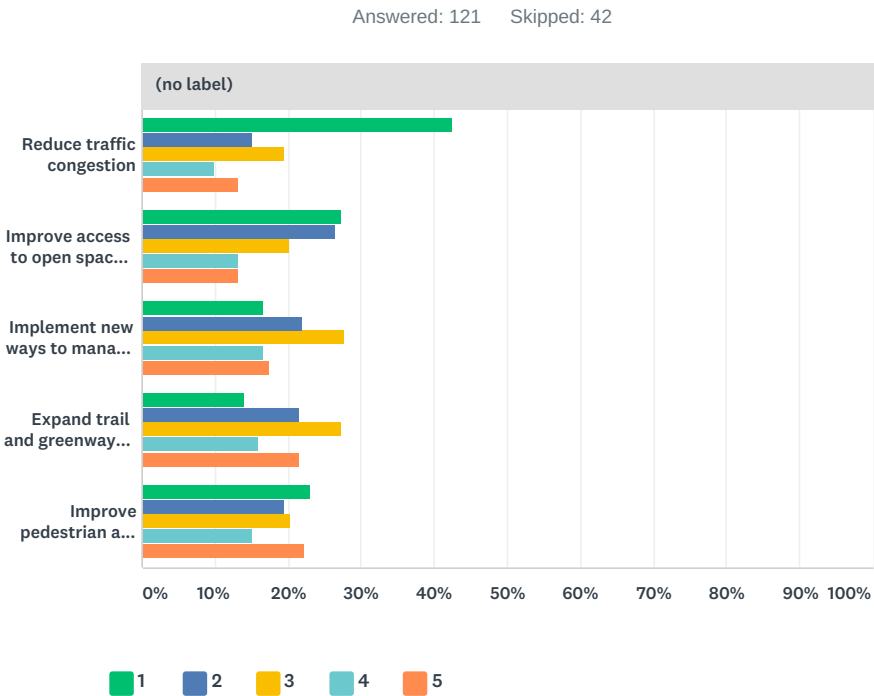
Lehman Township Comprehensive Plan

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5	i'm tired of being passed in no passing zones. wider roads with more passing lanes are needed	9/1/2019 8:16 AM
6	Frequent high-speed speeding and frequent running of stop signs and frequent (other) illegal driving maneuvers	8/8/2019 2:22 AM
7	Get rid of the tourists	8/1/2019 7:34 PM
8	We need a train	8/1/2019 12:27 PM



Q34 Rank from 1 to 5 how you think Lehman Township leaders and stakeholders should allocate their resources? (1 = High Priority, 5 = Low Priority)



(no label)						
	1	2	3	4	5	TOTAL
Reduce traffic congestion	42.48% 48	15.04% 17	19.47% 22	9.73% 11	13.27% 15	113
Improve access to open space and recreation opportunities	27.19% 31	26.32% 30	20.18% 23	13.16% 15	13.16% 15	114
Implement new ways to manage stormwater	16.51% 18	22.02% 24	27.52% 30	16.51% 18	17.43% 19	109
Expand trail and greenway infrastructure	14.02% 15	21.50% 23	27.10% 29	15.89% 17	21.50% 23	107
Improve pedestrian and bicycle safety	23.01% 26	19.47% 22	20.35% 23	15.04% 17	22.12% 25	113

#	OTHER (PLEASE SPECIFY)	DATE
1	4 - Increase opportunities for walking/biking	9/7/2019 10:25 PM
2	Do not allow further development without improvements to traffic flow, safety and access to I-80.	9/7/2019 12:12 AM
3	The Entrance to Bushkill from the Park entrance looks like you've entered an abandoned town. NPS will not approach the DOI, hiding under the Hatch Act. Bypassing the NPS and DOI is the only way.	9/4/2019 6:28 PM
4	Better planned roads. Build a direct road along the electrical right of way between Wickes/Sugar Mountain Roads and Bushkill Falls Rd.	8/1/2019 1:40 PM

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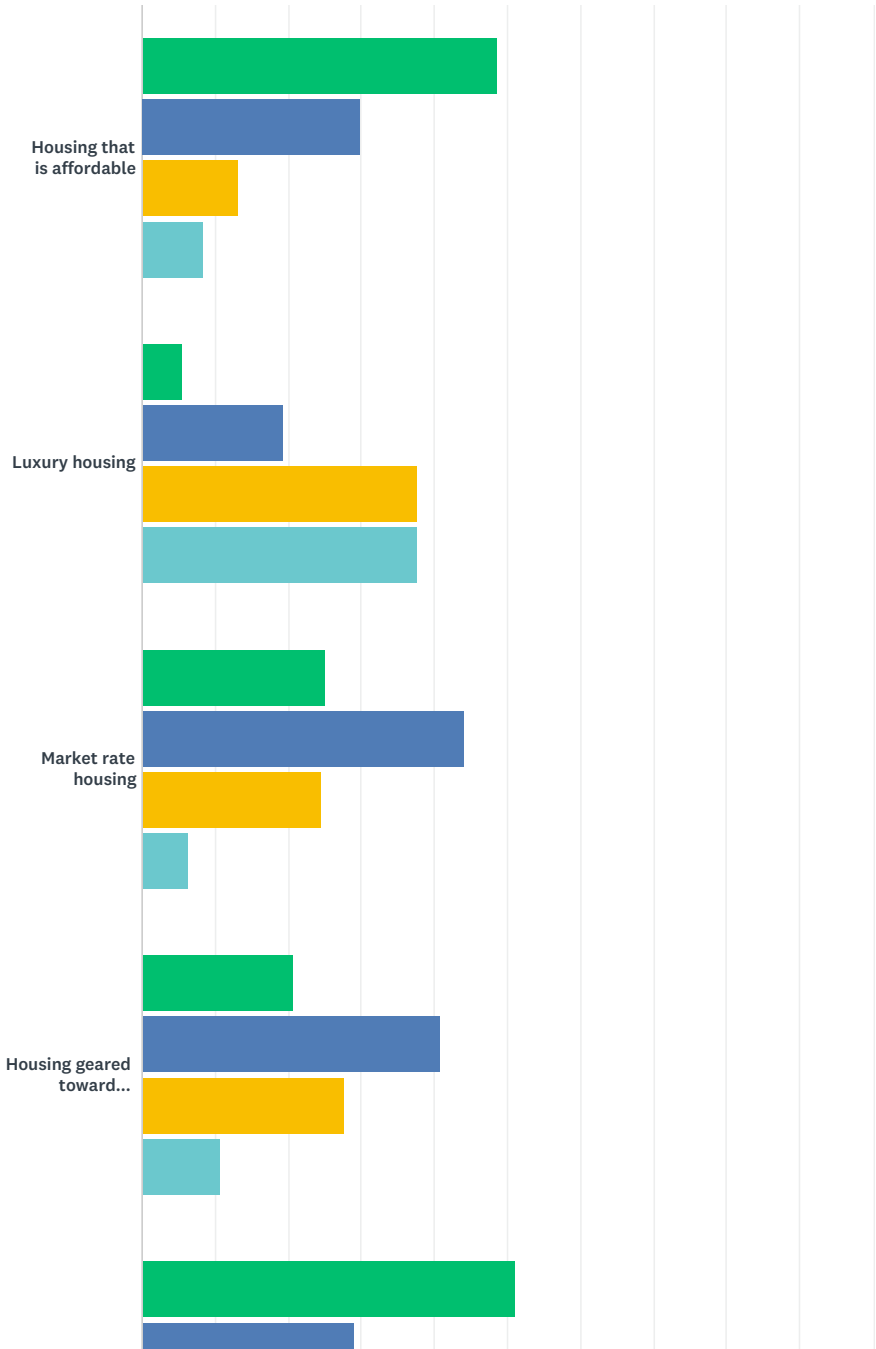
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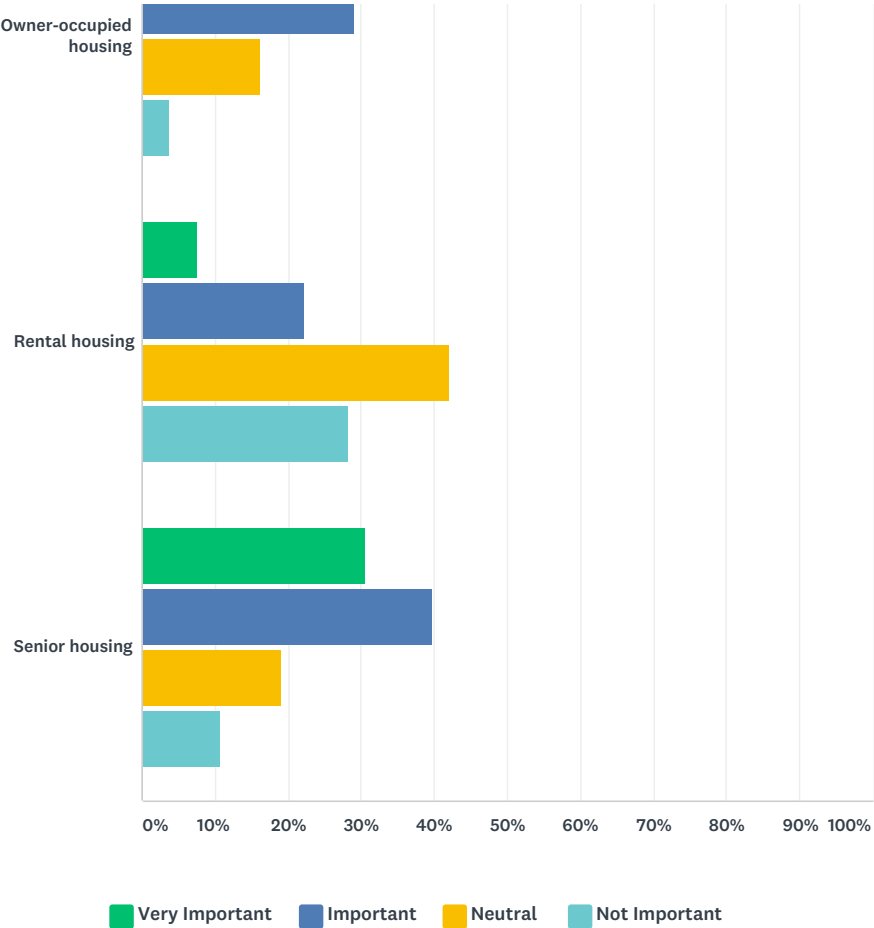
5	This are needs more businesses. Everything is a 30 to 40 minutes drive. We need more discount Department store. Not family dollar or Odd Lots that sells garbage. We need more grocery stores, an IKEA, a Bobs Furniture Store not just Raymond and Flanigan that is too expensive that people can't afford it. We also need Milford road to have two lanes for each way. People like to tailgate to force you to drive faster and it makes driving unsafe with just one lane each way.	8/1/2019 12:27 PM
6	Most roads are not suitable for bike safety as too narrow and not paved correctly	8/1/2019 12:22 AM
7	Install sidewalks for walking to improve health	7/31/2019 12:56 PM
8	Do more of what Middle Smithfield does	7/31/2019 1:56 AM



Q35 How important is it that the following types of housing are available in Lehman Township? Please indicate if it's very important, important, if you are neutral or not important.

Answered: 131 Skipped: 32

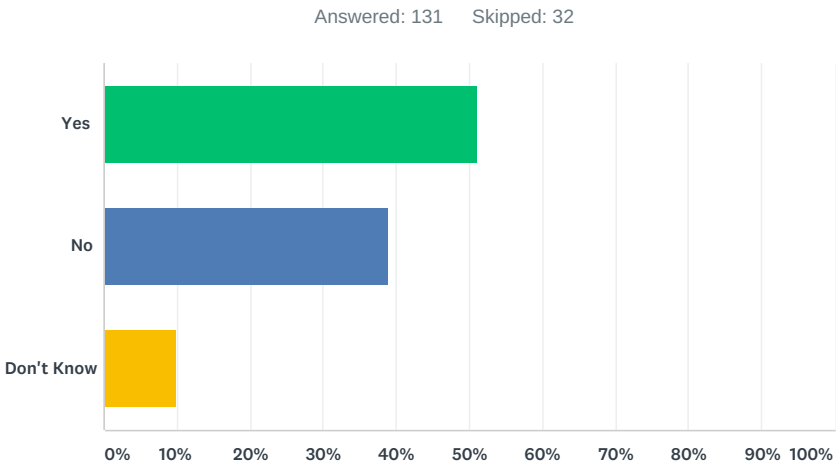




	VERY IMPORTANT	IMPORTANT	NEUTRAL	NOT IMPORTANT	TOTAL	WEIGHTED AVERAGE
Housing that is affordable	48.46% 63	30.00% 39	13.08% 17	8.46% 11	130	1.82
Luxury housing	5.38% 7	19.23% 25	37.69% 49	37.69% 49	130	3.08
Market rate housing	25.20% 32	44.09% 56	24.41% 31	6.30% 8	127	2.12
Housing geared toward first-time home buyers	20.77% 27	40.77% 53	27.69% 36	10.77% 14	130	2.28
Owner-occupied housing	51.15% 67	29.01% 38	16.03% 21	3.82% 5	131	1.73
Rental housing	7.63% 10	22.14% 29	41.98% 55	28.24% 37	131	2.91
Senior housing	30.53% 40	39.69% 52	19.08% 25	10.69% 14	131	2.10



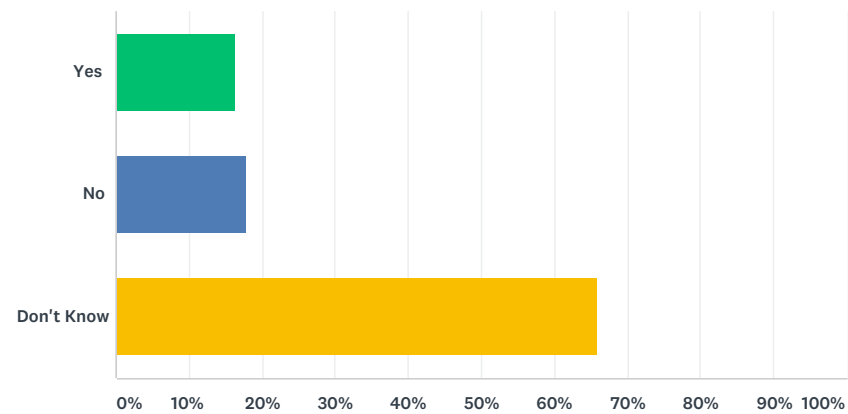
Q36 Do you spend more than 30% of your income on housing costs? (ex. Principal/ interest on mortgage, insurance, taxes, rent and utilities for renters, etc.)



ANSWER CHOICES	RESPONSES	
Yes	51.15%	67
No	38.93%	51
Don't Know	9.92%	13
TOTAL		131

Q37 Do you feel that there is enough rental housing in your price range in Lehman Township?

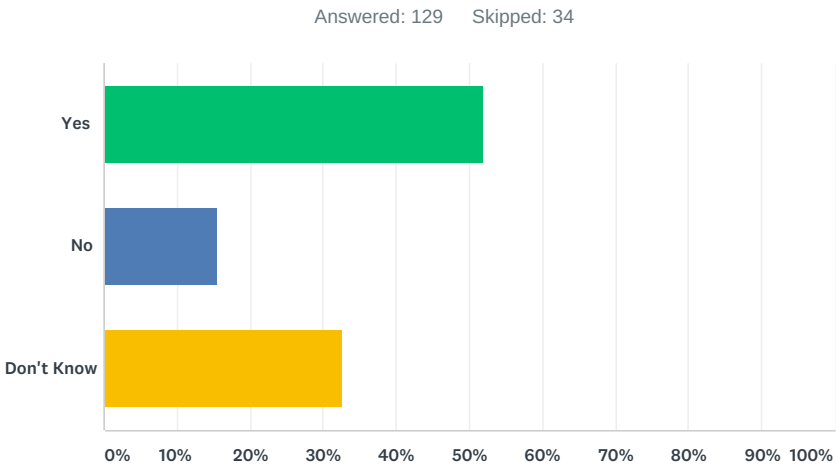
Answered: 129   Skipped: 34



ANSWER CHOICES	RESPONSES	
Yes	16.28%	21
No	17.83%	23
Don't Know	65.89%	85
TOTAL		129



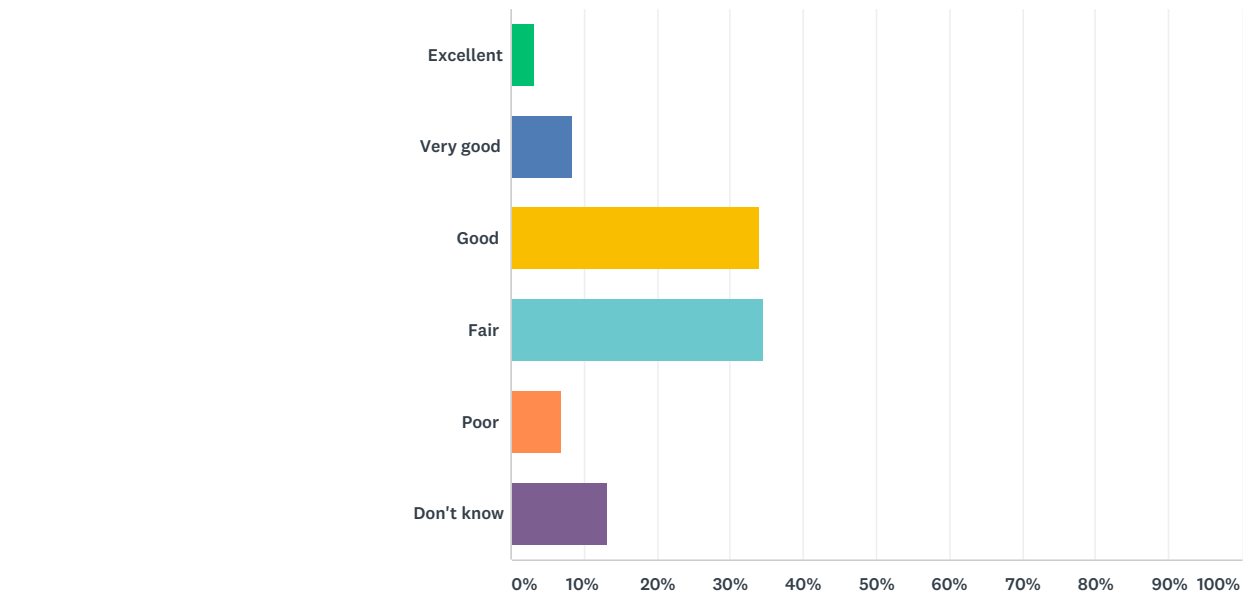
Q38 Do you feel that there are enough homes for sale in your price range in Lehman Township?



ANSWER CHOICES	RESPONSES	
Yes	51.94%	67
No	15.50%	20
Don't Know	32.56%	42
TOTAL		129

Q39 How would you describe the quality of the existing housing stock in Lehman Township?

Answered: 130 Skipped: 33

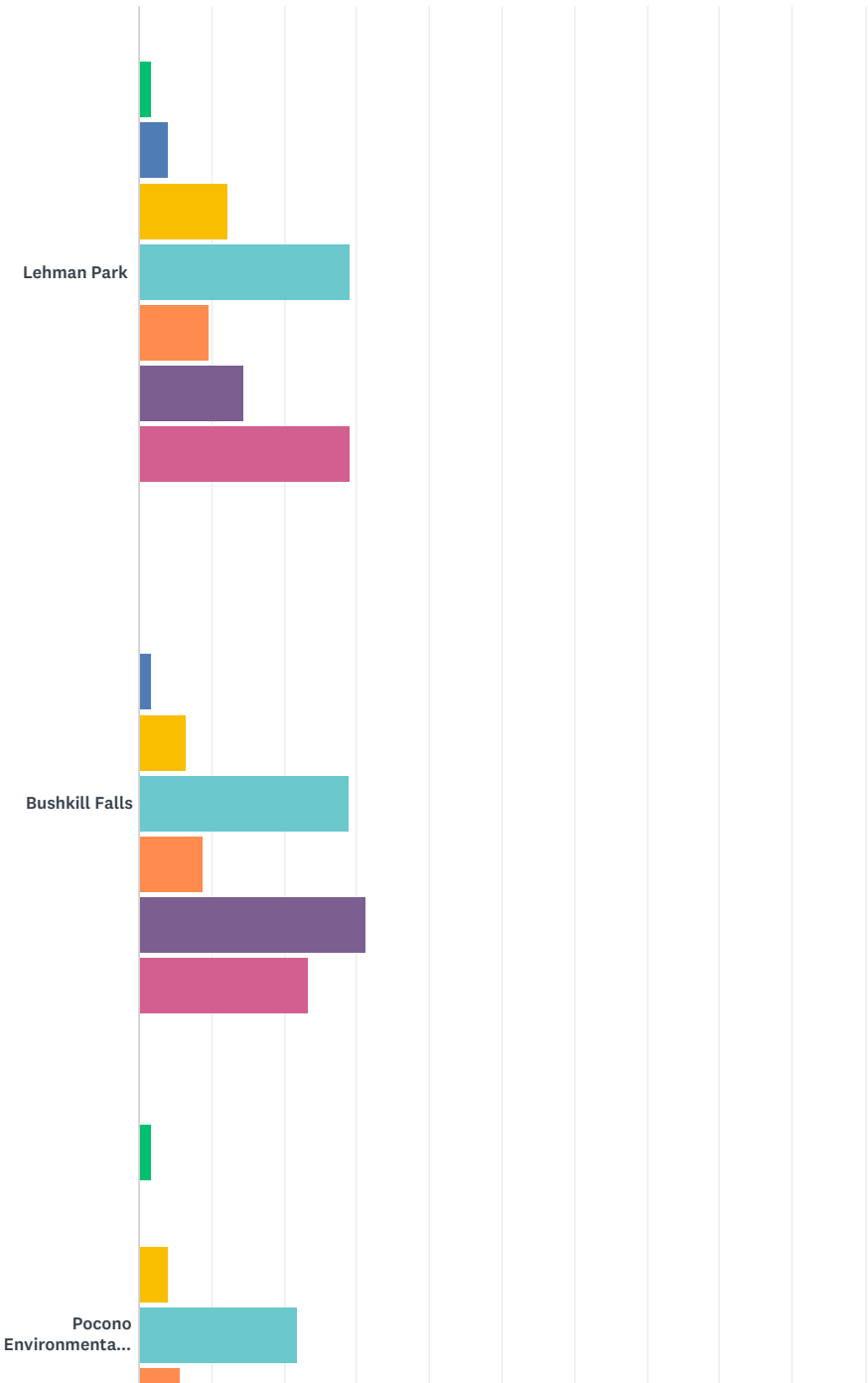


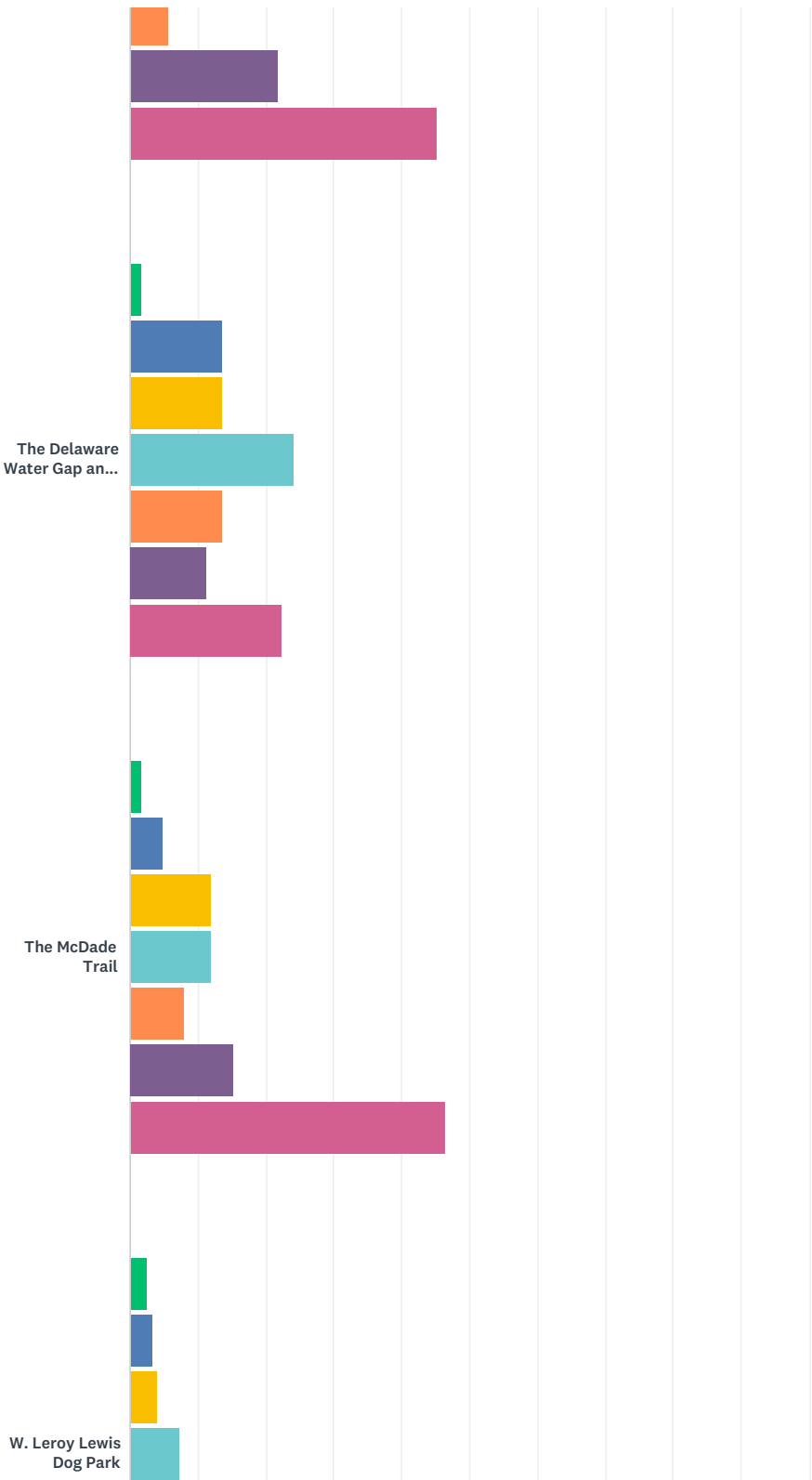
ANSWER CHOICES	RESPONSES	
Excellent	3.08%	4
Very good	8.46%	11
Good	33.85%	44
Fair	34.62%	45
Poor	6.92%	9
Don't know	13.08%	17
TOTAL		130



Q40 How often do you use the following parks, recreation areas, and open spaces in Lehman Township?

Answered: 126 Skipped: 37

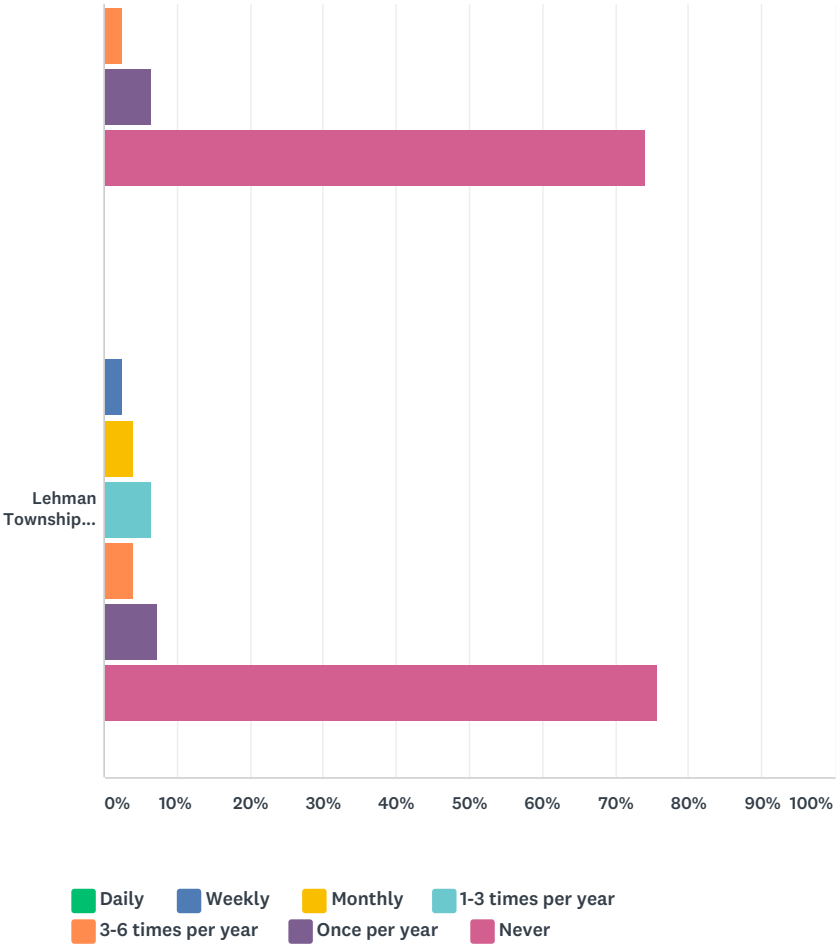






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	DAILY	WEEKLY	MONTHLY	1-3 TIMES PER YEAR	3-6 TIMES PER YEAR	ONCE PER YEAR	NEVER	TOTAL
Lehman Park	1.61% 2	4.03% 5	12.10% 15	29.03% 36	9.68% 12	14.52% 18	29.03% 36	124
Bushkill Falls	0.00% 0	1.60% 2	6.40% 8	28.80% 36	8.80% 11	31.20% 39	23.20% 29	125
Pocono Environmental Education Center (PEEC)	1.61% 2	0.00% 0	4.03% 5	21.77% 27	5.65% 7	21.77% 27	45.16% 56	124
The Delaware Water Gap and National Park Service facilities	1.60% 2	13.60% 17	13.60% 17	24.00% 30	13.60% 17	11.20% 14	22.40% 28	125
The McDade Trail	1.60% 2	4.80% 6	12.00% 15	12.00% 15	8.00% 10	15.20% 19	46.40% 58	125
W. Leroy Lewis Dog Park	2.44% 3	3.25% 4	4.07% 5	7.32% 9	2.44% 3	6.50% 8	73.98% 91	123
Lehman Township Municipal Ballfield	0.00% 0	2.42% 3	4.03% 5	6.45% 8	4.03% 5	7.26% 9	75.81% 94	124
#	OTHER (PLEASE SPECIFY)						DATE	

Lehman Township Comprehensive Plan

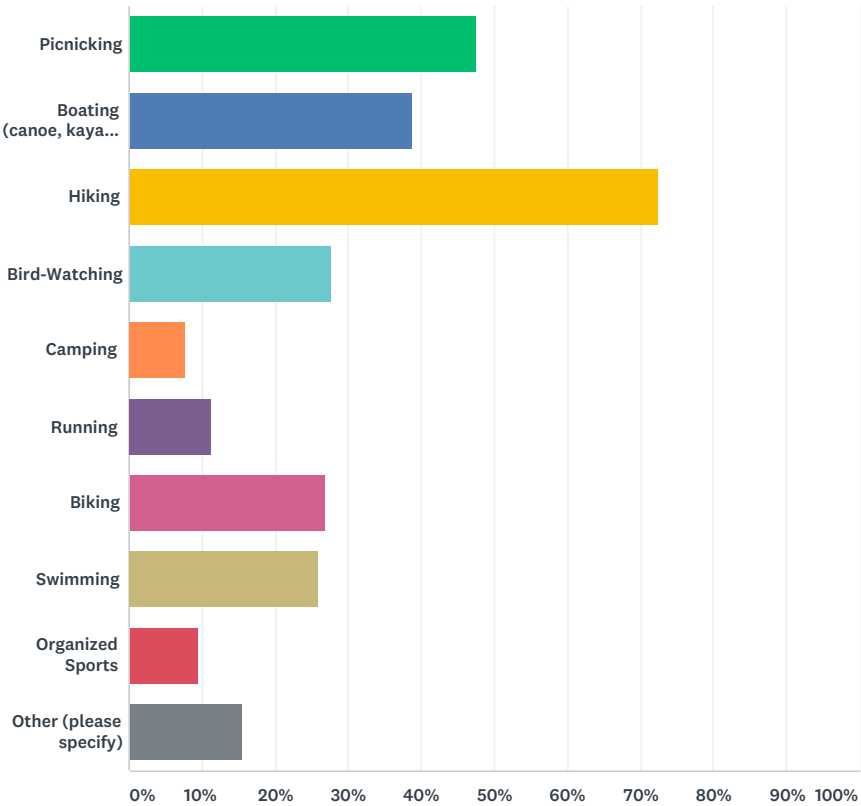
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1	Folks with smaller children will have very different answers.	9/4/2019 6:38 PM
2	Special needs parenting severely hindered my love of hiking and camping	8/8/2019 2:27 AM
3	Saw Creek facilities — Used Regularly	8/1/2019 1:53 PM
4	when can you use Lehman Township ballfield (is this the field near pine ridge or the one on Winona Falls road? I have no idea when or who uses the one on Winona falls road)	8/1/2019 1:11 PM
5	They keep taking out the grass there	8/1/2019 12:26 PM
6	Enhancing some of these parks would be beneficial.	8/1/2019 12:23 AM
7	I thought Leroy Lewis Park was in Middle Smithfield. When did Lehman purchase it?	7/31/2019 2:01 AM
8	National Park Service cannot maintain descent roads like 209	7/30/2019 8:28 PM



Q41 What activities do you enjoy when using these facilities? Check all that apply.

Answered: 116 Skipped: 47



ANSWER CHOICES	RESPONSES	
Picnicking	47.41%	55
Boating (canoe, kayak, etc.)	38.79%	45
Hiking	72.41%	84
Bird-Watching	27.59%	32
Camping	7.76%	9
Running	11.21%	13
Biking	26.72%	31
Swimming	25.86%	30
Organized Sports	9.48%	11
Other (please specify)	15.52%	18

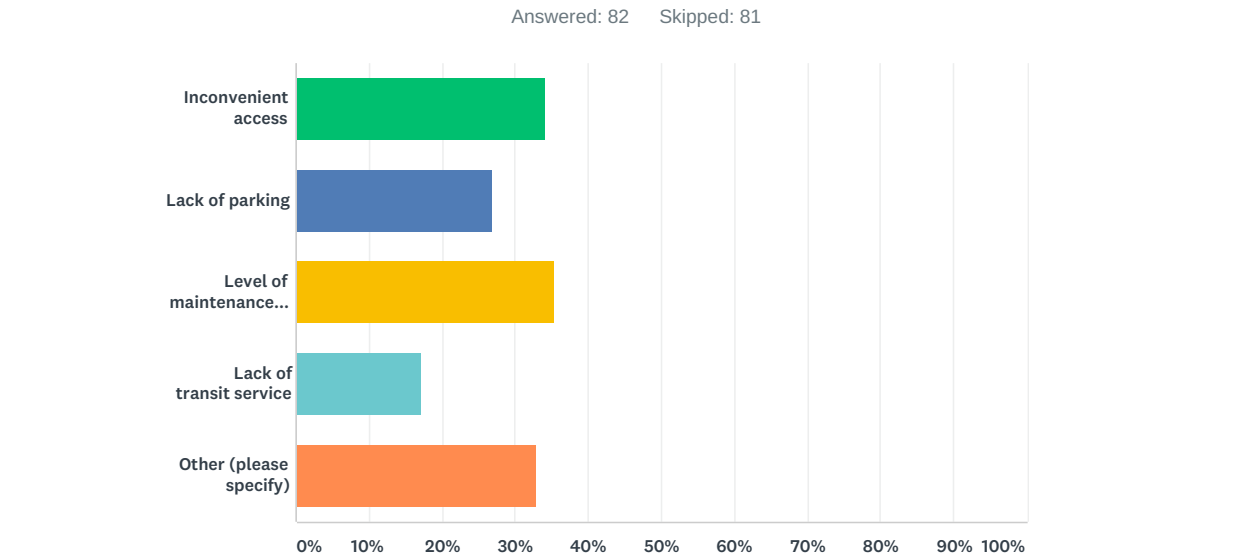
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Total Respondents: 116		
#	OTHER (PLEASE SPECIFY)	DATE
1	Events	9/7/2019 10:25 PM
2	Walking	9/7/2019 12:17 AM
3	Dog walks	9/6/2019 9:28 PM
4	bushkill falls souvenir shop	9/1/2019 8:21 AM
5	I work at PEEC.	8/27/2019 8:39 PM
6	town dump	8/10/2019 12:49 AM
7	flea markets, fair, festivals etc.	8/7/2019 7:35 PM
8	Fishing	8/3/2019 7:36 PM
9	Fishing	8/1/2019 7:36 PM
10	Music and other events	8/1/2019 5:45 PM
11	1) Sightseeing!!! a) Waterfalls!!! b) Car Show+++ 2) Music Concerts 3) Educational	8/1/2019 1:53 PM
12	Hunting	8/1/2019 12:20 PM
13	Haunted Trail	8/1/2019 11:31 AM
14	Biking would be better if they had more bike trails and place to rent bikes	8/1/2019 12:23 AM
15	Native plants	7/31/2019 11:01 PM
16	Time with my dog	7/31/2019 2:01 AM
17	FISHING	7/30/2019 7:44 PM
18	concerts	7/12/2019 7:49 PM



Q42 Which barriers prevent you from utilizing the Parks, Recreation Areas, and Open Spaces in Lehman Township? Check all that apply.



ANSWER CHOICES	RESPONSES	
Inconvenient access	34.15%	28
Lack of parking	26.83%	22
Level of maintenance within park facilities	35.37%	29
Lack of transit service	17.07%	14
Other (please specify)	32.93%	27
Total Respondents: 82		

#	OTHER (PLEASE SPECIFY)	DATE
1	Boring, we want something to do like a giant playground	10/26/2019 1:49 PM
2	none	9/13/2019 1:38 PM
3	Lack of guid, information, organized activity.	9/8/2019 2:14 AM
4	Home is sufficiently surrounded by "nature" and recreational activities	9/7/2019 10:25 PM
5	handicap	9/7/2019 2:23 PM
6	No safe or maintained trail	9/7/2019 12:17 AM
7	Tree damage is slow to be cleared	9/6/2019 9:28 PM
8	Lehman Park is just a long distance from Pocono Ranchlands and the north end of the township.	9/4/2019 6:38 PM
9	do not participate in outdoor activities	9/3/2019 8:16 PM
10	age and disability	9/1/2019 8:21 AM
11	Mostly, I just don't have time.	8/27/2019 8:39 PM
12	Lack of time	8/8/2019 2:27 PM

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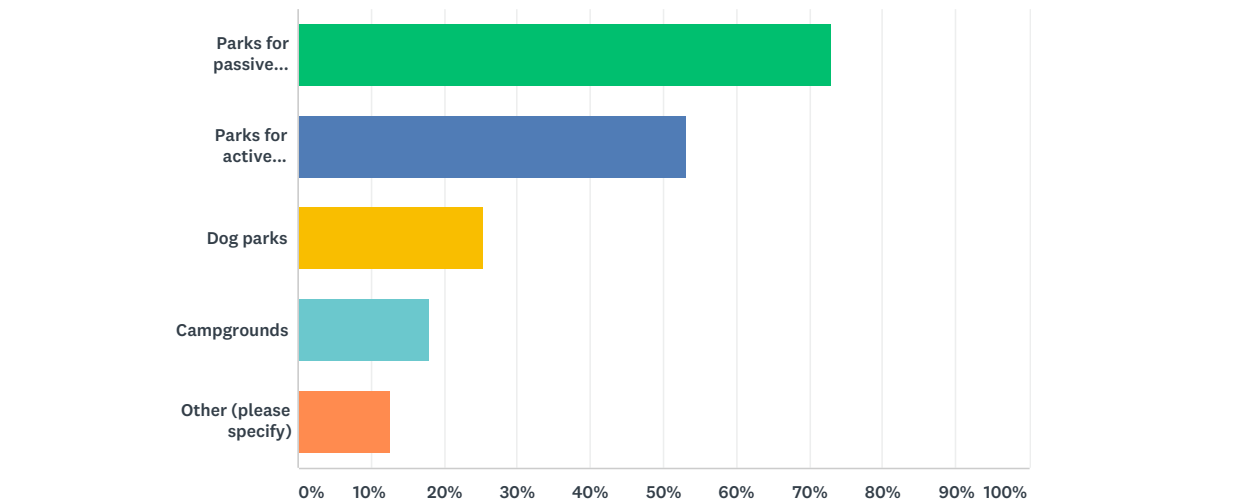
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13	Handicapped access for medical strollers	8/8/2019 2:27 AM
14	Not enough time in schedule	8/7/2019 2:37 AM
15	None	8/6/2019 10:01 PM
16	Access is good	8/6/2019 3:33 PM
17	time to use the facilities	8/6/2019 2:54 AM
18	No comment	8/2/2019 5:34 PM
19	Again - what are they doing with the park on Winona falls road - when is it open and when can people have access to it	8/1/2019 1:11 PM
20	I can see nature in my backyard so don't need to go to a park to see it.	8/1/2019 12:37 PM
21	Lack of events	8/1/2019 12:33 PM
22	Out of town people	8/1/2019 12:12 PM
23	lack of facilities - for picnicking, trash, toilets	7/31/2019 11:01 PM
24	lack of time	7/31/2019 2:28 PM
25	No time	7/31/2019 1:09 PM
26	Lack of time	7/30/2019 9:05 PM
27	work schedule	6/28/2019 6:38 PM



Q43 Which facilities would you like to see in Lehman Township? Check all that apply.

Answered: 111 Skipped: 52



ANSWER CHOICES		RESPONSES	
Parks for passive recreation (picnicking, walking, community gatherings, etc.)		72.97%	81
Parks for active recreation (sports fields, hiking, running, biking, etc.)		53.15%	59
Dog parks		25.23%	28
Campgrounds		18.02%	20
Other (please specify)		12.61%	14
Total Respondents: 111			

#	OTHER (PLEASE SPECIFY)	DATE
1	trails	11/24/2019 9:36 PM
2	One giant Playgrounds	10/26/2019 1:49 PM
3	none	9/13/2019 1:38 PM
4	large dog park with forest and water features	9/9/2019 3:48 PM
5	Trails	9/7/2019 12:17 AM
6	The Bushkill Village project is a spectacular concept, but will never work within the confines of NPS. It now looks like you're entering an abandoned town. Only the million dollars of signs tell you you're in the park and not Bushkill.	9/4/2019 6:38 PM
7	emergency shelters	9/1/2019 8:21 AM
8	A handicapped accessible hiking trail maintained and accessible family bathroom with large changing table	8/8/2019 2:27 AM

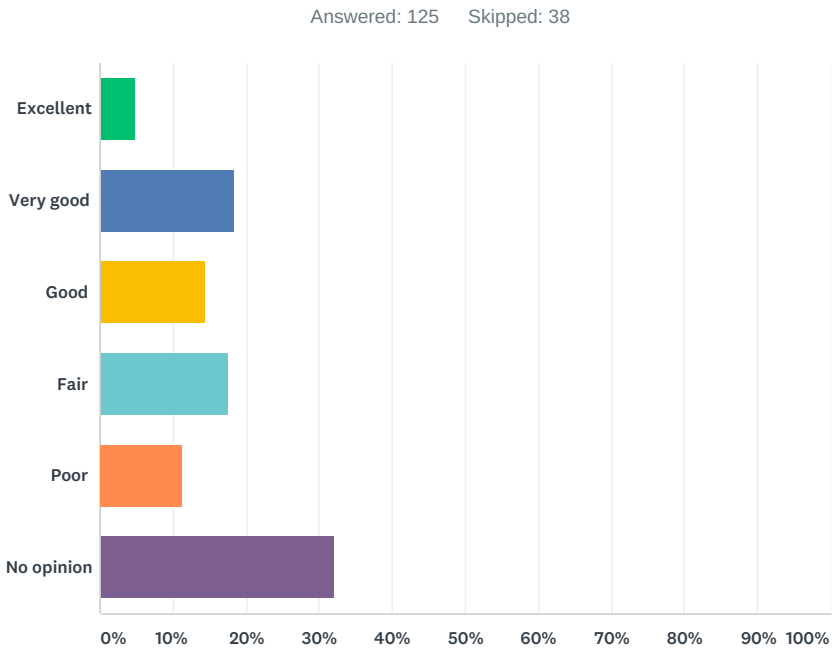
Lehman Township Comprehensive Plan

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9	I would like to see a lighted ,circular, paved walking area for people like myself who walk for health just about everyday. They have this circular walking area in Garfield N.J. they have one lane for bikers, one lane for walkers and even a lane for passing people who might be slow walkers. They also have the miles posted so you can see how far you have walked. It is really, really nice. It would be wonderful if Lehman could do this..	8/2/2019 6:05 PM
10	Continue making roadways better. Can something be done with the performing arts center?!?!	8/1/2019 1:53 PM
11	More businesses	8/1/2019 12:37 PM
12	Need more child before and after school center	8/1/2019 12:33 PM
13	bike trails with possiblity of renting bikes	8/1/2019 12:23 AM
14	preserved open soace	7/31/2019 12:00 PM



Q44 Overall, how would you rate the current relationship between Lehman Township and the National Park Service (owner and operator of the Delaware Water Gap National Recreation Area)?



ANSWER CHOICES		RESPONSES	
Excellent		4.80%	6
Very good		18.40%	23
Good		14.40%	18
Fair		17.60%	22
Poor		11.20%	14
No opinion		32.00%	40
TOTAL			125

#	COMMENTS	DATE
1	National Park Service should leave!	11/6/2019 12:23 PM
2	Park service is only interested in their own agendas. All meetings with park staff have been nothing but professional courtesy and lip service.	9/30/2019 7:43 PM
3	relationship btw unknown	9/13/2019 1:38 PM
4	The NPS will hide behind the Hatch Act at every turn and tell Lehman Twp supervisors what can't be done. They have to be circumvented.	9/4/2019 6:38 PM
5	Dealing with the government is impossible	8/7/2019 9:24 PM
6	Park service doesn't seem to work well with others	8/7/2019 2:37 AM

Lehman Township Comprehensive Plan

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7	I don't think DWGNRA works well with residents of the township.	8/1/2019 5:45 PM
8	NPS does not support nor compliment our community.	8/1/2019 3:02 PM
9	I am not familiar with the relationship whatsoever.	8/1/2019 1:53 PM
10	I didn't know there was a relationship?? I do like that 183 area codes can go to Bushkill falls for free but students with local school id's should be able to access park at no charge as well	8/1/2019 1:11 PM
11	national park doesn't want people in the national park, a matter of time before its gated	7/31/2019 2:28 PM
12	Have no idea-send literature	7/31/2019 1:09 PM
13	I really dont know much about it	7/31/2019 12:00 PM
14	the relationship should be fostered. DWG, Middle Smith filed all have companies that make money rafting/biking and auch in the park. I don't know of any businesses in lehman that do	7/30/2019 7:44 PM
15	A lack of respect for the residents.	7/17/2019 6:39 PM

Q45 Are there any challenges or issues you face when you utilize the services and facilities at the Delaware Water Gap? If you do not visit the Delaware Water Gap, what are the challenges or issues that prevent you from using its services and facilities?

Answered: 48    Skipped: 115

#	RESPONSES	DATE
1	Some rangers have super cop mentality and are a power trip.	9/30/2019 7:43 PM
2	Storm damage restrictions.	9/13/2019 1:59 PM
3	Lack of informative material, lack of organazed activity such as guide hicks etc.	9/8/2019 2:14 AM
4	handicap	9/7/2019 2:23 PM
5	Lack of knowledge of the park and outreach by the park. A visitor center on 209 would certainly help.	9/7/2019 5:05 AM
6	Traffic	9/7/2019 1:31 AM
7	SAFE - Bathroom Facilities along trails.	9/7/2019 12:17 AM
8	Summer crowds at DWG make it less than inviting and only marginally better in spring and fall. Lehman is far from DWG by my standards too.	9/4/2019 6:38 PM
9	age and disability. i don't walk easily or well. i'd rather not go places where i must.	9/1/2019 8:21 AM
10	It's no easy to find up-to-date visitor information.	8/27/2019 8:39 PM
11	NPS visitors facilities are not open year-round nor staffed enough. Many trails are still closed after March 2018 storm. Poor cell phone service for emergency calls.	8/26/2019 2:28 PM
12	A fully accessible hiking trail as above	8/8/2019 2:27 AM
13	Don't frequent there often	8/7/2019 2:37 AM
14	No	8/6/2019 10:01 PM
15	No	8/6/2019 3:33 PM
16	NO	8/6/2019 3:31 PM
17	Inconvenient access	8/6/2019 3:21 PM
18	Time to use the facilities.	8/6/2019 2:54 AM
19	Never had a problem in the park	8/3/2019 7:36 PM
20	Quite frankly, I'm afraid of bears so that stops me from using the trails in Del Water Gap. I basically go to the outlook areas and enjoy the scenery.	8/2/2019 6:05 PM
21	Parking can become an issue, especially on busy weekends. At places such as Raymondskills falls, this can quickly become as safety problem	8/2/2019 2:03 AM
22	I don't like having to pay.	8/1/2019 11:24 PM
23	None.	8/1/2019 5:48 PM
24	Don't fish, don't boat, don't put a bathing suit on this body.	8/1/2019 4:37 PM
25	Fees for parking, lack of facilities, barriers closing off parking areas, poor road conditions	8/1/2019 3:02 PM
26	Waiting for some to reopen. (Hornbecks)	8/1/2019 1:53 PM
27	Racism	8/1/2019 1:29 PM
28	my husband hikes at least once a week - no issues at all - rest area always clean as well	8/1/2019 1:11 PM



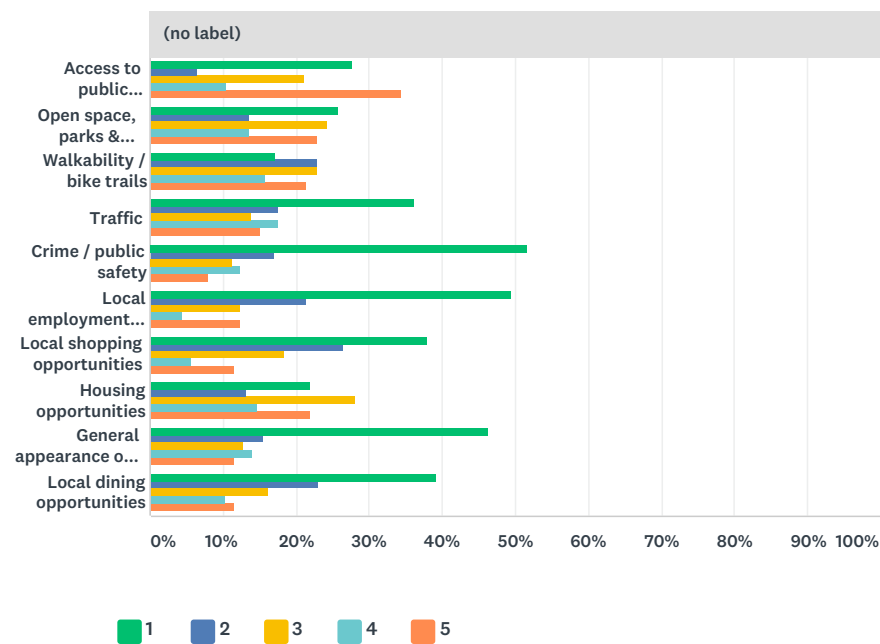
## Lehman Township Comprehensive Plan

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29	Don't really like hiking. And there are Ticks everywhere.	8/1/2019 12:37 PM
30	Not much guided group activities or events to join	8/1/2019 12:33 PM
31	Out of town people	8/1/2019 12:12 PM
32	No	8/1/2019 11:29 AM
33	LOVE the DWG :)	8/1/2019 11:24 AM
34	It would be nice to have a place where people can rent bikes and go on bike trails around the National Delaware Water Gap. People are starting to get health conscious so it would be nice to have that opportunity. Also a place where they can rent paddle boats on a lake would also be helpful. Also beautifying some these parks would enhance people to come to these facilities	8/1/2019 12:23 AM
35	Not enough parking at Raymondskill - unless that is to cut down on the number of visitors. Also at Hackers Falls (for when it is open).	7/31/2019 11:01 PM
36	Not enough free time	7/31/2019 7:08 PM
37	Trails are never ket up. Also there have been trails that have yet to open because they still haven't been cleaned up after the last big winter storm.	7/31/2019 4:15 PM
38	sometimes not worth going	7/31/2019 2:28 PM
39	Unaware of its location and purpose	7/31/2019 12:59 PM
40	No	7/31/2019 12:56 PM
41	working hours	7/31/2019 12:17 PM
42	over crowding. I went to Smithfield beach on Saturday. it was so over crowded there was no shady spots to sit. It was also filled with foreigners. nobody spoke english. I didnt stay very long at all.	7/31/2019 12:00 PM
43	No	7/31/2019 9:39 AM
44	I go to the bakery in Delaware Water Gap. Why is Lehman concerned with Delaware Water Gap?	7/31/2019 2:01 AM
45	Lack of time due to commuting	7/30/2019 9:05 PM
46	Feed lack of senior events	7/30/2019 8:28 PM
47	It is very difficult to find parking at the Dunfield Creek trail head off Rt80 on the weekends. We used to go there all the time, but they changed the parking lot	7/30/2019 7:44 PM
48	I parked my car, and got out with my walking stick and dog. Ranger stopped, and barked "There is no fishing yet." I said "Do you see a fishing pole?" He said "Well, you might have one hid." I turned and walked away.	7/17/2019 6:39 PM

## Q46 Rank the five (5) most important issues affecting quality of life in Lehman Township? (1 = High Priority, 5 = Low Priority)

Answered: 105 Skipped: 58



(no label)						
	1	2	3	4	5	TOTAL
Access to public transportation	27.63% 21	6.58% 5	21.05% 16	10.53% 8	34.21% 26	76
Open space, parks & recreational facilities	25.76% 17	13.64% 9	24.24% 16	13.64% 9	22.73% 15	66
Walkability / bike trails	17.14% 12	22.86% 16	22.86% 16	15.71% 11	21.43% 15	70
Traffic	36.25% 29	17.50% 14	13.75% 11	17.50% 14	15.00% 12	80
Crime / public safety	51.69% 46	16.85% 15	11.24% 10	12.36% 11	7.87% 7	89
Local employment opportunities	49.44% 44	21.35% 19	12.36% 11	4.49% 4	12.36% 11	89
Local shopping opportunities	37.93% 33	26.44% 23	18.39% 16	5.75% 5	11.49% 10	87
Housing opportunities	22.06% 15	13.24% 9	27.94% 19	14.71% 10	22.06% 15	68
General appearance of buildings and streetscape	46.15% 36	15.38% 12	12.82% 10	14.10% 11	11.54% 9	78
Local dining opportunities	39.08% 34	22.99% 20	16.09% 14	10.34% 9	11.49% 10	87

Lehman Township Comprehensive Plan

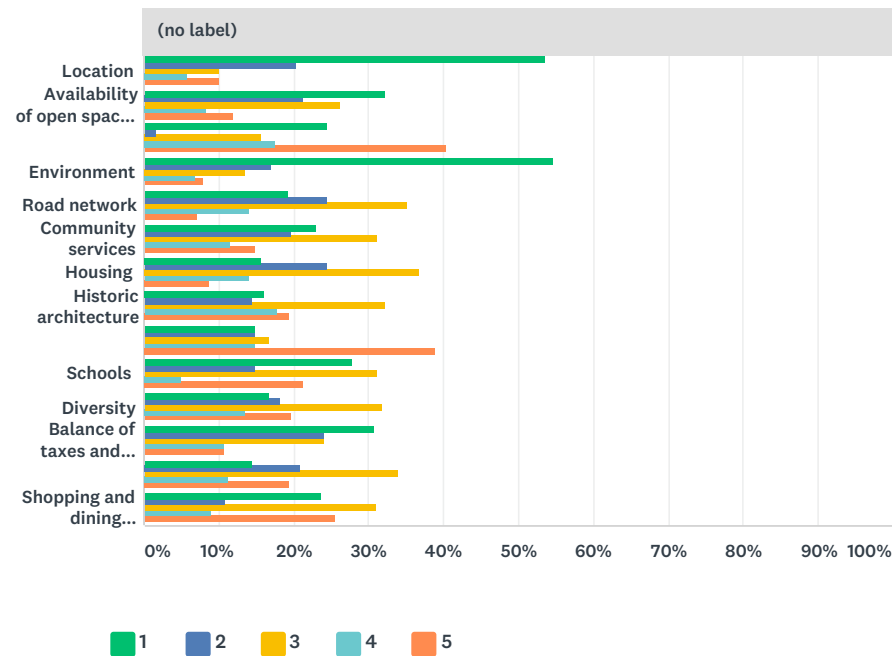
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#	OTHER (PLEASE SPECIFY)	DATE
1	Local shops, entertainments, good restaurants	9/8/2019 2:25 AM
2	What about educational opportunities...involvement opportunities, medical services ...the list goes on...your survey is really very narrow in regard to quality of life ...transpotation hos	9/7/2019 5:10 AM
3	Access to Amtrak Services and nonexistent access to I-80.	9/7/2019 12:22 AM
4	Decaying Park buildings and vacation / rental homes in communities are an eyesore.	9/4/2019 6:49 PM
5	litter	9/1/2019 8:27 AM
6	School real estate taxes too high and rising too fast.	8/26/2019 2:33 PM
7	Almost all housing is HOA.	8/6/2019 3:25 PM
8	BUSHKILL AREA/PINE RIDGE IS VIRTUALLY IGNORED BY MIDDLE SMITHFIELD TOWNSHIP AND MILFORD. WE BELONG TO THE EAST STROUDSBURG SCHOOL DISTRICT FOR TAX PURPOSES HOWEVER NO OTHER BENEFITS	8/2/2019 3:01 PM
9	Section 8 rentals are an eyesore mostly. Those individuals lower everyone's property value. We need more owner occupied homes.	8/1/2019 7:40 PM
10	+++ General appearance of buildings and streetscape! +++ Dilapidated, overgrown, poorly maintained — if it LOOKS ghetto and redneck, it IS ghetto and redneck.	8/1/2019 2:05 PM
11	It's hard for people to work here because someone needs to be home for the kids if they have school age children. There are too many outages, snow days, school delays so it's hard to keep a job. Streets are unsafe to drive because communities do not clear the snow quickly enough because they do not buy enough snow removal trucks. Also many jobs only want to hire part time instead of full-time.	8/1/2019 1:03 PM
12	Route 209 should be widen to accommodate the traffic on weekends	8/1/2019 12:24 AM
13	Schools	7/31/2019 12:19 PM
14	Too many section 8 rentals or long term rentals in general. Party houses short term rentals	7/31/2019 12:04 PM
15	add gas stations, supermarkets up here	7/31/2019 10:49 AM
16	Sadly, none of the above apply.	7/31/2019 2:04 AM



## Q47 Rank the top five (5) things you like most about Lehman Township (1 = High Priority, 5 = Low Priority):

Answered: 101 Skipped: 62



(no label)						
	1	2	3	4	5	TOTAL
Location	53.62% 37	20.29% 14	10.14% 7	5.80% 4	10.14% 7	69
Availability of open space, parks and recreational facilities	32.14% 27	21.43% 18	26.19% 22	8.33% 7	11.90% 10	84
Availability of jobs	24.56% 14	1.75% 1	15.79% 9	17.54% 10	40.35% 23	57
Environment	54.55% 48	17.05% 15	13.64% 12	6.82% 6	7.95% 7	88
Road network	19.30% 11	24.56% 14	35.09% 20	14.04% 8	7.02% 4	57
Community services	22.95% 14	19.67% 12	31.15% 19	11.48% 7	14.75% 9	61
Housing	15.79% 9	24.56% 14	36.84% 21	14.04% 8	8.77% 5	57
Historic architecture	16.13% 10	14.52% 9	32.26% 20	17.74% 11	19.35% 12	62
Access to public transportation	14.81% 8	14.81% 8	16.67% 9	14.81% 8	38.89% 21	54
Schools	27.87% 17	14.75% 9	31.15% 19	4.92% 3	21.31% 13	61

## Lehman Township Comprehensive Plan

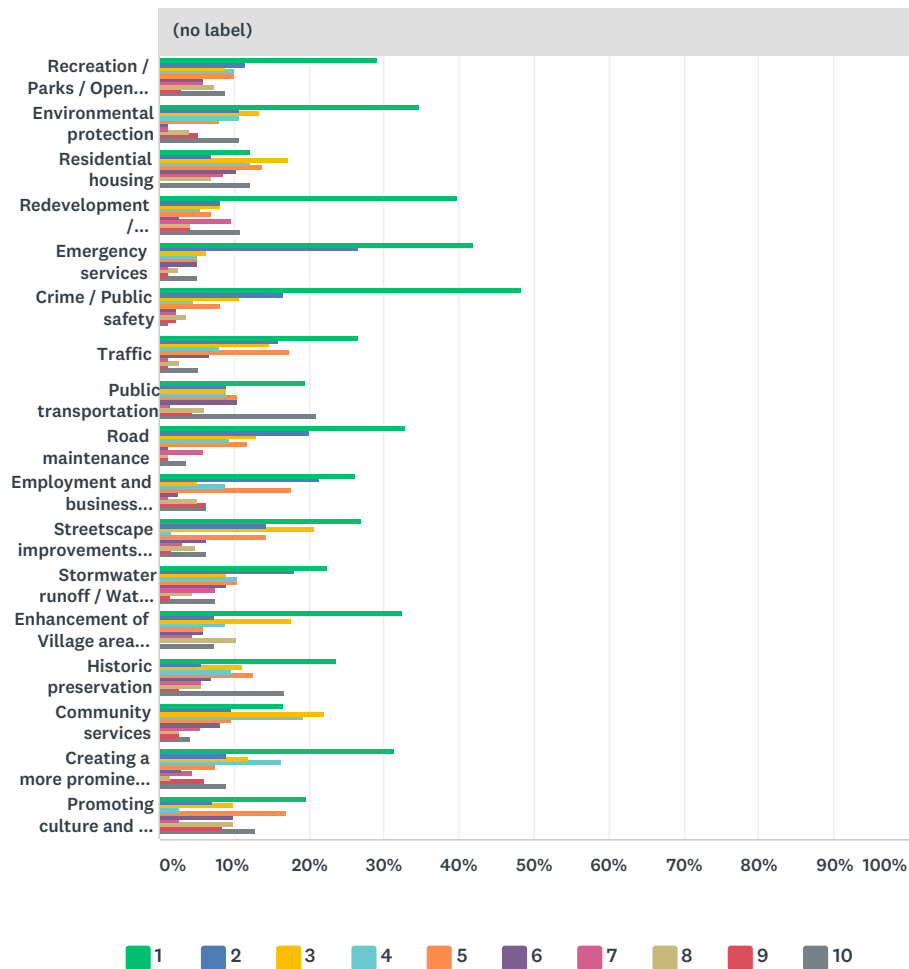
## SurveyMonkey

Diversity	16.67%	18.18%	31.82%	13.64%	19.70%	
	11	12	21	9	13	66
Balance of taxes and services	30.67%	24.00%	24.00%	10.67%	10.67%	
	23	18	18	8	8	75
Community events	14.52%	20.97%	33.87%	11.29%	19.35%	
	9	13	21	7	12	62
Shopping and dining opportunities	23.64%	10.91%	30.91%	9.09%	25.45%	
	13	6	17	5	14	55

#	OTHER (PLEASE SPECIFY)	DATE
1	SawCreek Amenities	9/7/2019 12:22 AM
2	property taxes must go- it is killing seniors!	8/2/2019 6:12 PM
3	THE CRIME RATE IN MY DEVELOPMENT AND SURROUNDING AREA MAKES THIS A PLACE I NO LONGER ENJOY LIVING IN	8/2/2019 3:01 PM
4	#47 is a poorly worded question. "Like" and "priority" are not the same thing. Are you asking what I like personally, or my opinion of the status of these catagories, or what should be a focal point for government efforts?	8/1/2019 2:05 PM
5	We like the peace and quietness at night and birds in the mornings. We like that our kids can play outside and feel safe. Summers are beautiful here. But we need more diversity and staff members like teachers that are more diverse.	8/1/2019 1:03 PM
6	add gas stations supermarkets and restaurants	7/31/2019 10:49 AM
7	All of the above are ranked as "poor"	7/31/2019 2:04 AM
8	Housing affordability	7/30/2019 9:08 PM
9	Side roads not paved in Township by town	7/30/2019 8:32 PM

## Q48 Rank the top ten (10) things Lehman Township officials should focus (1 = High Priority, 10 = Low Priority):

Answered: 99 Skipped: 64



(no label)											
	1	2	3	4	5	6	7	8	9	10	TOTAL
Recreation / Parks / Open space	28.99%	11.59%	8.70%	10.14%	10.14%	5.80%	5.80%	7.25%	2.90%	8.70%	69
Environmental protection	34.67%	10.67%	13.33%	10.67%	8.00%	1.33%	1.33%	4.00%	5.33%	10.67%	75
Residential housing	12.07%	6.90%	17.24%	12.07%	13.79%	10.34%	8.62%	6.90%	0.00%	12.07%	58
Redevelopment / Revitalization	39.73%	8.22%	8.22%	5.48%	6.85%	2.74%	9.59%	4.11%	4.11%	10.96%	73
Emergency services	41.77%	26.58%	6.33%	5.06%	5.06%	5.06%	1.27%	2.53%	1.27%	5.06%	79



## Lehman Township Comprehensive Plan

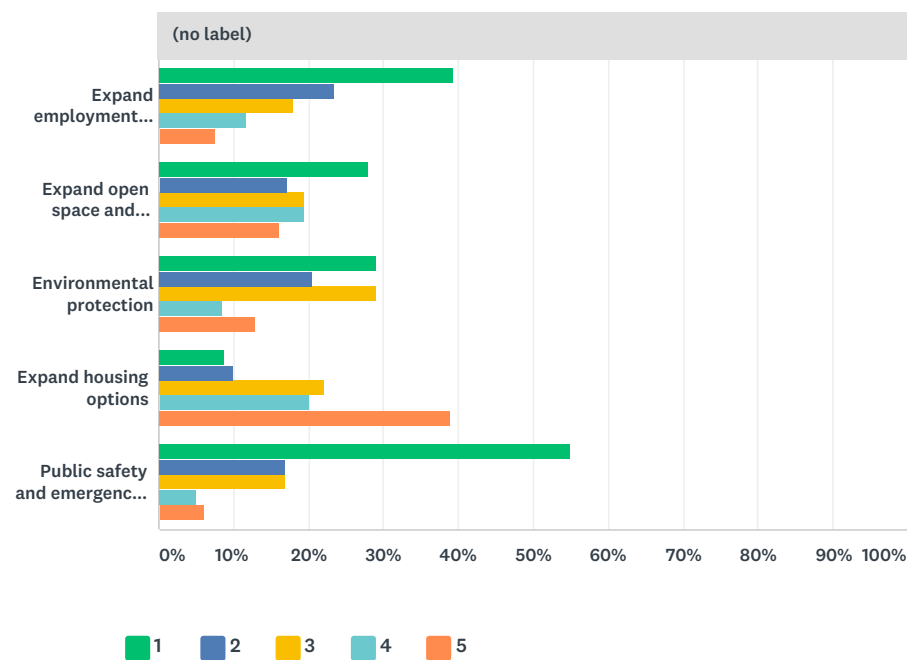
## SurveyMonkey

Crime / Public safety	48.24% 41	16.47% 14	10.59% 9	4.71% 4	8.24% 7	2.35% 2	2.35% 2	3.53% 3	2.35% 2	1.18% 1	85
Traffic	26.67% 20	16.00% 12	14.67% 11	8.00% 6	17.33% 13	6.67% 5	1.33% 1	2.67% 2	1.33% 1	5.33% 4	75
Public transportation	19.40% 13	8.96% 6	8.96% 6	8.96% 6	10.45% 7	10.45% 7	1.49% 1	5.97% 4	4.48% 3	20.90% 14	67
Road maintenance	32.94% 28	20.00% 17	12.94% 11	9.41% 8	11.76% 10	1.18% 1	5.88% 5	1.18% 1	1.18% 1	3.53% 3	85
Employment and business opportunities	26.25% 21	21.25% 17	5.00% 4	8.75% 7	17.50% 14	2.50% 2	1.25% 1	5.00% 4	6.25% 5	6.25% 5	80
Streetscape improvements and building facades	26.98% 17	14.29% 9	20.63% 13	1.59% 1	14.29% 9	6.35% 4	3.17% 2	4.76% 3	1.59% 1	6.35% 4	63
Stormwater runoff / Water quality improvements	22.39% 15	17.91% 12	8.96% 6	10.45% 7	10.45% 7	8.96% 6	7.46% 5	4.48% 3	1.49% 1	7.46% 5	67
Enhancement of Village areas (i.e. Bushkill Village)	32.35% 22	7.35% 5	17.65% 12	8.82% 6	5.88% 4	5.88% 4	4.41% 3	10.29% 7	0.00% 0	7.35% 5	68
Historic preservation	23.61% 17	5.56% 4	11.11% 8	9.72% 7	12.50% 9	6.94% 5	5.56% 4	5.56% 4	2.78% 2	16.67% 12	72
Community services	16.44% 12	9.59% 7	21.92% 16	19.18% 14	9.59% 7	8.22% 6	5.48% 4	2.74% 2	2.74% 2	4.11% 3	73
Creating a more prominent identity for Lehman Township	31.34% 21	8.96% 6	11.94% 8	16.42% 11	7.46% 5	2.99% 2	4.48% 3	1.49% 1	5.97% 4	8.96% 6	67
Promoting culture and the arts	19.72% 14	7.04% 5	9.86% 7	2.82% 2	16.90% 12	9.86% 7	2.82% 2	9.86% 7	8.45% 6	12.68% 9	71

#	OTHER (PLEASE SPECIFY)	DATE
1	Bring Amtrak Services and new access to I-80.	9/7/2019 12:22 AM
2	Bushkill Village has the potential to give Lehman a unified identity instead of a collection of self-serving communities.	9/4/2019 6:49 PM
3	maintain rural environment. no sidewalks, no streetlights. if i wanted them i'd've moved into town.	9/1/2019 8:27 AM
4	Entice businesses to meet needs of an expanding population such as grocery store, physicians, gasoline suppliers. Trying to navigate overcrowded Monroe county roads to get basics met has grown worse each year!	8/1/2019 6:05 PM
5	what/where is Bushkill Village?????	8/1/2019 1:17 PM
6	A Hospital	8/1/2019 12:35 PM
7	Traffic and public transportation are not problems. Litter and foreclosures are the biggest problems in Lehman Township.	8/1/2019 11:34 AM
8	Fern wood revitalization	7/31/2019 1:11 PM
9	We need a place to take yard waste. It can be recycled into mulch. Theres no where to take it and saw creek will fine you for putting it in the compactors.	7/31/2019 12:04 PM
10	Taxes	7/31/2019 2:04 AM
11	Seniors	7/30/2019 8:32 PM

Q49 Rank from 1 to 5 how you think Lehman Township should allocate its resources? (1 = High Priority, 5 = Low Priority)

Answered: 102    Skipped: 61



(no label)						
	1	2	3	4	5	TOTAL
Expand employment opportunities	39.36% 37	23.40% 22	18.09% 17	11.70% 11	7.45% 7	94
Expand open space and recreation opportunities	27.96% 26	17.20% 16	19.35% 18	19.35% 18	16.13% 15	93
Environmental protection	29.03% 27	20.43% 19	29.03% 27	8.60% 8	12.90% 12	93
Expand housing options	8.89% 8	10.00% 9	22.22% 20	20.00% 18	38.89% 35	90
Public safety and emergency services	55.00% 55	17.00% 17	17.00% 17	5.00% 5	6.00% 6	100

#	OTHER (PLEASE SPECIFY)	DATE
1	Amtrak Services and new access to I-80.	9/7/2019 12:22 AM
2	Remedy the decaying structures and provide places for youth to work rather than sit at home or in community pools and Lehman moves forward.	9/4/2019 6:49 PM
3	i may not be able to take part in activities, but i enjoy living in a rural area. please keep it that way	9/1/2019 8:27 AM
4	Increase the fire tax Mileage	8/7/2019 9:30 PM
5	Taxes! lower of get rid of the property tax!!	8/2/2019 6:12 PM
6	1- fix the roads	8/1/2019 7:40 PM

Lehman Township Comprehensive Plan

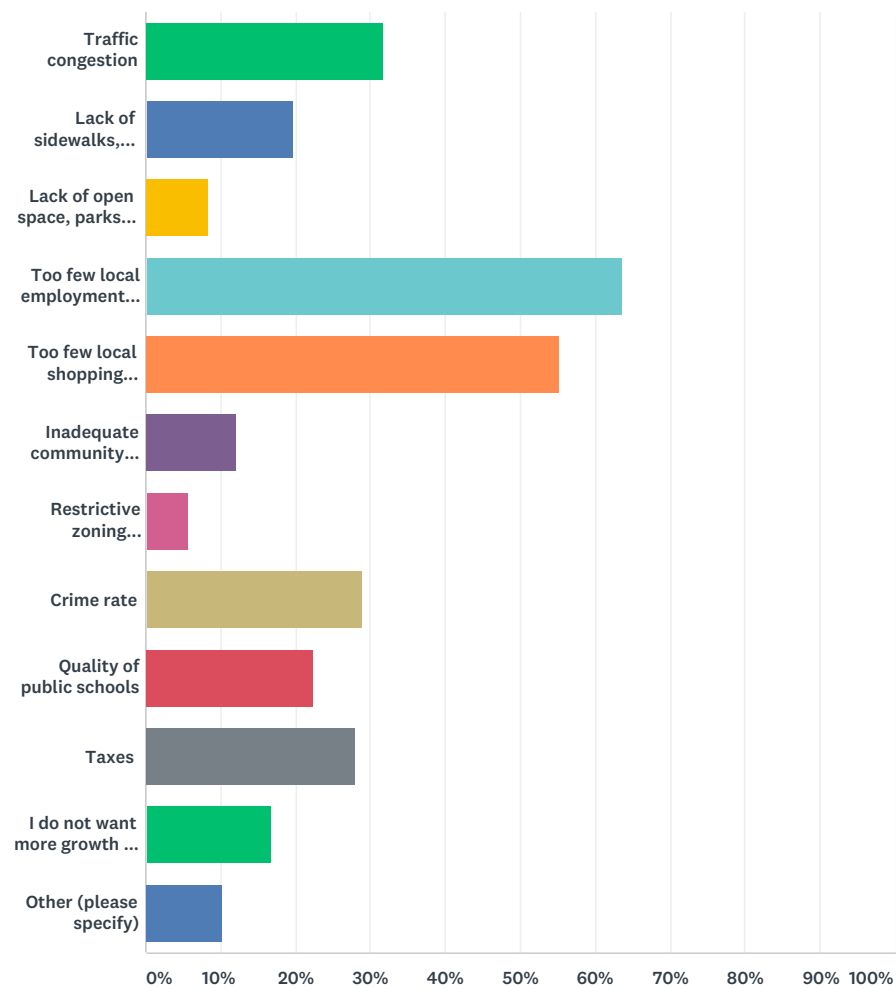
SurveyMonkey

7	Make 209 a highway and run buses to nyc on the hour ever hour 24 hours or bring train to us.	7/31/2019 3:08 PM
8	Roads seniors	7/30/2019 8:32 PM



Q50 What are the three (3) biggest challenges to continued economic growth in Lehman Township?

Answered: 107 Skipped: 56



ANSWER CHOICES	RESPONSES	
Traffic congestion	31.78%	34
Lack of sidewalks, trails and a pedestrian friendly environment	19.63%	21
Lack of open space, parks, and recreational facilities	8.41%	9
Too few local employment opportunities	63.55%	68
Too few local shopping opportunities	55.14%	59
Inadequate community services	12.15%	13
Restrictive zoning regulations	5.61%	6

Lehman Township Comprehensive Plan

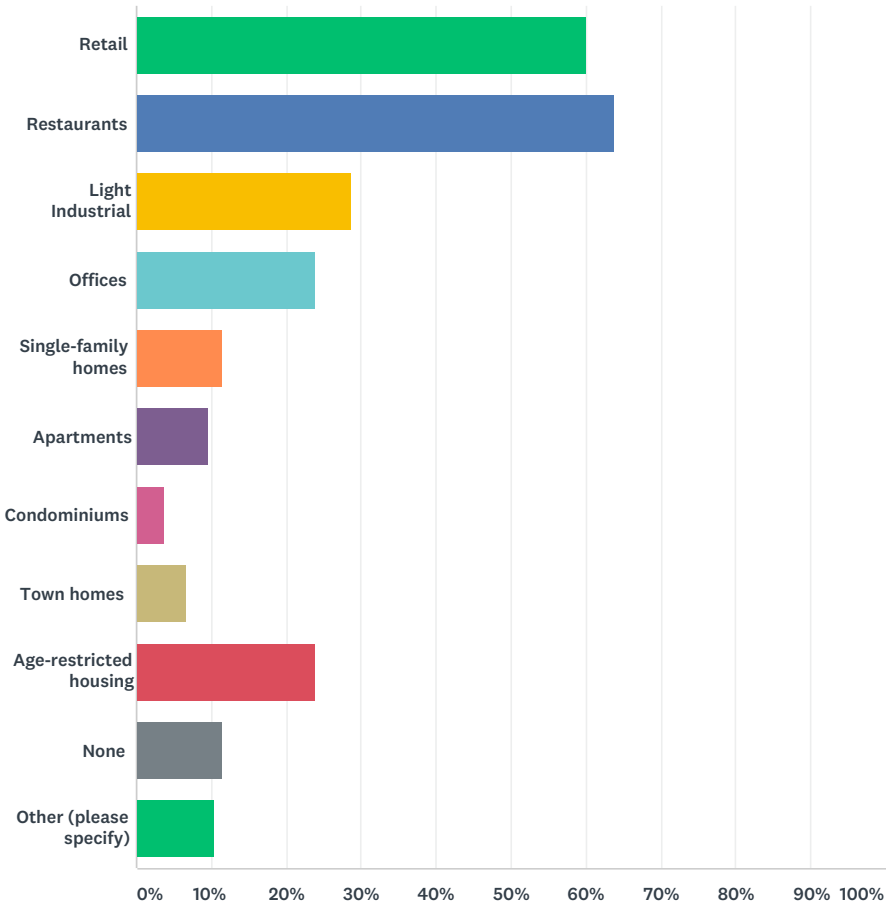
SurveyMonkey

Crime rate	28.97%	31
Quality of public schools	22.43%	24
Taxes	28.04%	30
I do not want more growth in the Township	16.82%	18
Other (please specify)	10.28%	11
Total Respondents: 107		

#	OTHER (PLEASE SPECIFY)	DATE
1	Emergency services	9/30/2019 7:48 PM
2	Raise perception and services and property values will rise. This will bring more revenue and a higher quality homeowner	9/6/2019 9:34 PM
3	Being encircled by NPS and state parks makes development just hard, at any level.n	9/4/2019 6:51 PM
4	Dilapidated commercial structures and professional salaries well below neighboring states with very limited valid availability of such	8/8/2019 2:32 AM
5	Assist emergency services, the lack of ambulance in Lehman township.	8/7/2019 9:31 PM
6	I'm not going to say "property taxes " again..... you know how I feel about them!	8/2/2019 6:13 PM
7	Our crime rate is embarrassing	8/1/2019 7:41 PM
8	1) There just doesn't seem to be a focused strategic plan. Hopefully this survey will help develop one. 2) We lack an attractive magnetic town center that brings residents together.	8/1/2019 2:10 PM
9	Lack of transportation to and from nyc on a 24 hour basis.	7/31/2019 3:10 PM
10	Mortgages being more than the value of the houses !!!	7/31/2019 12:09 PM
11	Supervisors are stuck in the 20th century. O.d ideas don't promote a sense of community.	7/31/2019 2:06 AM

Q51 I would like to see more of the following types of development in Lehman Township (choose 3):

Answered: 105   Skipped: 58



ANSWER CHOICES	RESPONSES	
Retail	60.00%	63
Restaurants	63.81%	67
Light Industrial	28.57%	30
Offices	23.81%	25
Single-family homes	11.43%	12
Apartments	9.52%	10
Condominiums	3.81%	4
Town homes	6.67%	7
Age-restricted housing	23.81%	25



Lehman Township Comprehensive Plan

SurveyMonkey

None	11.43%	12
Other (please specify)	10.48%	11
Total Respondents: 105		

#	OTHER (PLEASE SPECIFY)	DATE
1	i miss the recycling dumpsters at municipal bldg. why not reinstate with cameras to monitor violators? it works well for saw creek garbage dumpsters.	9/1/2019 8:30 AM
2	Privately run, safe long-term and rehabilitative medical facilities that can pass statw insp the first time, every time	8/8/2019 2:32 AM
3	Non HOA residential homes	8/6/2019 3:26 PM
4	SENIOR CITIZENS HOUSING AND HEALTHCARE FACILITIES IN BUSHKILL	8/2/2019 3:03 PM
5	Service providers: gas, banking, physicians, dentists	8/1/2019 6:25 PM
6	Businesses that offer experiences to draw folks to visit in all seasons	8/1/2019 3:35 PM
7	1) Anything to bring high-paying jobs here. 2) Closer medical facilities	8/1/2019 2:10 PM
8	Trains and buses to nyc	7/31/2019 3:10 PM
9	more businesses often creates economic stimulation	7/31/2019 12:14 PM
10	We dont need more development	7/31/2019 12:05 PM
11	Bars	7/31/2019 2:06 AM

## Q52 Please provide any additional comments on how you'd like to see Lehman Township thrive and grow in the future.

Answered: 34   Skipped: 129

#	RESPONSES	DATE
1	More road crew workers and larger trucks for plowing the larger roads	9/19/2019 2:42 AM
2	Public library, more retail, more restaurants, movie theater, ice skating wring in winter that can be converted to roller skating wring in the summer, ice cream place, a center town that has all and that once there you can park your car and walk around.	9/8/2019 2:37 AM
3	I would hope that more people find it feasible to move here in the future and either find employment here or have a reasonable commute to jobs in NJ or NY.	9/7/2019 10:35 PM
4	pike county library is too far away to use on a regular basis. i'd like to see one closer. wasn't the house on the corner of bushkill falls road and 209 once considered for a branch?	9/1/2019 8:31 AM
5	We need sidewalks, better traffic safety regulations particularly on local back roads, and an overhaul and refacing if not raising and rebuilding of very dilapidated commercial structures. Mom and Pop stores in nice, clean, new buildings. More and affordable recreation opportunities for children. Build a new movie theater and a trampoline park in Lehman. Raise local wages.	8/8/2019 2:35 AM
6	Assist with emergency services, hire a better ambulance servicesthat is ALWAYS in Lehman township and not Marshall's creek .	8/7/2019 9:32 PM
7	I would like to see Lehman Township grow and be more of an area to live and not have to travel to work, this is the reason I do not live in Lehman.	8/7/2019 2:51 AM
8	Lehman twp has been a great twp to live in.I don't plan on leaving the twp any time soon.	8/6/2019 10:08 PM
9	Improve fire service and EMS SERVICE I this I out of scope. OUR OWN POLICE DEPT	8/6/2019 3:41 PM
10	Yes, i would like to see lower taxes, a walking area, and more local employment so my son get get a job!!	8/2/2019 6:14 PM
11	THANK YOU FOR THE OPTION TO EXPRESS OPINIONS HOPEFULLY YOU WILL DISSEMINATE THIS INFO TO THEN PROPER PEOPLE SO WE CAN ACTUALLY SEE RESULTS AND NO LONGER FEEL ANGST BECAUSE OF THE CHANGES I HAVE SEEN OVER THE PAST 25 YEARS	8/2/2019 3:05 PM
12	Let's use the facilities we already have! Whatever happened to the baseball/soccer fields by Saw Creek? Nobody uses them! They dont seem to be kept up with. Let's focus on what we have before we decide to start making new parks. :)	8/2/2019 2:08 AM
13	Clean the bad element up and fix the roads and the township will heal itself. No more drugs and robberies. No more potholes.	8/1/2019 7:42 PM
14	I would like to see businesses encouraged to come here that will fill real needs in our communities such as grocery stores, doctors, dentists, banking, and fuel, since this area is no longer the vacation destination it once was, while being careful to maintain the natural beauty of the surroundings. I don't want to see another failed opportunity like Mountain Laurel Arts- a beautiful facility in a beautiful location that should have filled our local coffers and acted as a stepping stone to additional improvements in our township only to bomb miserably due to poor planning and/or management.	8/1/2019 6:25 PM
15	Take over the private communities that are in distress. Draw from that pool of prospective labourers.	8/1/2019 5:56 PM
16	Thank you for asking! This survey shows a commitment on the part of supervisors! Thank you for the composting recycling area; we use it often!	8/1/2019 3:08 PM
17	Better connectivity, better roadways, better community. Real estate pros may say location, location, location but residents want good jobs, good schools, and good healthcare. Those are cornerstones of good community.	8/1/2019 2:14 PM

## Lehman Township Comprehensive Plan

## SurveyMonkey

18	Lehman Township should also have recreational activities catered to behavioral health and autism. There are a lot of children suffering with different types of mental disorders and it would release a lot of strain on parents if services were in the area.	8/1/2019 1:38 PM
19	We need a train system and better bus options and hours. "If you build it, they will come". We need Spanish radio stations and more diversity. We need a fish market and farmers market that we can buy fresh fruits and vegetables from.	8/1/2019 1:10 PM
20	The roads potholes or grown weeds on shoulders or roads unsafe to walk or ride bikes to and from the park winona falls road park is boring the baseball field is always getting the grass ripped up and planted again for 3 years already that park needs playground maybe a summer program	8/1/2019 12:34 PM
21	Stop allowing pine ridge to make their own rules and laws within the township.	8/1/2019 12:13 PM
22	Lehman has done a great job of fixing the roads over the last several years! They're now safer for everyone. Kudos! I would be interested in hearing about the feasibility of a local police department. State Police response times are not great because of the large area they cover.	8/1/2019 11:39 AM
23	Lehman Township is beautiful. Work on maintaining the roads, reducing the amount of trash and litter, and solve the foreclosure problem. People don't move here for jobs and economic growth. If they do they're in the wrong place. Traffic is definitely NOT a problem.	8/1/2019 11:38 AM
24	In the 33 years I held this home I would first like to see more professional jobs. I think if you could attract one technical company or school then families would be more incline to move there and then the school system would improve because those professionals would want the same for their children and value education. Right now there are a lot low paying jobs up there and that transfers over to the education system. It hurts the Families up there due to low paying jobs and brings down the community as whole.	8/1/2019 12:26 AM
25	i would like to see the township grow, and find ways to keep people living within its boundary	7/31/2019 2:38 PM
26	Route 209 is underdeveloped and paving is destroyed, stores are closed and look delapidated. The lighting is atrocious at night and poses a danger to drivers-this is a liability	7/31/2019 1:14 PM
27	Closer resources, improved cellular service(FIOS), improvements and development of safe electrical options in times of outages or to reduce outages (Solar stations). Better innovations to attract businesses and KEEP residents for a thriving county!	7/31/2019 1:07 PM
28	keep maintaining road work,Taxes,protection of wildlife,more job opportunities,more opportunities for clean up day,keep communication with Lehman Township residents.	7/31/2019 12:30 PM
29	I would not live any place else, but more businesses and job opportunities will stimulate economic growth. The former "game zone" is an eye-sore! Consider an indoor recreational facility-roller skating, indoor basketball, tennis, etc.	7/31/2019 12:19 PM
30	I think if you made housing more expensive and eliminated section 8 and long term rentals you would eliminate a lot of the problems with crime and quality of life issues. Dirt bag people are drawn to this area because of cheap housing. With that comes a whole slew of economic and quality of life issues. The township needs to regulate these gated communities more like saw creek. The board has so much control and the people have no say. There is a lot of shady stuff going on in SCE. For example the deer cull situation. That affects the whole community. people hunt in lehman township. SCE has diminished the deer population so bad that there are no deer to hunt. that makes visitors who enjoy hunting find somewhere else to stay and spend money. Theres also the fact that cheap housing draws dirt bag type people. Nobody is going to buy or short term rent a property with dirt bag people around. Along with that comes petty crime. Thats only a small portion of the examples.	7/31/2019 12:14 PM
31	Leman can't grow as long as the housing market is as depressed as it is !!!	7/31/2019 12:10 PM
32	Merge with another township	7/31/2019 2:06 AM
33	Abolish the local income tax and replace it with something more progressive, like a local sales tax.	7/30/2019 9:09 PM
34	I'd like to see the township embrace an ecotourist business growth. The township is very much a 'bedroom' community with a majority of residents commuting out of the area to better paying jobs. I would think campgrounds/rafting and such would keep with the general motif of the area and allow some growth economically, as the tourists will frequent local restaurants and such.	7/30/2019 7:52 PM



