

# Wysox Township Comprehensive Plan



**2016**

*A Policy Guide for Community Development*

Prepared by the Wysox Township Planning Commission in consultation with  
the Bradford County Department of Community Planning & Mapping  
Services and Northern Tier Regional Planning

# ***Township of Wysox***

## ***COMPREHENSIVE PLAN***

***Adopted by the Wysox Township Supervisors***

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***2016***

***Wysox Township***

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# Chapter One

## Introduction

### 1.1 | The Process and Legal Basis for Planning in Pennsylvania Municipalities

In Pennsylvania, the adoption of planning elements such as the Official Map, Subdivision and Land Development Ordinance, Zoning Ordinance & Map, Capital Improvements Programming, Planned Residential Development, Traditional Neighborhood Development and even the Comprehensive Plan are not mandatory under the Municipalities Planning Code (MPC). These planning elements or tools are strictly voluntary programs that municipalities adopt as part of an overall planning agenda, if they so choose.

One fundamental element or “tool” that municipalities can adopt in the initial stages of a planning program is the Comprehensive Plan. Comprehensive Plans are not municipal laws; they are a set of policy measures for guiding future growth and development in a municipality. The plan provides township officials with a “blueprint” of how residents, businesses and industry envision their community’s future. The “visioning” process can be as simple as a public meeting or consist of several group discussions focusing on the development of a community vision or vision statement. This, again, is not mandatory under the “MPC” or any other planning related statute; however, it allows the community and its citizens to participate in a bottom-up, instead of a top-down, approach in municipal planning.

A community that ultimately adopts a Comprehensive Community Plan and adheres to its policy will benefit greatly when issues and problems arise that relate to local planning and community development. This engages the planned community to assume a proactive stance in such a situation, as opposed to a reactive stance in an unplanned community.

The Comprehensive Plan is not a panacea for every community issue or problem. Nevertheless, it can provide guidance for municipal elected officials and consistency among municipal initiatives and activities that cross municipal boundaries. One of the cornerstones of the Comprehensive Plan process involves the development of Overall Community Development **Goals** and **Objectives**. The **Goals** act as a “wish list” for the community to consider improving or enhancing the community. For example, a **Goal** may be: To provide municipal parks in walking distance of every resident. This can be a very daunting task for any municipality, but the goal does not have to be met overnight. On the other hand, **Objectives** tell us how the community can achieve the long-term or short-term **Goal**. An example that follows the previously mentioned **Goal** may be: 1. To produce an inventory of open space land in the municipality and determine the availability of such land for park development; and, 2. To prioritize potential open land considering proximity to schools, residences and linkages such as trails. In other words, the **Objectives** set a community in the right path toward fulfilling their **Goals**. Some may feel that **Goals** and **Objectives** are just wishes and simply that. Nonetheless, they do provide a

basis for pursuing projects and sound development within the community. Another important part to the Community Comprehensive Plan includes mapping and data collection. For the most part, this task can be done simultaneously with the public input process. A municipal planning commission can collect a myriad of data and mapping resources with available GIS (Geographic Information System) technology and the Internet. County and Regional Planning Agencies usually retain a vast majority of the data needed to complete the Comprehensive Plan that may include current census data, wetlands and floodplain locations, parcel data and the like. This phase of the process is not just a scavenger hunt for data, but it does allow the community to collect as much information as possible to ascertain growth trends, available housing stock, existing and future land use projections and transportation priorities.

In Pennsylvania, the Community Comprehensive Plan should contain the basic components illustrated under Article III, Section 301 of the MPC:

1. A statement of objectives of the municipality concerning its future development, including, but not limited to, the location, character and timing of future development, that may also serve as a statement of community development objectives (as provided in Section 606, MPC).
2. A plan for land use, which may include provisions for the amount, intensity, character and timing of land use proposed for residence, industry, business, agriculture, major traffic and transit facilities, utilities, community facilities, public grounds, parks and recreation, preservation of Prime Agricultural Land, floodplains and other areas of special hazards and other similar uses.
  - 2.1 A plan to meet housing needs of present residents and of those individuals and families anticipated to reside in the municipality. This may include the conservation of presently sound housing, rehabilitation of housing in declining neighborhoods and the accommodation of expected new housing in different dwelling types at appropriate densities for households of all income levels.
3. A plan for movement of people and goods, which may include expressways, highways, local street systems, parking facilities, pedestrian and bikeway systems, public transit routes, terminals, airfields, port facilities, railroad facilities and other similar facilities or uses.
4. A plan for community facilities and utilities, which may include public and private education, recreation, municipal buildings, fire and police stations, libraries, hospitals, water supply and distribution, sewerage and waste treatment, solid waste management, storm drainage and flood management, utility corridors and associated facilities, and other similar facilities and uses.
  - 4.1 A statement of the interrelationships among the various plan components which may include an estimate of the environmental, energy conservation, fiscal, economic development and social

consequences on the municipality.

- 4.2 A discussion of short- and long-range plan implementation strategies, which may include implications for capital improvements programming, new or updated development regulations, and identification of public funds potentially available.
5. A statement indicating that the existing and proposed development of the municipality is compatible with the existing and proposed development and plans in contiguous portions of neighboring municipalities, or a statement indicating measures which have been taken to provide buffers or other transitional devices between disparate uses, and a statement indicating that the existing and proposed development of the municipality is generally consistent with the objectives and plans of the county Comprehensive Plan.
6. A plan for the protection of natural and historic resources to the extent not preempted by Federal or State law. This clause includes, but is not limited to: wetlands and aquifer recharge zones, woodlands, steep slopes, prime agricultural land, flood plains, unique natural areas and historic sites. The plan shall be consistent with and may not exceed those requirements imposed under the following: (i) Act of June 22, 1937 (P.L. 187, No. 394), known as "The Clean Streams Law"; (ii) Act of May 31, 1945 (P.L. 1198, No. 418), known as the "Surface Mining Conservation and Reclamation Act"; (iii) Act of April 27, 1966 (1st Sp. Sess., P.L. 31, No.1), known as "The Bituminous Mine Subsidence and Land Conservation Act"; (iv) Act of September 24, 1968 (P.L. 1040, No. 318), known as "The Coal Refuse Disposal Control Act"; (v) Act of December 19, 1984 (P.L. 1140, No. 223), known as "The Oil and Gas Act"; (vi) Act of December 19, 1984 (P.L. 1093, No. 219), known as "The Noncoal Surface Mining Conservation and Reclamation Act"; (vii) Act of June 30, 1981 (P.L. 128, No. 43), known as "The Agricultural Area Security Law"; (viii) Act of June 10, 1982 (P.L. 454, No. 133), entitled "An Act Protecting Agricultural Operations from Nuisance Suites and Ordinances Under Certain Circumstances"; and (ix) Act of May 20, 1993 (P.L. 12, No. 6), known as "The Nutrient Management Act", regardless of any agricultural operation within the area to be affected by the plan is a concentrated agricultural operation as defined under the act.
7. In addition to any other requirements of the act, a County Comprehensive Plan shall:
  - (i) Identify land uses as they relate to important natural resources and appropriate utilization of existing minerals.
  - (ii) Identify current and proposed land uses which have a regional impact and significance, such as large shopping centers, major industrial parks, mines and related activities, office parks, storage facilities, large residential developments, regional entertainment and recreational complexes, hospitals, airports and port facilities.
  - (iii) Identify a plan for the preservation and enhancement of prime agricultural land and encourage the compatibility of land use regulation

- with existing agricultural operations.
- (iv) Identify a plan for historic preservation.

The Comprehensive Plan shall include a plan for the reliable supply of water, considering current and future water resource availability, uses and limitations, including provisions adequate to protect water supply resources. Any such plan shall be generally consistent with the State Water Plan and any applicable water resources plan adopted by a river basin commission. It shall also contain a statement recognizing that:

- (i) *Lawful activities such as extraction of minerals impact water supply sources and such activities are governed by statutes regulating mineral extraction that specify replacement and restoration of water supplies affected by such activities.*
- (ii) *Commercial agricultural production impact water supply resources.*

The municipal or multi-municipal Comprehensive Plan shall be reviewed at least every ten (10) years. The municipal or multi-municipal plan shall be sent to the governing bodies of contiguous municipalities for review and comment and shall also be sent to the Center for Local Government Services for informational purposes. The municipal or multi-municipal Comprehensive Plan shall also be sent to the county planning commissions, or upon request of a county planning commission, a regional planning commission when the Comprehensive Plan is updated or at ten year intervals, whichever comes first, for review and comment on whether the municipal or multi-municipal Comprehensive Plan remains generally consistent with the county Comprehensive Plan and to indicate where the local plan may deviate from the county Comprehensive Plan.

The municipal, multi-municipal or county Comprehensive Plan may identify those areas where growth and development will occur so that a full range of public infrastructure services, including sewer, water, highways, police and fire protection, public schools, parks, open space and other services can be adequately planned and provided as needed to accommodate growth.

Wysox Township may adopt and amend the Comprehensive Plan as a whole or in part. Before adopting or amending the Comprehensive Plan or any part thereof, the Wysox Township Planning Commission shall hold at least one (1) public meeting before forwarding the proposed Comprehensive Plan or amendment thereof to the Wysox Township Supervisors. In reviewing the proposed Comprehensive Plan, the Township Supervisors shall consider the comments of the county, contiguous municipalities and school district, as well as the public meeting comments and the recommendations of the Wysox Township Planning Commission. The comments from the county, contiguous municipalities and the local school district shall be made to the Township Supervisors within forty-five (45) days of receipt by the Township Supervisors, and the proposed plan or amendment thereto shall not be acted upon until such comment is received. If, however, the contiguous municipalities and the local school district fail to respond within 45 days, the Wysox Township Supervisors may proceed without their comments.

Wysox Township Supervisors shall hold at least one (1) public hearing pursuant to

public notice. If, after the public hearing held on the proposed plan or amendment to the plan, the proposed plan or proposed amendment thereto is substantially revised, the Wysox Township Supervisors shall hold another public hearing, pursuant to public notice, before proceeding to vote on the plan or amendment thereto.

The adoption of the Comprehensive Plan, or any part thereof, or any amendment thereto, shall be by resolution carried by the affirmative votes of not less than a majority of all the members of the Wysox Township Supervisors. The resolution shall refer expressly to the maps, charts, textual matter and other matters intended to form the whole or part of the plan, and the action shall be recorded on the adopted plan or part.

Any subsequent proposed action of Wysox Township Supervisors, its departments, agencies and appointed authorities shall be submitted to the Wysox Township Planning Commission for its recommendations when the proposed action is related to:

- (i) the location, opening, vacation, extension, widening, narrowing, or enlargement of any street, public ground, pierhead or watercourse; or,
- (ii) the location, erection, demolition, removal or sale of any public structure located within Wysox Township; or,
- (iii) the adoption, amendment or repeal of an official map, subdivision and land development ordinance, zoning ordinance or provisions for planned residential development, or capital improvements program; or,
- (iv) the construction, extension or abandonment of any waterline, sewer line or sewage treatment facility.

The recommendations of the Wysox Township Planning Commission, including a specific statement as to whether or not the proposed action is in accordance with the objectives of the formally adopted Comprehensive Plan, shall be made in writing to the Wysox Township Supervisors within 45-days.

The Comprehensive Plan is a living document that will ultimately provide Wysox Township Government with both a short- and long-term implementation strategy for various projects that relate to community development. The Municipalities Planning Code is the State Planning Law that guides and assists the municipality in formulating a document that is consistent with state regulations and the county Comprehensive Plan.

Throughout the following chapters, you, the reader will learn more about Wysox Township's community resources, character, its past, and goals the community has set for itself to progress within the next five to ten years. Some of the goals may seem far-reaching; however, it is the intent of this plan to strive for community betterment and provide a template for guiding Wysox Township's future.

Please keep in mind that many volunteer hours have been dedicated to this effort. The Wysox Township Planning Commission spent numerous hours developing this document and learning more about what municipal Comprehensive Planning entails in Pennsylvania.

In addition, the citizens of Wysox Township should be commended for the time and dedication they offered during the community survey and the Community Visioning Meeting.

#### How Should Wysox Township Use the Comprehensive Plan?

- ❖ Evaluate development proposals consistent with the Goals and Objectives of the Comprehensive Plan.
- ❖ Review zoning changes for consistency with the plan's future land use map.
- ❖ Reference as a basis for zoning ordinance amendments to support the Plan's goals.
- ❖ Determine how land is to be developed or redeveloped in the future.
- ❖ Identify physical improvements -- streets, streetscape and entryways, sidewalks, parks, and public facilities -- proposed to achieve the vision and goals.
- ❖ Consider specific design standards for development and redevelopment throughout the Township.

## 1.2 | The History of Wysox Township

On June 4, 1778, Wysox Township was formed out of survey from the Committee of the Susquehanna Company. The name by which Wysox was known under the Connecticut title was Claverack, derived from the New York town on the Hudson River where the original grantees resided. Claverack is derived from the Dutch "Klauverarch" meaning "clover reach".

Thereafter, the Township of Wysox was established in 1795 from Tioga Township. The name is derived from old Native American words that include: "Wisachgimi" meaning, "place of grapes" and "Wy-sauk" meaning, "canoe harbor." The Township saw its first settler arrive in 1776, by the name of Sebastian Strobe. Isaac Strobe taught the first school in 1790. One decade later Theopolis Moyer built the first framed house. The Township went through a series of land divisions between 1801 and 1841 that split to form the following townships: Rush, Burlington, Athens, Ulster, Towanda, Rome, and Standing Stone.

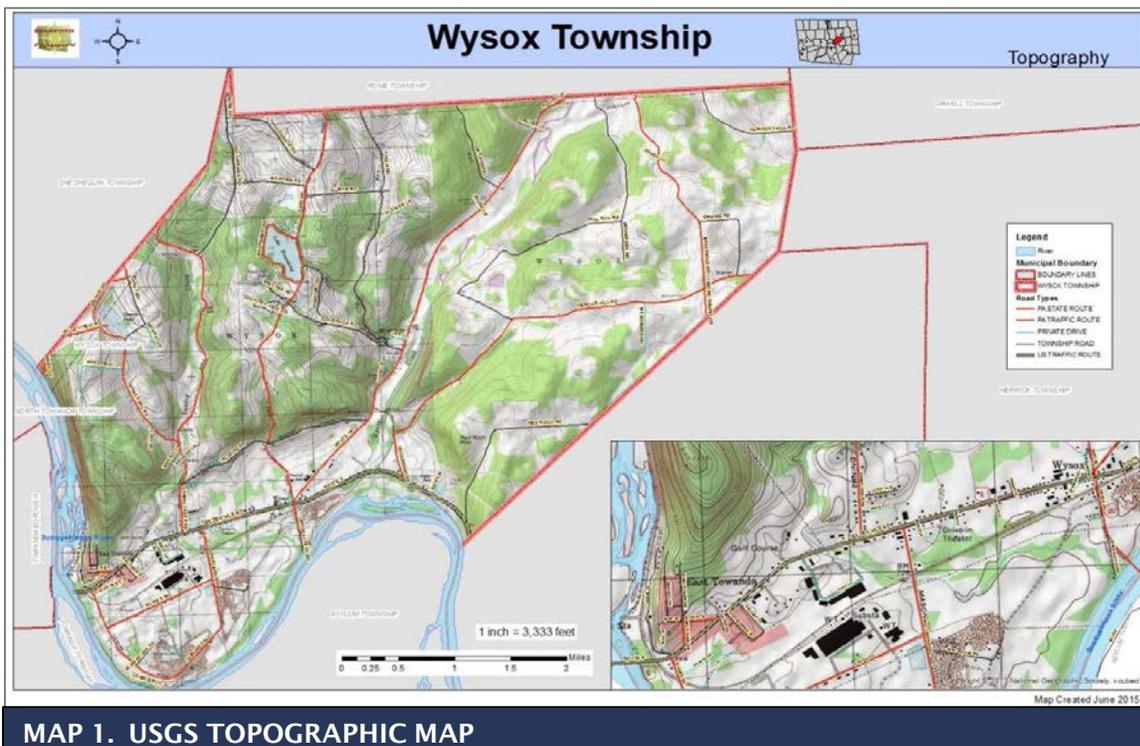
## 1.3 | Wysox Township Geography and Environment

Wysox Township is located in central Bradford County and is considered to be in the heart of the Endless Mountains of Northeastern Pennsylvania. The Township contains

22.72 square miles (approximately 14,540 acres) and is bordered to the north by Rome Township, the west by Susquehanna River, Sheshequin Township, North Towanda Township, Towanda Borough and Towanda Township, to the east by Orwell, Herrick and Standing Stone Townships, and to the south by the Susquehanna River and Asylum Townships.

An examination of the physical features of an area is a critical component of a comprehensive plan. Many of these features affect policy planning significantly because of their impact on the area's development potential. The major limiting features in Wysox Township appear to be topography, particularly the steep slopes of the ridge areas, and soil geology. Other physically-limiting characteristics of the land, such as floodplains and wetlands, have somewhat less impact, although they do exist at various locations throughout the Township.

Topography, the nature of the land surface, determines to a great extent which land can be utilized and developed properly. The more level the land, the more uses the ground can support. The greater the slope, the more restrictive and limited the potential land uses become. As the slope of the land increases, so do the price for development and the impact of such building on the environment. The topography of Wysox Township can best be characterized as river and stream valleys surrounded by rolling hills and mountain ridges. The topography or slope of a sizeable portion of Wysox Township greatly limits development potential but, nonetheless, creates an unusually beautiful landscape. Low lying land for agriculture exists between the ridges, and major residential and commercial activities are found in the valley areas created by the Susquehanna River.

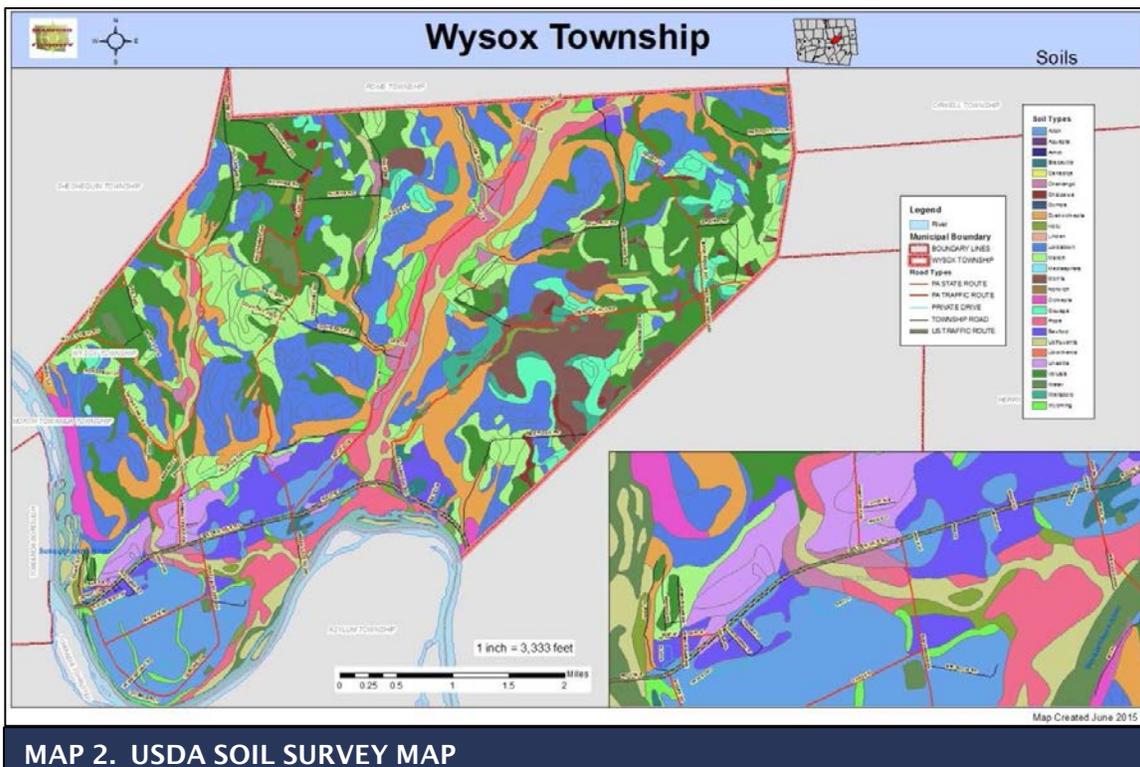


As shown on Map 1, the steepest slopes in the Township are found along the

western boundary abutting the Susquehanna River, east of Towanda Borough, where there is greater than 40% slope. The elevation found at the Foster and Haggerty properties equals approximately 1,355' and drops abruptly from the point to the river bed at 700'. The area between the Susquehanna River and Route 6 and Fifth Avenue is the flattest terrain in the township as a remnant of old river bed. Most of the industrial and commercial development within the township can be found in this area. Elevation ranges from 700'-800' until the elevation begins to roll northward toward Lake Wesauking. State Route 187 runs northeast from the Village of Wysox to the Rome Township Line, just a mile south of Rome Borough, and is situated in low lying area along the Wysox Creek, where the elevation in Myersburg equals approximately 738'. East of S.R. 187, the highest elevation in the Township lies between Red Rock and the Village of Mercur, just west of Keene Summit in Standing Stone Township. The elevation in that particular area reaches a benchmark of 1,466'.

The analysis of soil type and location is also important from several perspectives. Historically, knowledge of soils was necessary from a strictly agricultural viewpoint, but now soils carry implications for development. Construction of buildings, septic tank efficiency and agricultural production are all areas that depend on careful soils analysis for optimum results.

The Soil Conservation Service of the U.S. Department of Agriculture completed and issued its most recent soil survey for Bradford County in 1986. This document shows that there are three major types of generalized soil groupings in Wysox Township. They are Volusia-Mardin-Lordstown (VML), Dystrochrepts-Oquaqa-Wellsboro (DOW), and Alton-Pope-Chenango (APC). Geologic descriptions and some general information about each soil grouping or association follows. Map 2 illustrates the various soils found within the township.



*Volusia-Mardin-Lordstown Soils*: These soils are found on broad hillsides and hilltops dissected by drainageways, with gentle to moderately steep slopes. This grouping is made up of 52% Volusia soils, 14% Mardin soils, 12% Lordstown soils, and 22% minor soils.

Volusia soils are deep and somewhat poorly drained. They have a fragipan and a seasonal high water table. Mardin soils are deep and moderately well drained, and they also have a fragipan and seasonal high water table. Lordstown soils, however, are moderately deep and well drained and do not experience seasonal fluctuations. Minor soils in this grouping include Oquaga, Arnot, Wellsboro and Morris soils and deep Dystrochrepts on uplands; Chippewa soils and Medisaprists in lowlands and swamps; Wyoming, Chenango and Rexford soils on terraces; and Holly and Pope soils and Udifluents on floodplains.

Most of the area with these soils is farmland with the rest being woodland and scattered residential sites. The suitability for cultivated crops and pasture is only "fair to good" in most areas because of the seasonal high water table and moderate depth to bedrock. Suitability of the very stony soils for crops and pasture is poor. Woodland productivity throughout is moderately high to high, with both hardwood and softwood trees being found within these soil types. Moderate depth to bedrock, the seasonal high water table, slow and very slow permeability, and the stony surface, limit non-farm uses of the soils. In particular, the County Soil Survey shows that all of these soils provide severe limitations to the placement and proper functioning of sub-surface sewage disposal systems and for the excavation of basements.

*Dystrochrepts-Oquaga-Wellsboro*: The **second** association of soils is found on mountainsides and in associated stream valleys. These soils are mainly very steep, but some of the soils in the valley areas are nearly level to moderately steep. This soils grouping is composed of about 27% Dystrochrepts, 20% Oquaga soils, 15% Wellsboro soils, and 38% minor soils.

Dystrochrepts are well drained to somewhat excessively drained soils. Oquaga soils are moderately deep and are well drained to somewhat excessively drained. Wellsboro soils are deep and are moderately well drained to somewhat poorly drained. They have a fragipan and a seasonal high water table.

Minor soils in this classification include Ochrepts and Lordstown, Arnot, Mardin, and Morris soils on upland areas, along with Rock outcrop; Wyoming and Chenango soils on terraces; and Udifluents and Linden and Holly soils on floodplains.

Most of the areas in this association are wooded. Some areas have been cleared and are being used for farmland or residential sites. Farmed areas are generally in narrow valleys, usually on floodplains or terraces. These soils are also well suited for wildlife habitat and recreational uses. The soils are generally too steep and stony for cultivated crops and pasture. Woodland productivity is low to high, but harvesting is difficult because of steep slopes, rock outcrops, and the extremely stony surface. The steep slope, the extremely stony surface, and moderate depth to

bedrock limit non- farm uses of the soils. The County Soil Survey indicates that the soils of this grouping also provide “severe” limitations for the construction of dwellings with basements or for the proper functioning of on-site sewage disposal systems. As a result, residential development in areas with these soils should preferably be served by public or package sewage treatment facilities, since it is more difficult to obtain sewage permits.

*Alton-Pope-Chenango*: The **third** association of soils is found on uplands, terraces and floodplains near the Susquehanna River and its larger tributaries such as Wysox and Laning Creeks. The soils on the terraces and nearby uplands are primarily nearly level and gently sloping, but some on side slopes are sloping to very steep. Soils on the floodplains are nearly level. The grouping is made up of about 22% Alton soils, 20% Pope Soils, 15% Chenango soils, and 43% minor soils. Alton soils are deep and are well drained to somewhat excessively drained. Pope soils are also deep and well drained, but are occasionally flooded. Chenango soils are deep and are well drained to somewhat excessively drained.

Minor soils in this association include Unadilla soils on terraces and Lordstown soils on nearby uplands; Rexford and Braceville soils on terraces; and Holly soils and Udifluents on floodplains.

Most of the soils in this classification have been cleared and are used for farmland and residential sites. A small amount is woodland or is idle. Some of the farmland is in dairy farms, and some is used for growing vegetables and small fruits. Suitability for cultivated crops and pasture is good. Woodland productivity is moderately high to high. Flooding and the possibility of contaminating ground water limit non-farm uses of these soils and present severe restrictions to most development, including some installations of sub-surface sewage disposal systems. Only “slight” limitations are presented, however, for the construction of dwellings with basements in the Alton and Chenango soils, according to the County Soil Survey.

Soil types also indicate agricultural production potential. Prime Farmland and Farmland of Statewide Importance have been identified by the Soil Conservation Services in the County’s Soil Survey. When mapped, it is estimated that as much as 74% of the land in Wysox Township shows to be either Prime Farmland or Farmland of Statewide Importance. A brief description of each of these categories, according to the *U.S. Department of Agriculture, Important Farmland Inventory Appendix*, follows.

*Prime Farmland*: Prime farmland is land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber and oilseed crops, and is generally available for such uses. The land could be cropland, pastureland, rangeland, forestland, or other land or water.

According to the Soil Survey, a total of eight (8) soil groups qualify as prime farmland soils in Bradford County. They include **Alton** gravelly sandy loam, **Braceville** silt loam, **Chenango** gravelly loam, **Linden** soils, **Lordstown** channery silt loam, **Mardin** channery silt loam, **Pope** soils, and **Wellsboro** channery silt loam. Slopes for these soils range from 0 to 8 percent. Most areas of these soils are used

for cultivated crops. A few areas are pasture, a few are woodlands, and some provide habitat for wildlife. Where the soils are cultivated, the erosion hazard is slight to moderate. Cover crops, crop rotation, and the use of crop residue and manure control erosion, increase available water capacity, and help maintain organic matter content. In many cases, yields decrease during dry years because of the low to moderate available water capacity. And, in some instances, the gravelly surface interferes with seeding and mechanical harvesting of crops.

*Additional Farmland of Statewide Importance:* This land, in addition to prime farmland, is farmland of statewide significance for its ability to produce food, feed, fiber, forage and oilseed crops.

Another fifteen (15) soil groups qualify as additional farmland of statewide importance, according to the County Soil Survey. They include **Holly** soils, **Lordstown** channery siltloam, **Oquaga** channery silt loam, **Rexford** silt loam, **Volusia** channery silt loam, **Wellsboro** channery silt loam, and **Wyoming** gravelly sandy loam. Slopes of these soils range from 3 to 15 percent. Typically, many of these soils areas are used for cultivated crops and hayland, and many for pasture. A few areas are used for woodland, and the rest produce wildlife habitat. Erosion hazard for cultivated areas is generally moderate to severe. Use of crop residue, strip cropping, crop rotation, minimum tillage, and diversions reduce run-off and control erosion. Bedrock may however hinder the construction of diversions. The single biggest difference between these soils and prime farmland soils is the slope. Crops are more difficult to plant and harvest as the slope of the land increases, and yields are therefore lower in these areas. Nonetheless, a substantial volume and a great variety of crops are produced in these areas.

Approximately 22.16% of Township land (or approximately 3,223.5 acres) is considered Prime Farmland. As might be expected, the bulk of these prime soils are found along the valleys and floodplains of the Susquehanna River and major tributaries such as Laning and Wysox Creeks.

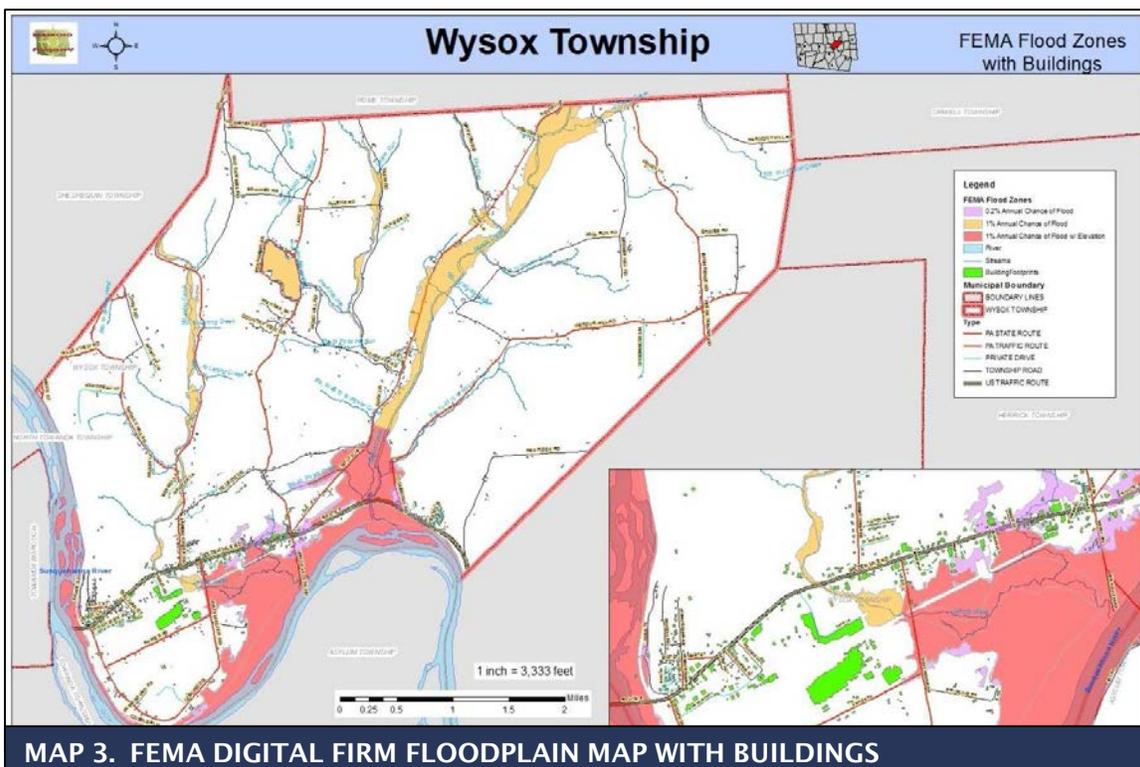
Several other small areas of high quality soils are scattered throughout the plateaus and terraces of the upland areas of the Township on both east and west of Wysox Creek. One area in particular, the area surrounding Craftmaster Rd., Shiner Rd. and Leisure Dr., zoned **Manufacturing**, contains a large percentage of Alton soils which are considered Prime Farmland Soils.

The remaining 50% of the land designated as valuable farmland (another 7,524.4 acres) is classified as having Statewide Importance. These soils are primarily found in the upper half of the Township, north of U.S. Route 6, in the upland areas of the municipality, on both sides of the Wysox Creek, although there are a few rather sizeable pockets of these soils around Lake Wesauking, Shores Pond, Mercur and Red Rock areas.

A comparatively modest portion of the Township is considered to be in a floodplain according to the flood maps prepared for the municipality by the Federal Insurance Administration (FIA), predecessor of the Federal Emergency Management Agency,

and administrator of the National Flood Insurance Program (NFIP). As a participant in the National Flood Insurance Program, detailed flood maps were prepared for the Township by FIA for all of the major streams and watercourses. These maps illustrate the areas of the community, which would be inundated during floods of a 100- (Zones A & AE - 0.1%) and 500-year (0.2%) frequency. The area most prone to flooding lies within the low lying areas along the Susquehanna River and Wysox Creek.

For regulatory purposes, the 100-year flood elevations are used. In order to maintain its eligibility in the NFIP, the Township must regulate development occurring in the 100-year floodplain areas of the community. In October 1994, the Supervisors adopted provisions aimed at discouraging the placement of vulnerable developments and the investment of sizeable sums of money in these susceptible areas. Again, due to the updates of the FIRM mapping in 2012, the Supervisors adopted a Level “D” type Floodplain Ordinance on September 9, 2014. The regulations are a “stand alone” ordinance separate from the township zoning ordinance.



Map 3 – FEMA Digital FIRM Floodplain Mapping - is a representation of the new digital floodplain mapping data that went into effect after September 9, 2014. Back in April 2012, FEMA began the process in Bradford County updating all Flood Insurance Studies (FIS) and Flood Insurance Rate Maps (FIRM) for all municipalities. The (FIS) is the narrative report of the community’s flood hazards that contains prior flooding information, description of flooding sources, information on flood protection measures and description of hydrologic and hydraulic methods used in the study. The (FIRM) illustrates the extent of flood hazards by depicting flood risk zones and Special Flood Hazard Areas and is used with the (FIS) to determine the most

appropriate floodplain development regulations to apply in each zone. Basic Zone Classifications include Zone “A” – the area inundated by the 1% annual chance flooding for which no Base Flood Elevations have been determined, and Zone “C or X” – areas determined to be outside 500-year floodplain determined to be outside the 1% and .2% annual chance floodplain. Municipalities and/or residents could have appealed the proposed floodplain designations in October 2013 for a period of 90-days. It is unknown whether anyone appealed the proposed floodplain designations in Wysox Township.

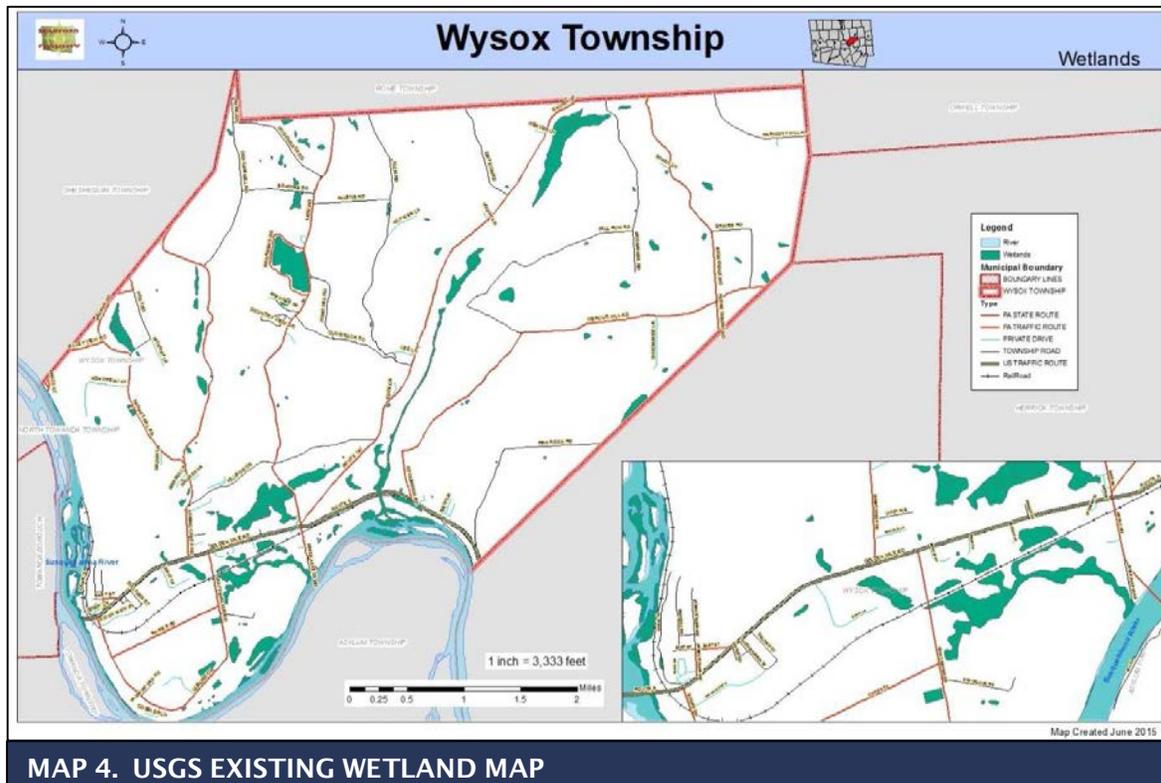
Throughout 2013, the preliminary or proposed FIRM Floodplain Mapping had been shared with all Bradford County municipalities. An official Letter of Final Determination (LFD) was issued on April 16, 2014 and, once effective, each community was required to submit an adopted, compliant floodplain ordinance to FEMA within six months, or by October 16, 2014. Failure to do so will suspend the municipality from the National Flood Insurance Program. Wysox Township adopted suggested provisions meeting minimum requirements of the NFIP and the PA Floodplain Management Act (1978-166), Section 60.3 (d.).

The flood maps prepared for the Township further divide the 100-year floodplain into various categories based on intensity of flooding and the availability of detailed study areas. (Zones A and AE respectively). The first area, the Zones A or AE with Floodway, represents that portion of the floodplain, which carries the greatest volume of water during a 100-year flood. This area is almost always immediately adjacent to the stream channel and it also must accommodate the highest velocity of flow during a flood event. For this reason, new structural development is prohibited from locating here. It would be virtually impossible to construct a building or structure in this area that could withstand both the hydro-dynamic and hydrostatic forces of a 100-year flood. On the other hand, several different types of non-structural development could be located in a floodway, including a variety of recreational uses and accessory parking areas.

The remainder of the 100-year floodplain is identified as the flood fringe area. These areas of the floodplain also experience flooding during a 100-year event and in many cases such flooding can reach substantial depths, but they do not carry the intense current or flow found in the floodway. Therefore, residential development may be permitted in these areas, so long as it is flood proofed or elevated, so that its first floor is at or above the elevation of the 100-year flood and commercial development may be permitted if it is totally flood proofed. Zone X areas are determined to be outside within the 500-year floodplain. Within Wysox Twp., upon further inspection of the floodplain and building footprints, a total of (54) structures are considered within the 100-year floodplain and (60) within the 500-year floodplain boundaries. Further analysis reveals that within the 100-year floodplain, approximately (20) homes, (9) businesses and (25) pole barn structures are vulnerable and within the 500-year floodplain, (16) houses, (36) businesses and (8) pole barn structures can be considered Zone X. Smaller accessory structures such as sheds have been excluded from this analysis.

In addition, as shown on Map 4, the Township also contains several areas which have soils indicating the possibility of wetlands. However, wetlands involve more than

soils; in particular, they may also constitute areas inundated by surface water, groundwater or a combination of both. They may also include distinct vegetation or hydrophytes. These too are areas where development should be avoided, since they may very well support fish and wildlife habitat, further protect from floods and erosion and protect water quality. Areas containing hydric soils, or soils characterized by an abundance of moisture, can be found scattered throughout the Township, but are located in almost every case in close proximity to a stream or watercourse.



Wetlands are a valuable resource for a municipality and should be protected from encroachment to the extent that such is possible. In Wysox Township, three wetland systems have been identified as being present throughout the municipality, including **Riverine**, **Lacustrine** and **Palustrine** and are mainly considered freshwater. **Riverine** corresponds to rivers and streams, Lacustrine are identified as lakes, reservoirs and large ponds and Palustrine systems include marshes, bogs, swamps and small, shallow ponds. These may also be further divided into subsystems, but, for the purpose of this plan, the major systems shall be identified as present for future planning decisions. Out of 14,540 total acres, approximately 1,041 acres are considered wetlands according to the National Wetlands Inventory, or 7.15 % of the land area of the township.

In the 2005 Bradford County Natural Area Inventory, the document identifies: “Wysox Township is a mixture of agricultural fields and large unfragmented forests, and borders the Susquehanna River. Several of the forest blocks in the Township are over a square mile in area, many of which connect to form portions of natural wildlife corridors through the Township to the Susquehanna River. These large blocks of forest should be preserved intact by avoiding unnecessary fragmentation of the landscape with additional roads and building developments. Where the Susquehanna River floodplain is wide and flat, the river typically has a narrow strip of trees between adjacent agricultural fields and the river edge. Conversely, they are deeply forested where extreme slopes have prevented agriculture. Maintaining an intact, forested floodplain along the river can preserve much of the Township’s important biodiversity. Floodplains along the Susquehanna River should be excluded from future development. Forested buffers should be maintained, widened and created where absent along the length of the river with logging operations minimizing cutting within 100 meters of the river edge. Future biological surveys in the Township could focus on the Township’s large forested blocks, especially in conjunction with streams and ravines. Oxbows, islands and steep slopes along the Susquehanna River and Wysox Creek floodplains are also high priorities for future biological surveys. Conservation efforts within the Township could focus on reforesting portions of the banks of Wysox Creek and the Susquehanna River that lack adequate forested buffers.”

**Wetlands typically fall within one of the following four categories:**

- (1) Areas with both hydrophytes and hydric soils (e.g. marshes, swamps and bogs),
- (2) Areas without hydrophytes and hydric soils (e.g. farmed wetlands),
- (3) Areas without soils but with hydrophytes (e.g. seaweed covered rocky shores), and
- (4) Periodically flooded areas.

**Pennsylvania’s Wetlands:  
Current Status and Recent Trends**

Wysox Township is an area of great natural beauty and still contains a significant amount of wooded or forested lands, steep slope and sizeable areas of prime farmland and farmland of statewide importance. The Susquehanna River, Laning and Wysox Creeks are tributaries that can be, at times, both a benefit and burden, but are integral to groundwater recharge, recreational opportunities and conveyance of runoff.

Considering soils, wetlands, and floodplain as integral parts of the overall environment within the township, future planning should consider preserving and even enhancing these areas for the protection of life and property, protection of aquifers and potable water sources, and for educating future generations on the value of discouraging encroachment upon valuable shores, streams and wetlands.

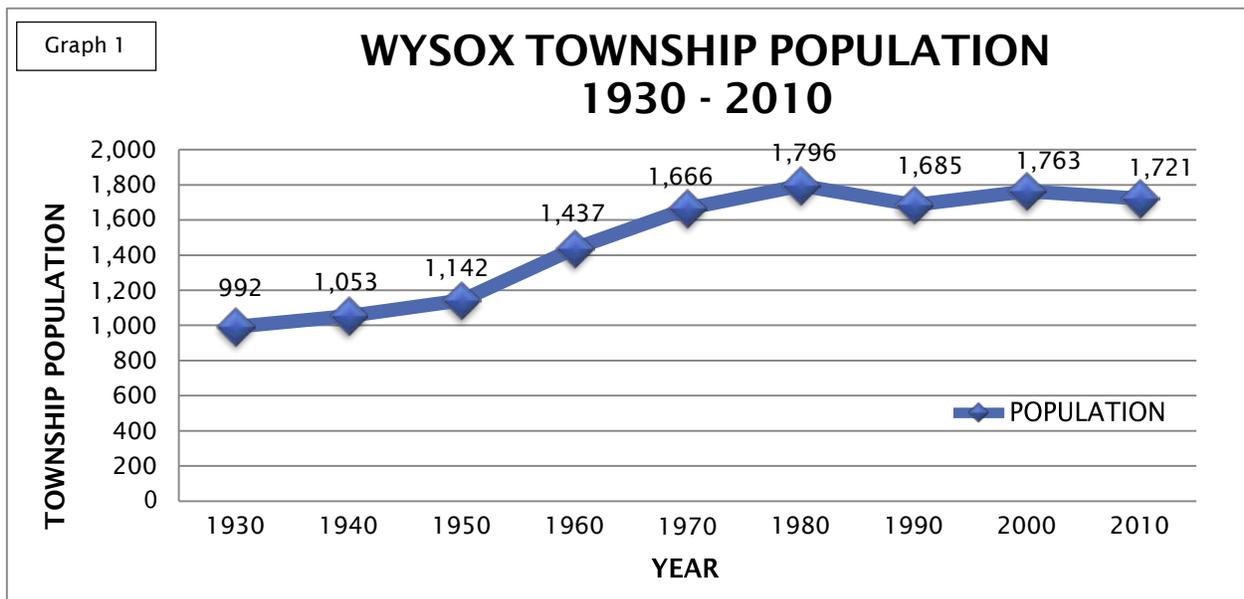
## Chapter Two

### Population Trends

#### 2.1 | Population, Age, Gender & Race

Within the framework of any Community Comprehensive Plan, one can observe the most basic and fundamental approach towards measuring community growth, which is through the population component. The population component illustrates overall population growth or decline, demographic comparisons with surrounding communities, age and racial distribution, gender specific population distribution and the like. In addition, local population trends may also compare with or diverge from regional or national population trends. We analyze these trends to explain growth or decline in a specific municipality along with historical data. This component of the Community Comprehensive Plan will outline population trends in Wysox Township and compare those with the surrounding Central Bradford County communities.

In the 2010 Census, Wysox Township was one (1) of twenty-six (26) municipalities in Bradford County that sustained population decline since 2000 at (-2.4%). Wysox Township is the 4<sup>th</sup> most populated township and 7<sup>th</sup> most populated municipality within Bradford County. Within Central Bradford County, Wysox Township makes up 21.56% of the total population of the region, considering total population of Asylum Township, Towanda Borough, Towanda Township and North Towanda Twp.



From 1930 to 1980, the township experienced a progressive increase in population with 44.7% growth over that 50 year period. The largest growth period occurred from 1950 to 1980, where the population of Wysox Township steadily ascended from 1,142 to 1,796, an approximately 36.4% increase within that specific 30 year

period. The 1983 Wysox Township Comprehensive Plan attributed this as a “natural increase rather than net migration”. Then, from 1980 to present, population decreased from 1,796 in 1980 down to 1,721 in 2010, a percentage loss of -4.3%.

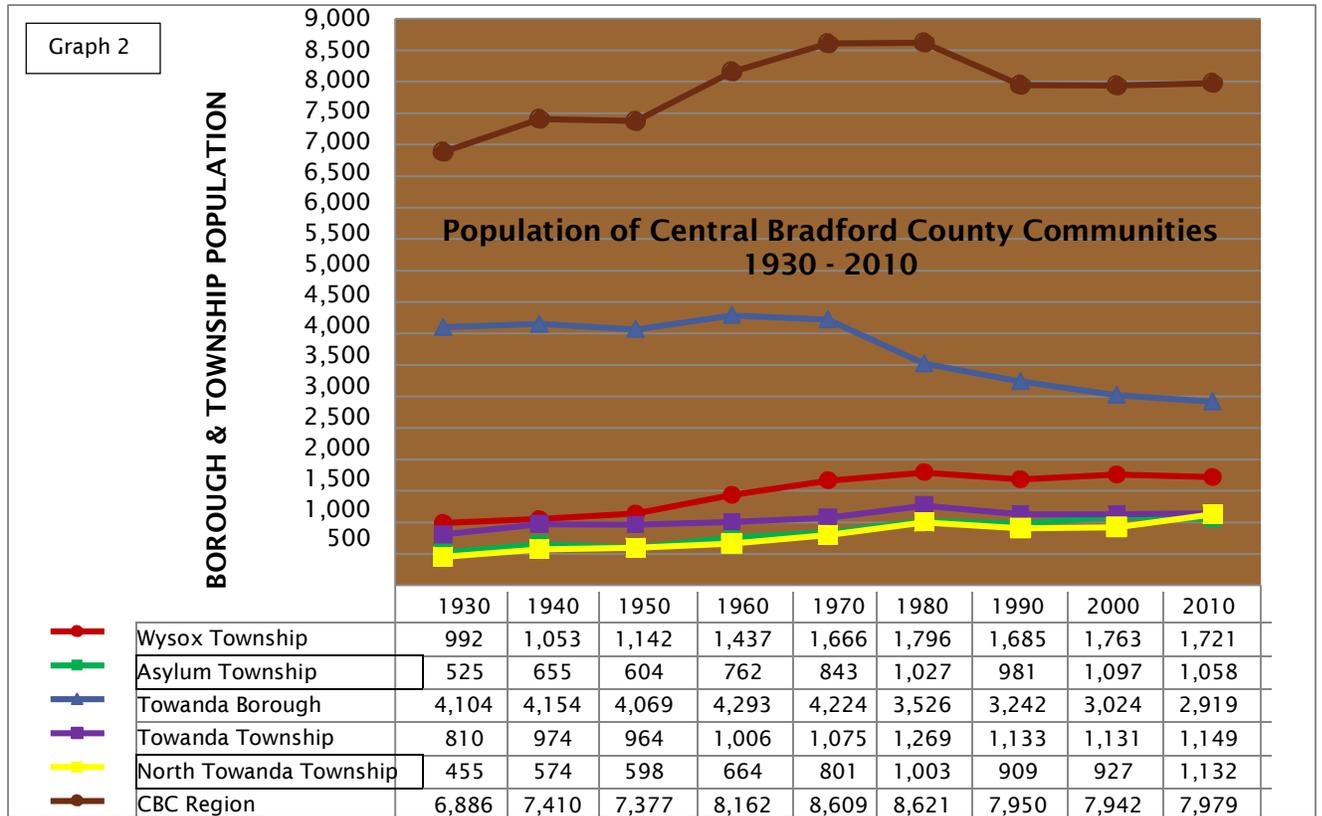
Wysox Township has been considered one of the most active and developing municipalities in the Central Bradford County region, especially with development potential on State Route 6, otherwise known as the “Golden Mile”. Masonite Corporation, now known as Jeld-Wen (formerly Craftmaster), employs approximately 450 people and manufactures interior doors and exterior composite trim and exterior panels, came to Wysox in the 1960s and began the development trend that the township has experienced over the past few decades.

State Route 6 and 187 are the main thoroughfares that provide east/west and north/south passage through the township and connect travelers to Towanda, Binghamton and Scranton/Wilkes-Barre. These two state highways accommodate both automobile and commercial truck traffic, making Wysox Township an attractive place to establish industrial or business locations with ample services. In addition, these routes make travel to commercial and tourist centers such as Elmira/Horseheads, Binghamton, Ithaca and the Finger Lakes Region fairly simple within a forty-five minute to an hour drive from the township.

YEAR	Wysox Township			Bradford County		
	Change			Change		
	Population	Number	Percent	Population	Number	Percent
1930	992			49,039		
1940	1,053	61	5.79%	50,615	1,576	3.21%
1950	1,142	89	7.79%	51,722	1,107	2.19%
1960	1,437	295	20.5%	54,925	3,203	6.19%
1970	1,666	229	13.74%	57,962	3,037	5.53%
1980	1,796	130	7.24%	62,919	4,957	8.55%
1990	1,685	-111	-6.59%	60,967	-1,952	-3.10%
2000	1,763	78	4.42%	62,761	1,794	2.94%
2010	1,721	-42	-2.44%	62,622	-139	-0.22%
<b>Change, 1930-2010</b>		<b>729</b>	<b>42.35%</b>		<b>13,358</b>	<b>27.07%</b>

Table 1 above compares Wysox Township growth with the rate of growth for Bradford County over the past 80 years. Overall, Bradford County has sustained a moderately growing population over the years, with a total population of 62,622 in the 2010 Census. The Central Bradford County region is generally no exception to this trend, with a total population of 7,979 in 2010 or 12.74% of the total Bradford County population.

With the exception of Towanda Borough, the three townships that comprise the Central Bradford County region all exhibit slight growth since 1930. Between 1950 and 1990, the region experienced its peak population of 7,766 people, and since that time, regional population has stabilized as illustrated in Graph 2 below.



Several trends continue to contribute to this population shift, as illustrated above, from built-up boroughs to surrounding rural townships, including the age of housing in the boroughs vs. the possibility of building a new home in a township. Additionally, property owners that purchase or subdivide larger lots for home development can designate the property in Clean and Green as a preferential tax assessment. Generally, residents in rural areas of Bradford County desire to live on larger properties that provide a buffer of open space and woodland, with abundant areas for hunting and other outdoor activities, which, in the case of Wysox Township, is still plentiful. Lastly, local tax rates in rural townships tend to be more affordable due to lack of municipal services such as sewer and water availability.

Wysox Township adopted its last major zoning update on June 7, 1994, as it provides a mix of residential, agricultural, manufacturing and commercial zoning districts. The zoning ordinance also considers Special Residential zoning designations surrounding the Lake Wesauking community. Of course, the most of the manufacturing and commercial areas along State Route 6 include both sewer and water service along with natural gas utility distribution lines. Both zoning and infrastructure service areas have directed most development between the Route 6 corridor and Susquehanna River.

One significant factor that has now entered into anticipating development outside the boroughs is the price of land associated with mineral or subsurface values related to natural gas development. Much of the eastern portion and smaller segment of the western side of Wysox Township are influenced by established production units. With the initial boom of natural gas exploration that occurred in the mid- to late-2000's, built up, urbanized areas within Bradford County became an attractive living option for natural gas employees and subcontractors due to the lack of available housing within the county. Larger landowners have become protective of their land holdings that specifically include leased areas for potential gas exploration and production. This comprehensive plan update will explore natural resource extraction later in subsequent chapter; however, Bradford County municipalities cannot ignore natural gas exploration and other forms of resource extraction as a consideration while analyzing demographic trends.

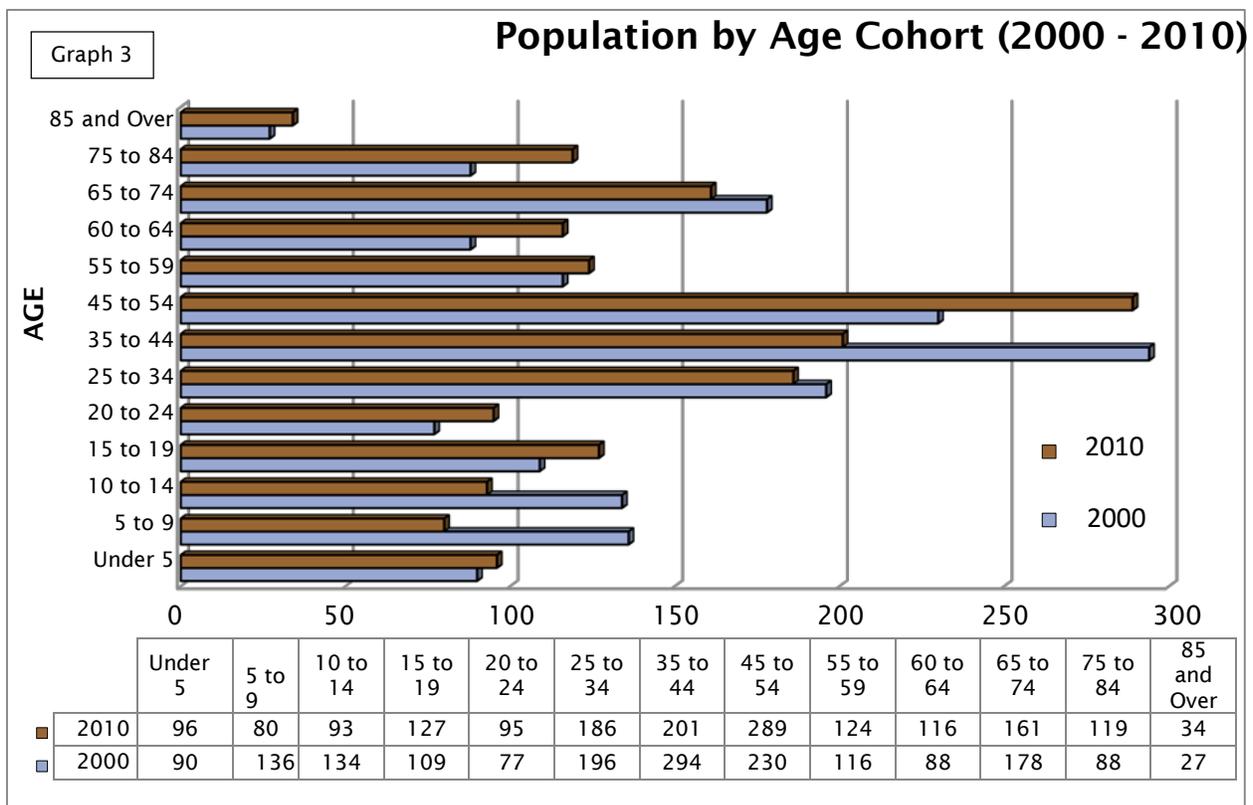
Historically, the overall population trend of Central Bradford County over the past eighty years exhibits some similarities to national population trends during this time period. After World War II, population in many cities expanded into the suburbs as men came home from the war to begin raising families, the national economy grew stronger, industrial expansion began to shift towards service-oriented business. This type of urban population growth seemed prevalent in Bradford County as a population shift has also occurred from built-up boroughs to the rural townships. The "baby boom era" impacted the Central Bradford County region between 1950 and 1980, however, after 1980, population began to increase slightly as a result of urban expansion into surrounding rural townships. Average family size became smaller and the automobile began to show its powerful presence in the United States and in this region, as people began to move out of urban places such as the smaller, densely populated boroughs. The railroad industry, although present and originally utilized for the logging industry here in Bradford County, never seemed to gather momentum, as the automobile quickly became the mode of transportation that moved goods and services out of the urban centers into the rural fringe. The railroad has made resurgence in Central Bradford County, along the Norfolk Southern line, for businesses principally related to the natural gas industry.

Regarding population density, Wysox Township retains the 4th highest population density for all townships within Bradford County, with a total area of 22.72 mi.<sup>2</sup> and a population density of 75.7 persons/mi.<sup>2</sup>. It also ranks as the 4<sup>th</sup> densely populated out of the five Central Bradford communities, with Towanda Borough at 2,547.4 persons/mi.<sup>2</sup>, North Towanda Township at 129.9 persons/mi.<sup>2</sup>, Towanda Township at 75.9 persons/mi.<sup>2</sup> and Asylum Township at 42.1 persons/mi.<sup>2</sup>. Out of the fifty-one municipalities within Bradford County, Wysox Township is ranked 26<sup>th</sup> in land size, with Overton Township being the largest at 47 mi.<sup>2</sup> and the smallest being New Albany Borough at 0.5 mi.<sup>2</sup>.

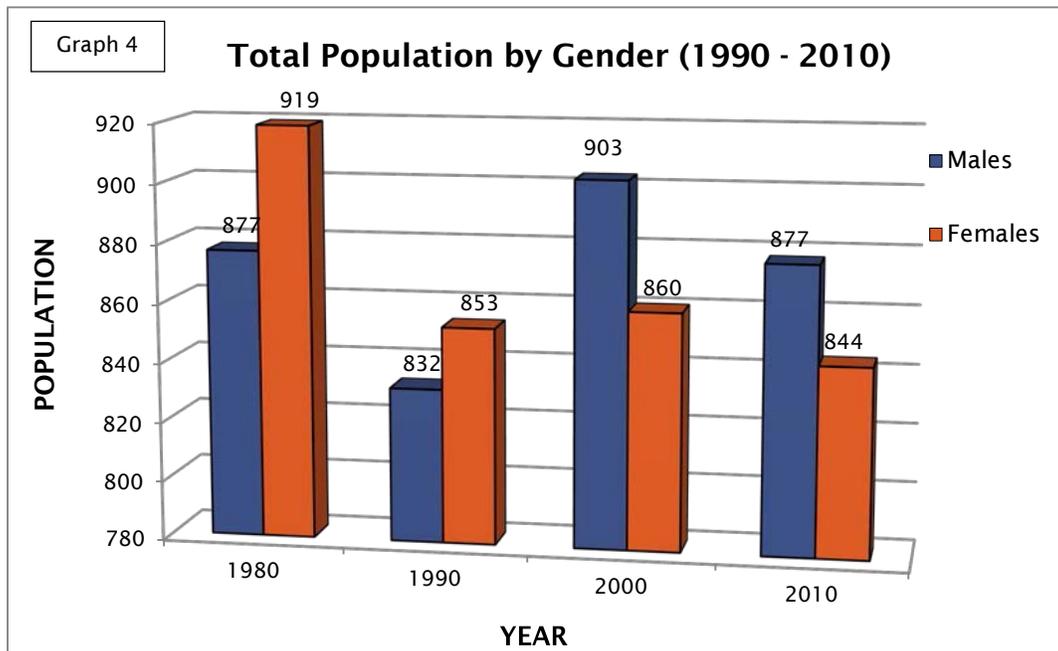
Age and gender are also important influences on the future growth and development of a community. The following, Graphs 3 and 4, will now provide analysis of age and gender distribution within the township from 2000 to 2010. By observing the trends with age cohort, the first noticeable pattern that emerges is the loss in population within the 5 to 9 and 10 to 14 age cohorts. The 5 to 9 cohort lost 41.1% of its population along with a 30.6% loss within the 10 to 14 age cohort. This is concerning since these particular age cohorts usually indicate the level of

replacement population in a growing community. In addition, there has been a stable shift in population over the last decade from the 35 to 44 age cohort into the 45 to 54 age cohort sustaining a working population that may be considered “empty nesters” and anticipate retirement within the next 10 to 15 years. The 35 to 44 age cohort decreased by 31.6% as the 45 to 54 age cohort increased by 20.4%. The Wysox Township population continues to age and much younger populations are not replacing the older cohorts. Back in the 1983 Comprehensive Plan, cohorts between the ages of 0 to 19 years equaled a total of 34.1% of the township population as opposed to the most current cohort population of 23.0%. Again, comparing the 20 to 59 cohorts, in 1983 the percentage of population was 51.4% and now remains stable at 51.9%. However, the percentage of population over 60 years of age increased from 14.4% of the township population to 23% currently.

Median age also increased from the last comprehensive plan in 1983 from 29 years of age to 44.6 in the 2010 Census for Wysox Township. Comparatively, the other Central Bradford County communities, with the exception of Towanda Borough, exhibit a slightly older median in 2010 with Towanda Borough at 38.7, Towanda Township at 45.5, Asylum Township at 46.8 and North Towanda Township at 50.6.

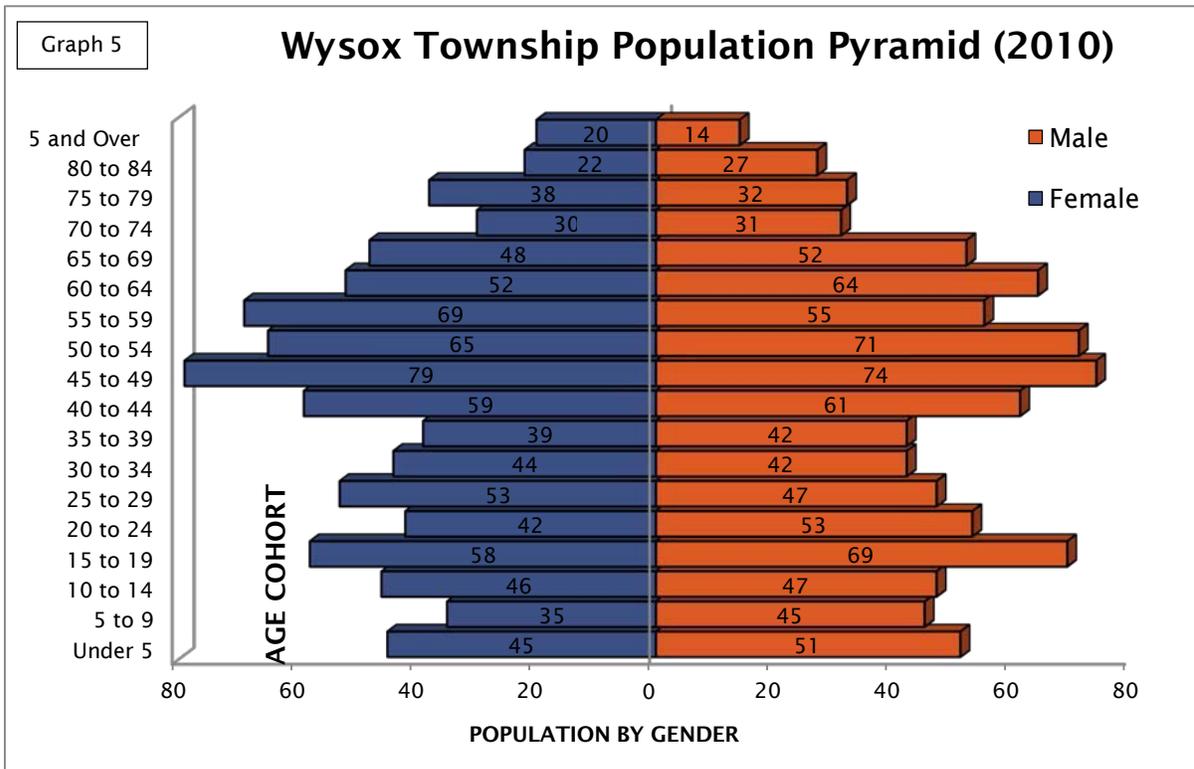


Graph 4 illustrates the difference of males and females within the township from the 1980 census to present. This graph illustrates the margin of women to men over a forty year time frame. Since 1980, a pattern emerges, where, with the population of males versus females fluctuates from 1980 as females lead population for two decades, then decline twenty years that follow. The female population has taken an 8.8% decrease over forty years and male population fluctuated over the period, but ultimately levels back to 1980 totals.



To take this analysis a step further, a Population Pyramid divides both male and female genders by age cohort to give a better sense of these apparent trends in male decreases and female increases at least within the last ten years. Graph 5 (below) illustrates the population pyramid for the 2010 Census period in Wysox Township.

The Population Pyramid confirms several trends that are reminiscent of other municipalities within Bradford County that population is aging, especially within the cohorts of 40 to 69, or 43.5% of the total population. Also, both males and females under the age of 14 only comprise the township of 15.6% of its population and the middle age category for both genders. It seems apparent that the younger population will not replenish the older population at this rate, especially with the lower percentage of women in their child-bearing years, 15 to 44 are at 17.1% of the population. Both men and women over the age of 70 are aging at a consistent rate as one gender is not outliving the other at this time. A healthy replacement population would demonstrate a much wider base of the pyramid, therefore, providing younger children for future growth of the township.



Wysox Township is an aging community and continues to follow this trend despite population changes that came with the natural gas boom. Any population change that came about due to exploration in the Marcellus Shale has been temporary and may fluctuate over time due to change in natural gas prices, market conditions, changes in environmental laws and taxation on the state level.

Additionally, there are statistics regarding race and ethnicity to round out the Population component. Wysox Township retains a primarily Caucasian population with very small percentages of various ethnicities and races. The 2010 Census reflects that Wysox Township comprises a 96.7% population, or 1,664 residents, as Caucasian and 0.3% Black or African American, 0.5% American Indian or Alaskan Native, 0.6% Asian and 0.7% Some Other Race. The Hispanic and Latino population equally indicates a nominal impact on the population as a whole at 1.4%. In sum, Wysox Township continues to lack a diverse population with such an uneven distribution of ethnicities.

## 2.2 | Household Income & Educational Attainment

The Median Household Income for Wysox Township is the 2<sup>nd</sup> highest among the Central Bradford County communities at \$56,711.00, which is 17.2% greater than the Median Income for Bradford County and 7.34% higher than the state median. Table 2 illustrates these values for Pennsylvania, Bradford County and the Central Bradford County communities:

<b>Municipality</b>	<b>Income</b>
<b>PENNSYLVANIA</b>	<b>\$ 52,548.00</b>
<b>BRADFORD COUNTY</b>	<b>\$ 46,963.00</b>
<b>Wysox Township</b>	<b>\$ 56,711.00</b>
Asylum Township	\$ 59,130.00
Towanda Borough	\$ 44,591.00
Towanda Township	\$ 49,583.00
North Towanda Township	\$ 24,440.00

Lastly, educational attainment reflects the levels of schooling the township residents have achieved and gives a better impression of the percentage of people that fall into the skilled and unskilled labor force as it relates to Household Income. Table 3 below illustrates the comparison of population ages 18 to 24 and over 25 for Pennsylvania, Bradford County and the Central Bradford County communities:

<b>Municipality</b>	<b>Population 18 - 24</b>		<b>Population 25+</b>			
	<b>High School Graduate*</b>	<b>Bachelor Degree or Higher</b>	<b>High School Graduate*</b>	<b>Bachelor Degree</b>	<b>Associates Degree</b>	<b>Graduate or Professional Degree</b>
<b>PENNSYLVANIA</b>	<b>31.3%</b>	<b>11.5%</b>	<b>37.0%</b>	<b>16.9%</b>	<b>7.6%</b>	<b>10.7%</b>
<b>Bradford County</b>	<b>36.3%</b>	<b>7.8%</b>	<b>47.8%</b>	<b>11.3%</b>	<b>8.1%</b>	<b>5.8%</b>
<b>Wysox Township</b>	<b>45.6%</b>	<b>16.8%</b>	<b>38.1%</b>	<b>16.1%</b>	<b>9.1%</b>	<b>5.3%</b>
Asylum Township	44.6%	14.3%	43.4%	12.8%	6.3%	5.6%
Towanda Borough	27.3%	10.6%	42.1%	19.1%	5.4%	9.5%
Towanda Township	51.4%	8.3%	49.5%	13.8%	7.2%	2.1%
North Towanda Township	62.9%	0.0%	33.2%	8.7%	8.2%	7.9%

*\*Includes Equivalency*

Wysox Township population between 18 to 24 years of age are slightly higher than both Pennsylvania and Bradford County percentages of High School graduates and those that have achieved Bachelor Degrees or higher.

Those over 25 years of age marginally exceed Pennsylvania percentages for High School degrees, conversely, Bachelor Degrees are slightly under the state percentage, but more than the total for Bradford County. At 5.3% with Graduate and Professional degrees, Wysox Township falls below percentages for Pennsylvania, Bradford County and the Central Bradford County communities except for Towanda Township.

The Educational Attainment data indicates that Wysox Township and the Central Bradford County region possess an educated population for both wage-earning and professional positions working in a variety of technical and non-technical labor, whether it is a Jeld-Wen (Wysox Twp.), Panda Powerplant (Asylum Twp.), DuPont (N. Towanda Twp.), Global Tungsten Products (Towanda), Robert Packer Hospital (Sayre Borough), Guthrie Clinic (Sayre), Guthrie Clinic (Memorial Hospital) or other regional employers in New York State chose to live in Wysox Township. This well-educated group may also become candidates for positions in various

sectors of the natural gas industry, whether is related to pipelines, compressors, rig exploration and any other spin-off industry related to power generation.

### 2.3 | Population Summary & Key Points

Over the past eighty years, Wysox Township has exhibited a growth reminiscent of other outlying rural townships, where Wysox Township is in close to a population center and county seat such as Towanda Borough. Most of the township’s population growth occurred between 1930 and 1980 and stabilized over the past 30 years. Wysox Township is not the largest municipality in land area, but it does provide developable area along the “GoldenMile” of State Route 6 and 187, as long as proposed development remains

outside of vulnerable flood zones along Wysox or Lanning Creeks and even the Susquehanna River. Masonite Corporation, now known as Jeld-Wen, paved the way for other development within the township, triggering other growth and development throughout the township. Thereafter, commercial development along Route 6 followed as the Bradford Towne Center provides a commercial anchor for newer development opportunities, with more recent development interest from the Fairfield Inn and Sheetz. Wysox Township is situated in a unique position with accessible transportation corridors and available infrastructure for the community to grow even further.

The natural gas industry, since 2008, triggered rapid population growth within the Central Bradford County region, but never reached a point that effected increased school population or permanent residency for most industry workers.

#### Key Wysox Township Population Statistics (2010)

- ❖ Population: **1,721**
- ❖ Land Area: **22.72 mi.<sup>2</sup>**
- ❖ Population Density: **75.7 persons/mi.<sup>2</sup>**
- ❖ Population Change (2000-2010): **-2.44%**
- ❖ Median Age: **44.6**
- ❖ Male Population: **877**
- ❖ Female Population: **844**
- ❖ High School Graduates (18-24): **45.6%**
- ❖ Graduate/Professional Degree (25+): **5.3%**
- ❖ Median Household Income: **\$56,711.00**

## Chapter Three

### Housing Trends

#### 3.1 | Housing Ownership, Units & Age

Available housing options affect all aspects of life in a municipality, which ultimately relates to the overall standard of living, quality of life and community's economic stability. Wysox Township has experienced modest housing growth compared to other municipalities in Bradford County. Within the past two decades, proposals such as the Fencelor Development, south of Lake Wesauking, involved a subdivision of over 20 parcels for residential development along with Country View Drive, its main access off of Lake Rd. (S.R. 1028). Another proposal, granted Preliminary Approval in mid-2015, located on Laning Creek Road, will provide an additional 15 parcels for single-family residences. As the last chapter indicates, over the past twenty years, the township population has continued to age as population decreased by just 2.09%. Wysox Township retains some variety of housing options ranging from mobile homes, single-family detached structures, farmsteads, however, multi-family housing choices may have the potential to expand potential housing opportunities within designated zoning districts. Opportunities may exist to expand housing type, especially related to multifamily residence options such as townhouse development.

Further, the Pennsylvania Municipalities Planning Code requires that, *“a plan meet the housing needs for those present in addition to future residents, conservation of presently sound housing, rehabilitation of housing in declining neighbor hoods and the accommodation of expected new housing in different dwelling types and at appropriate densities for households of all income levels”*.

Considering the size of Wysox Township, available infrastructure, major transportation routes and the proximity to the County seat of Towanda, the municipality exhibits some suburban, but mostly rural characteristics. Overall, the basic element of a housing plan may be daunting to achieve, especially where all types of housing are to be considered for a mix of income levels throughout its 22.72 mi.<sup>2</sup>. The most current zoning ordinance allows for various types of housing within the **Conservation/Open Space (CO)**, **Agricultural Residential (AR)**, **Low Density Residential (R-1)**, **Medium/High Density Residential (R-2)**, **Special Residential (SR)**, **Limited Commercial/Residential (CR)**, and the **Commercial General (CG)** districts. **The General Manufacturing (M-1)** district does not permit residential uses for their intended purpose, but does allow dwelling quarters for watchman and/or caretakers employed on the premises.

Within the allowable districts, new residential construction will most likely consist of single-family detached and mobile home uses, except for the more suburbanized districts that allow for multi-family housing structures, family care facilities and cluster residential developments. Existing suburban neighborhoods off of Route 6, the “Golden Mile” include East Street and Pennsylvania Avenue, and off of Laning

Creek Road onto Pringle Lane, Lundy Avenue and Hillside Drive. Other village centers offer a similar housing density within the limits of both Myersburg and Mercur. These particular areas contain single-family detached housing typically found within the neighboring boroughs with moderate setbacks, driveways, attached garages, and spacious front and rear yards. Rural areas surrounding the more densely populated village and neighborhoods consist on residential lot development on much larger parcels of land ranging from five to lots in excess of 30-50 acres. Nevertheless, a balanced housing mix throughout both suburban and rural areas of the township promotes affordability and draws households of diverse ages, composition, and family sizes.

This chapter of the comprehensive plan begins analyzing characteristics of the housing stock such as unit size, unit type, age, tenure type (owner-occupied or rent value. This chapter will also draw comparisons from the other Central Bradford County communities, the county and state.

Table 4 outlines the number of units within Wysox Township and each of the Central Bradford County communities for comparison purposes from 1990 to 2010.

Municipality	Total Units			Owner-Occupied (%)			Renter-Occupied (%)		
	1990	2000	2010	1990	2000	2010	1990	2000	2010
<b>Wysox Township</b>	<b>761</b>	<b>798</b>	<b>800</b>	<b>65.2</b>	<b>81.3</b>	<b>77.0</b>	<b>19.2</b>	<b>18.7</b>	<b>23.0</b>
Asylum Township	451	501	546	66.5	83.7	88.1	11.3	16.3	11.9
Towanda Borough	1,464	1,459	1,426	53.4	57.3	58.2	35.8	42.7	41.8
Towanda Township	464	467	483	67.5	76.4	70.5	22.8	23.6	29.5
North Towanda Township	415	341	597	56.6	62.9	49.7	33.7	37.1	50.3

Since 1990, Wysox Township increased total units by a total of 39, or 4.8%, as Owner- Occupied units increased 11.8% for the period and Renter-Occupied units only increased by 3.8%. The stock of Multi-Family housing such as apartments and townhouses are not the predominant housing type as outlined in the following Table 5, as traditional detached Single-Family, Owner-Occupied Housing overshadow other housing options. Complexes such as Colonial Towers and Oak Ridge Townhomes accommodate senior and low-income housing options and therefore escalate the Renter-Occupied percentages in neighboring municipalities such as North Towanda Township.

Table 5 outlines units by type within Wysox Township to fully explain the differences between the Owner-Occupied and Renter-Occupied percentages. The following data is received through the American Community Survey or ACS and is a survey designed to provide communities with a fresh look as to how they are changing in shorter increments or more frequent than every ten years. The (ACS) collects data under Single-Year Estimates or Multi-Year Estimates, depending on population size. Since Wysox Township is considered a smaller area, data is based on five-year estimates for 2008 to 2012. So, there is some disparity between actual housing units through the use of 2010 Demographic data and the (ACS) estimates.

Traditional single-family, detached homes that do not share a party wall with another single-family home are the majority of residences in Wysox Township. Conversely, single family, attached homes are used by one (1) family and having two (2) party walls

in common with other buildings (such as row house or townhouse), except that end units have only one (1) party wall. Two-unit homes are the much less prominent residential dwelling with a scant amount of 3-4, 5-9 and 10-19 unit structures.

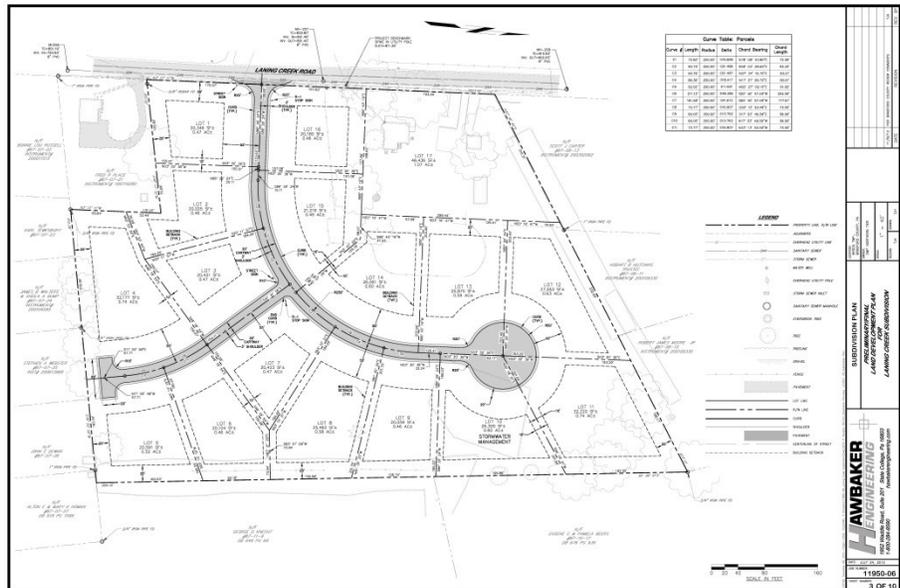
**Table 5. Housing Units by Type - Wysox Township (2000 - 2010 Est.)**

Housing Type	2000		2010	
	Number	Percent (%)	Number	Percent (%)
<b>TOTAL</b>	<b>821</b>	<b>100</b>	<b>783</b>	<b>100</b>
Single-Family, Detached	604	73.6	592	75.6
Single-Family, Attached	7	0.9	14	1.8
2 Units	36	4.4	43	5.5
3 - 4 Units	4	0.5	9	1.1
5 - 9 Units	0	0	0	0
10 - 19 Units	0	0	0	0
20 or More Units	0	0	0	0
Mobile Home	170	20.7	125	16.0
Boat, RV, Van, etc.	0	0	0	0

Wysox Township contains a high percentage of mobile homes compared to the other municipalities comprising the Central Bradford County area, due to the fact that the Towanda Borough and North Towanda Township contains rent controlled housing such as Colonial Towers and Oak Ridge Townhomes, mainly for low-income residents and senior citizens. In many instances, mobile home development is the most cost effective starter home for residents that have an abundance of property. Currently, Wysox

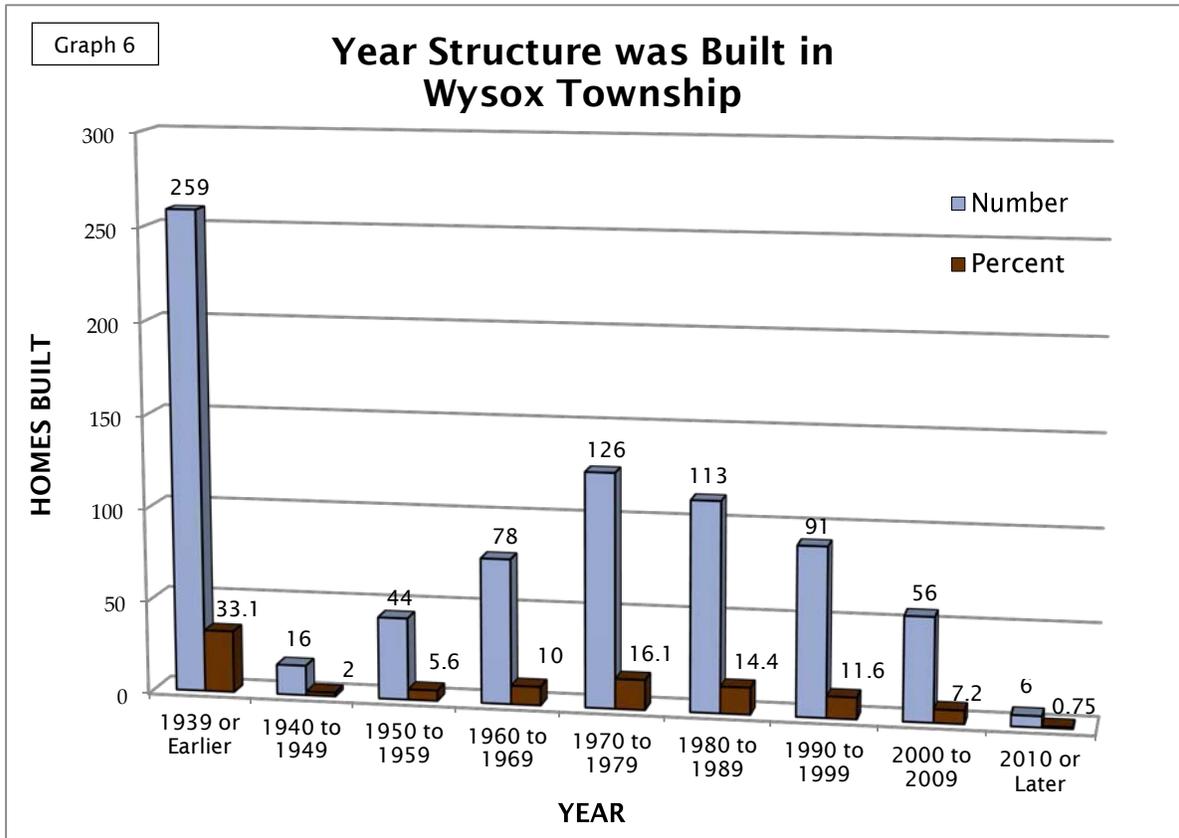
Township contains at least three (3) mobile home parks within its boundaries, namely the Jackson Trailer Court, Issac Lane Trailer Park and the Pipher Trailer Park. Two (2) Recreational Vehicle parks exist, one on Leisure Drive and one on S.R. 187.

Approximately 69.4% of the mobile homes within the township are located within these particular mobile home parks. The remainder can be considered mobile homes on single lots.



*Image:* Proposed DMP Northern Tier, LP (Laning Creek Subdivision)

As Graph 6 illustrates, the highest percent of homes were built prior to 1939, where, approximately 33.1% of the homes were built between the formation of the township in 1778. A second trend occurred between 1960 and 1990, where 51.3% of the homes in the township were built during the time commercial and industrial expansion began with Craftmaster (Masonite) Corporation. Suffice it to say, Wysox Township retains a fairly older housing inventory and has not experienced a great housing boom since the 1970s and 1980s. Smaller, less dense subdivisions have occurred across the township, where single-family house or mobile home lots have been split from larger tracts that supply independent sewer and water facilities to the new home. More likely than not, most of these properties are predominantly within the clean and green preferential tax assessment program.



### 3.2 | Housing Type by Zoning Designation, Value, Rent & Size

The following, Table 6, is a summary of identified residential uses within the Wysox Township Zoning Ordinance, identified as Permitted Uses, Not Permitted or Special Exceptions within the designated zoning districts. At least seven out of the eight designated zoning districts allow for various types of residential development within these area boundaries. Therefore, Wysox Township is fairly open to assorted residential uses within its borders and does not exclude any types of housing opportunity that will enhance the community’s overall character and promote sound housing options for people of different race, age and income level.

Table 6. Permitted Housing Types within Wysox Township								
HOUSING TYPE	DESIGNATED ZONING DISTRICT							
	Conservation /Open Space (CO)	Agricultural Residential (AR)	Low-Density Residential (R-1)	Medium/High Density Residential (R-2)	Special Residential (SR)	Limited Commercial Residential (CR)	Commercial General (CG)	General Manufacturing (M-1)
Single-Family Detached Dwellings	P	P	P	P	P	P	NP	NP
Single-Family Semi-Detached Dwelling Structures	NP	NP	NP	P	NP	SE	NP	NP
Two-Family Dwellings	NP	NP	NP	P	NP	NP	NP	NP
Two-Family Detached Dwelling	NP	NP	NP	NP	NP	SE	NP	NP
Single-Family Attached Dwellings (Rowhouse, Townhouse, and Multiplex Dwellings)	NP	NP	NP	P	NP	SE	NP	NP
Apartment Dwelling (Garden Apartment, Apartment House)	NP	NP	NP	P	NP	NP	NP	NP
Cluster Residential Development	NP	NP	P	P	NP	P	NP	NP
Dwelling Unit on or above the Second Floor	NP	NP	NP	NP	NP	NP	P	NP
Non-Residential Cluster Development	NP	NP	NP	NP	NP	NP	P	NP
Mobile Home Park	NP	SE	NP	NP	NP	NP	NP	NP
Family Care Facility	NP	NP	P	P	P	SE	NP	NP
Family Day Care Home	NP	NP	SE	P	P	P	NP	NP
Conversion Apartments	NP	NP	NP	P	NP	SE	NP	NP
Accessory Apartment	NP	NP	SE	P	NP	SE	NP	NP
Bed & Breakfast Establishment	NP	SE	NP	NP	NP	P	P	NP
Adult Day Care Facilities	NP	NP	NP	SE	NP	P	NP	NP
Group Care	NP	NP	NP	SE	NP	SE	NP	NP
Group Day Care Facilities	NP	NP	NP	SE	NP	P	SE	SE
Nursing Homes	NP	NP	NP	SE	NP	NP	NP	NP
Halfway House	NP	NP	NP	NP	NP	P	NP	NP
Boarding Homes	NP	NP	NP	SE	NP	P	P	NP

P = Permitted, P-AC = Permitted Accessory Use, SE = Special Exception, NP = Not Permitted

The Zoning Ordinance was originally adopted June 7, 1994 and has been amended from time to time and identifies a variety of housing options within the eight (8) designated zoning districts. Overall, it is safe to assume that the zoning ordinance is not exclusive of various types of housing for people of many

incomes. The Township offers areas for a diverse amount of housing options in both rural and urban settings throughout the community. One item to contemplate for any future ordinance amendment should include residential uses such as Dormitory Style Housing, Mobile Homes on Single Lots and RV Camps and Campgrounds as potential future development.

The ordinance currently includes a list of at least twenty-one (21) residential-type uses ranging from single and two-family dwellings to Mobile Home Parks, Cluster Residential Subdivisions and semi-residential uses such as Bed and Breakfast Establishments and Group Care Facilities. It is worth noting that the Township is obviously attempting to preserve the residential nature of the designated residential districts by allowing consistent uses within these areas and avoiding the placement of residential uses within such districts as the **Manufacturing (M-1)** and **General Commercial (CG)** zones. A vast majority of the township is zoned as **Agricultural Residential (AR)** as this will be illustrated further in the Land Use Chapter.

The **Special Residential (SR)** zoning district is situated around Lake Wesauking, further divided into **Special Residential A and B** and designated to “*provide for continued compatible growth within developed residential areas of the Township for purposes of maintaining the existing character of such areas*”. Most lots include frontage onto the waters of the lake. The division is based on lot area and means of conveying sewage, whether it is private or public. It is a unique district that has been established to protect the character and limited development around this scenic residential destination.



*Image:* The shores of Lake Wesauking

The Zoning Ordinance outlines general purposes of four other residential zones. The **Conservation/Open Space (CO)** and **Agricultural Residential (AR)** encourage the retention of forested, steep slope and agricultural areas along with wildlife resources while permitting limited residential development. The **Low Density Residential (R-1)** and **Medium/High Density Residential (R-2)** provide areas varied dwelling types at compatible densities within and near more rural areas. Further, the Zoning Ordinance vary the housing stock in both rural and urban settings and intermingle, to an extent, residential uses with commercial and retail areas within the **Limited Commercial Residential (CR)** and **Commercial General (CG)** districts.

Housing value and median rent statistics allow us to analyze and compare local housing market trends within the municipality and the region. The following,

Table 7, is an outline of Pennsylvania, Bradford County, Wysox Township and the other Central Bradford County communities in comparison of Median Housing Value and Rent:

<b>Municipality</b>	<b>Median Housing Value</b>				<b>Median Rent</b>			
	<b>1990</b>	<b>2000</b>	<b>2010</b>	<b>% Δ</b>	<b>1990</b>	<b>2000</b>	<b>2010</b>	<b>% Δ</b>
<b>PENNSYLVANIA</b>	\$ 69,700	\$ 97,000	\$ 164,900	+ 57.7	\$ 322	\$ 531	\$ 794	+ 59.4
<b>Bradford County</b>	\$ 50,900	\$ 73,900	\$ 114,300	+ 55.4	\$ 231	\$ 414	\$ 590	+ 60.8
<b>Wysox Township</b>	<b>\$ 65,300</b>	<b>\$ 90,800</b>	<b>\$ 125,000</b>	<b>+ 47.7</b>	<b>\$ 248</b>	<b>\$ 435</b>	<b>\$ 633</b>	<b>+ 60.8</b>
Asylum Township	\$ 58,900	\$ 78,200	\$ 113,000	+ 47.8	\$ 225	\$ 440	\$ 598	+ 62.3
Towanda Borough	\$ 53,000	\$ 74,000	\$ 87,800	+ 39.6	\$ 255	\$ 457	\$ 618	+ 58.7
Towanda Township	\$56,400	\$ 77,400	\$ 97,700	+ 42.3	\$ 201	\$ 434	\$ 567	+ 64.5
N. Towanda Township	\$79,200	\$ 96,700	\$ 130,200	+ 39.1	\$ 143	\$ 217	\$ 298	+ 52.0

As a reminder, the **median** divides the value distribution into two equal parts: one-half of the cases falling below the median value of the property (house and lot) and one-half above the median, as the median is not the average value. Over the past 30 years, both Wysox and Asylum Townships experienced the highest percentage change in Median Housing Value out of the other Central Bradford County municipalities with a 47.7% increase, comparatively lower than the percent change for Pennsylvania and Bradford County. Equally, Towanda Township experienced the highest increase in Median Rent by 64.5% in the past 30 years, a bit higher than the change in Median Rent for Pennsylvania and Bradford County.

With the high percentage of Owner-Occupied structures (77.0%) and a previous demand for rental housing during the gas exploration boom, the increased percentages in median value and rent correlate with the overall housing environment in the township. This positive trend also reflects owners' care, maintenance and treatment of property, community pride and quality of life in order to sustain healthy neighborhoods and high resale values. Additionally, the type of housing that is prolific within the township is Single-Family detached and Mobile Homes, more likely owner-occupied as opposed to high-rise and townhouse development that is not a typical alternative, even in the most urban areas of the township.

Household and Family size plays a role in the make-up of the community and needs and services the municipality provides to accommodate its population. Table 8 compares Household Size within Wysox Township and Pennsylvania, Bradford County and the Central Bradford County communities since 1990.

The Average Household Size continues to shrink in the United States and that trend can be observed within the table below which outlines Pennsylvania, Bradford County, Wysox Township and the Central Bradford County communities. Surprisingly, Average Household Size has remained stable in Wysox Township along with Towanda Borough. As stated in the Population Trends analysis, Wysox Township continues to experience an aging population that is not being replaced by younger age cohorts.

<b>Municipality</b>	<b>Average Household Size</b>			<b>Average Family Size</b>		
	<b>2000</b>	<b>2010</b>	<b>% Δ</b>	<b>2000</b>	<b>2010</b>	<b>% Δ</b>
<b>PENNSYLVANIA</b>	<b>2.48</b>	<b>2.45</b>	<b>- 4.6</b>	<b>3.04</b>	<b>3.02</b>	<b>- 2.5</b>
<b>Bradford County</b>	<b>2.52</b>	<b>2.45</b>	<b>- 8.2</b>	<b>2.99</b>	<b>2.92</b>	<b>- 2.3</b>
<b>Wysox Township</b>	<b>2.48</b>	<b>2.49</b>	<b>0.40</b>	<b>2.88</b>	<b>2.86</b>	<b>-0.69</b>
Asylum Township	2.63	2.42	-8.6	2.97	2.80	-6.07
Towanda Borough	2.32	2.35	1.27	2.92	2.96	1.35
Towanda Township	2.59	2.55	-1.56	2.85	2.96	3.71
N. Towanda Township	2.19	1.95	-12.3	2.86	2.73	-4.76

As the township continues to age, more and more households are headed by a single individual, decreasing the overall Average Household and Average Family Size. The caption box further explains the difference between the terms Household and Family as defined by the U.S. Census.

#### Households and Families

According to the U.S. Census, “a Household includes all the persons who occupy a housing unit as their usual place of residence. A housing unit is a house, an apartment, a mobile home, a group of rooms, or a single room that is occupied (or if vacant, is intended for occupancy) as separate living quarters. Separate living quarters are those in which the occupants live and eat separately from any other persons in the building and which have direct access from outside the building or through a common hall. The occupants may be a single family, one person living alone, two or more families living together, or any other group of related or unrelated persons who share living arrangements. (People not living in households are classified as living in group quarters. Persons per household, or average household size, is obtained by dividing the number of persons in households by the number of households (or householders)”.

“A Family is a group of two people or more (one of whom is the householder) related by birth, marriage, or adoption and residing together; all such people (including related subfamily members) are considered as members of one family. Beginning with the 1980 Current Population Survey, unrelated subfamilies (referred to in the past as secondary families) are no longer included in the count of families, nor are the members of unrelated subfamilies included in the count of family members. The number of families is equal to the number of family households; however, the count of family members differs from the count of family household members because family household members include any non-relatives living in the household”. – *U.S. Census Bureau*

Lastly, Table 9 illustrates Family, Married Couple and Non-Family Households within Wysox Township and the surrounding Central Bradford County communities over the last ten years. Wysox Township has experienced negligible decreases in Total Households, Family Households and Married Households, however, Non-Family Households remained stable over the period. Wysox Township along Towanda Borough are the only municipalities within Central Bradford County that experienced a decrease in Total Households, as Asylum Township, Towanda Township and North Towanda Township all underwent very positive growth in Non-Family Households.

For clarification, “*Non-family Households*” consist of a householder living alone (a one-person household) or where the householder shares the home exclusively with people to who he/she is not related (U.S. Census). Although this category illustrates the most noteworthy change in the last 10 years for other townships in Central Bradford County, a .4 % increase in Non-Family Households for Wysox Township may indicate a stabilization of the aging demographic, as residents trend towards living longer

without necessarily living with a spouse or other family members. One notable trend with Wysox Township and the other Central Bradford County communities is that all of the communities have trended toward a decrease in Married Couple Families.

**Table 9. Married, Family and Non-Family Households (2000 - 2010)**

Municipality	Total H ouseholds			Family H ouseholds			Married Couple Fa			Non- Family Hou		
	2000	2010	% Δ	2000	2010	% Δ	2000	2010	% Δ	2000	2010	% Δ
<b>Wysox Township</b>	<b>710</b>	<b>692</b>	<b>-2.6</b>	<b>507</b>	<b>488</b>	<b>-3.9</b>	<b>405</b>	<b>367</b>	<b>-10.3</b>	<b>203</b>	<b>204</b>	<b>.4</b>
Asylum Township	417	438	4.7	319	311	-2.6	264	248	-6.5	98	127	22.8
Towanda Borough	1,279	1,241	-3.1	795	757	-5.0	558	497	-12.2	484	484	0.0
Towanda Township	432	451	4.2	329	317	-3.8	248	237	-4.6	103	134	23.1
N. Towanda Township	402	547	26.5	245	269	8.9	216	214	-.9	157	278	43.5

Wysox Township has the potential for additional residential growth that can provide families with a safe, home environment, in close proximity to the county seat of Towanda along with existing industries such as GTP, DuPont, Jeld-Wen (formerly Craftmaster), and Guthrie Healthcare System facilities. Budding retail opportunities can also provide younger, working families convenience from driving long distances for bare necessities.

### 3.3 | Housing Summary & Key Points

Wysox Township retains a relatively older housing inventory and has not experienced a housing increase since the 1970s. The township also retains a high median home value and offers a small percentage of rental housing compared to neighboring Central Bradford County municipalities due to the presence of subsidized senior living facilities.

Single-family detached structures dominate as an existing residential use within the township and a variety of other residential uses such as two-family dwellings, mobile home parks, bed

Key Wysox Township Population Statistics (2010)

- ❖ Total Housing Units: **800**
- ❖ Owner Occupied Housing: **77%**
- ❖ Renter Occupied Housing: **23%**
- ❖ Structure Built before 1939: **33.1%**
- ❖ Single-Family Detached Structures: **73.6%**
- ❖ Number of Allowed Residential Uses within Zoning Districts: **21**
- ❖ Median Housing Value: **\$125,00.00**
- ❖ Median Rent: **\$ 633.00**
- ❖ Average Household Size: **2.49**
- ❖ Average Family Size: **2.86**
- ❖ Non-Family Households: **204**
- ❖ Married Couple Families: **367**

and breakfasts, and other multiple family dwelling types are allowed in all eight designated zoning districts. Average Household size increased diminutively over the last ten years as the population ages and families diminish in size. Wysox

Township is fortunate to be in close proximity to local industry and retail opportunities and remains highly accessible due to the presence of State Route 6 and 187. Both public sewer and water are also available in the “Golden Mile” corridor and along Lake Road. These factors, should, in the long-term, attract additional working families and professionals to the Central Bradford region. According to the U.S. Census, Wysox Township Median Rent seems to have also remained below the state level, but surpassed Bradford County’s median. This may be an anomalous figure, due to the fact that residents experienced much higher rental rates during the pinnacle of the natural gas exploration rush. Some areas, including Central Bradford County, faced almost tripled rental rates between 2008 - 2010, over \$1,000/month, and in some instances higher.

New housing development such as the proposed DMP Northern Tier 15-lot subdivision on Laning Creek Road is a promising expansion of single-family residences. Injection of new home development is the type of investment that leads to increased economic development potential not only for the township, but for the whole of Central Bradford County. The natural gas industry will wax and wane over time, especially with overall demand and price. The short-term exploration boom only produced a temporary need for rental housing. Long-term, ancillary natural gas development such as the Panda Power Plant and other subsidiary industries will create a demand for newer housing options and opportunities for investment in development.

## Chapter Four

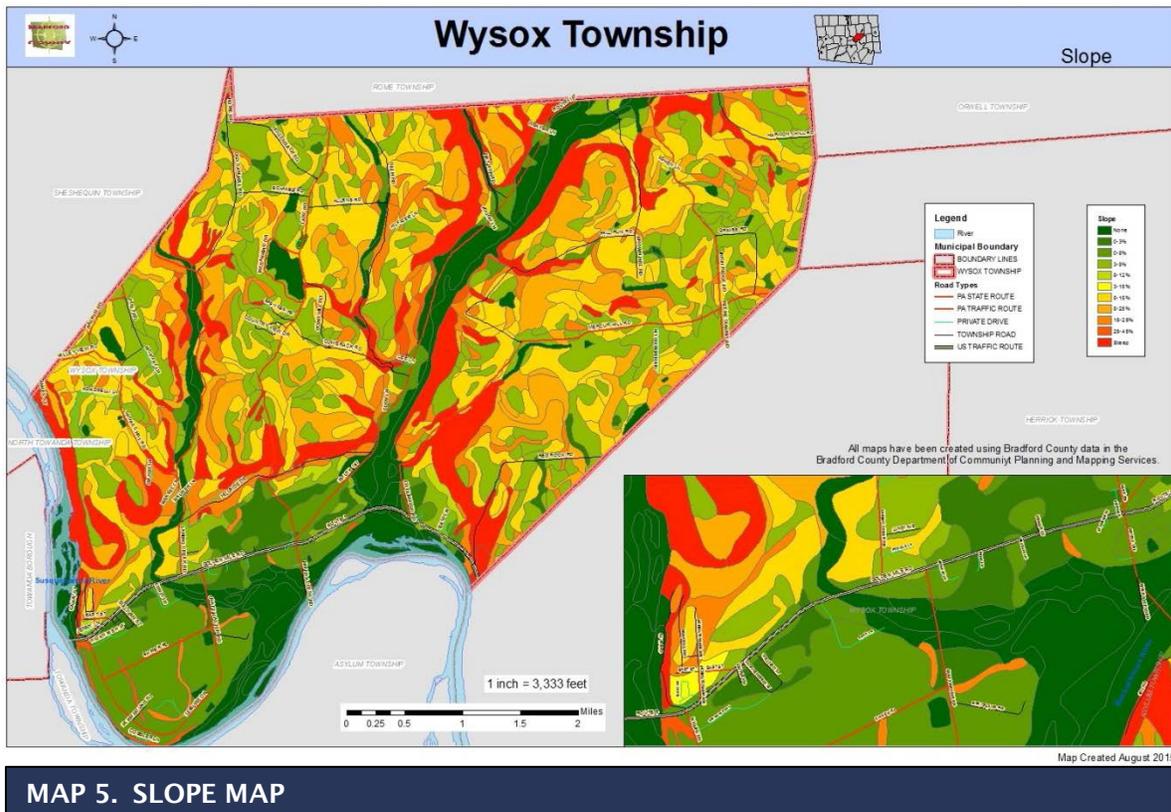
### Land Use

#### 4.1 | Existing Land Use

The land use plan for Wysox Township contains a few key features that include existing land use inventory, land characteristics and coverage, future land use and other related land use categories related to agricultural use within the township. Parcel based data has been utilized to examine and inventory land characteristics and coverage along with the most recent aerial photography, coupled with land use codes assigned through the Bradford County Assessment Office parcel database. Zoning district overlays and future land use have been derived through the Bradford County Department of Community Planning & Mapping Services, discussions with the Wysox Township Planning Commission and the public input process.

The Pennsylvania Municipalities Planning Code (PA MPC) allows municipalities ample autonomy when it comes to planning future growth and development, where, *“A plan for land use, which may include provisions for the amount, intensity, character and timing of land use proposed for residence, industry, business, agriculture, major traffic and transit facilities, utilities, community facilities, public grounds, parks and recreation, preservation of prime agricultural lands, flood plains and other areas of special hazards and other similar uses.”* While the PA MPC gives communities great discretion in formulating their own land use plans, land use planning has a great bearing for zoned communities such as Wysox Township. In Pennsylvania, a zoned community with potential for future growth has an obligation to provide properly designated land for all types of development. The community must plan for areas for various types of residential, commercial and industrial use through its zoning ordinance. The PA MPC stipulates that, *“In any municipality, other than a county, which enacts a zoning ordinance, no part of such municipality shall be left unzoned. The provisions of all zoning ordinances may be classified so that different provisions may be applied to different classes of situations, uses and structures and to such various districts of the municipality as shall be described by a map made part of the zoning ordinance”*. For example, Wysox Township cannot exclude certain types of development as it sees fit. Nor can it exclude certain types of housing such as mobile homes or townhouses from the designated districts within the municipality. More recently, natural gas development has impacted Bradford County municipalities and created new uses such as water withdrawal facilities, well pads, compressor stations, metering stations and gathering lines, to name a few. These new uses should be considered, as Act 13, § 3304, indicates that, *“All local ordinances regulating oil and gas operations shall allow for the reasonable development of oil and gas resources”*. In late 2013, the Pennsylvania Supreme Court decided that portions of Act 13 dealing with restrictions on local zoning violate Pennsylvania’s constitution; therefore, townships and boroughs now have more flexibility in allowing these various uses in districts that are conducive to this type of development. Wysox Township has taken a proactive approach to adding these specific uses as amendments to their overall zoning ordinance.

Designation of land uses through zoning is one way to prescribe growth and development into corridors that provide proper infrastructure and suitable site grading and access. More often than not, site features such as soil suitability, presence of floodplain, wetlands and slope dictate development opportunity and design on a particular parcel. Map 5 demonstrates the fairly rugged terrain the township contains outside of the Susquehanna River lowlands along with Wysox and Laning Creeks. Low lying areas represented in the lighter to darker green shades signify 0-8% slope, yellow to orange shades 8%-25% and the deeper orange to red shades signifying 25%-45%+. Growth areas such as the Route 6 “Golden Mile” corridor have obviously been established in these low areas due to the lack of topographic constraints evident on this map. A bona fide mix of suburban and rural landscapes exists within this heterogeneous topography.

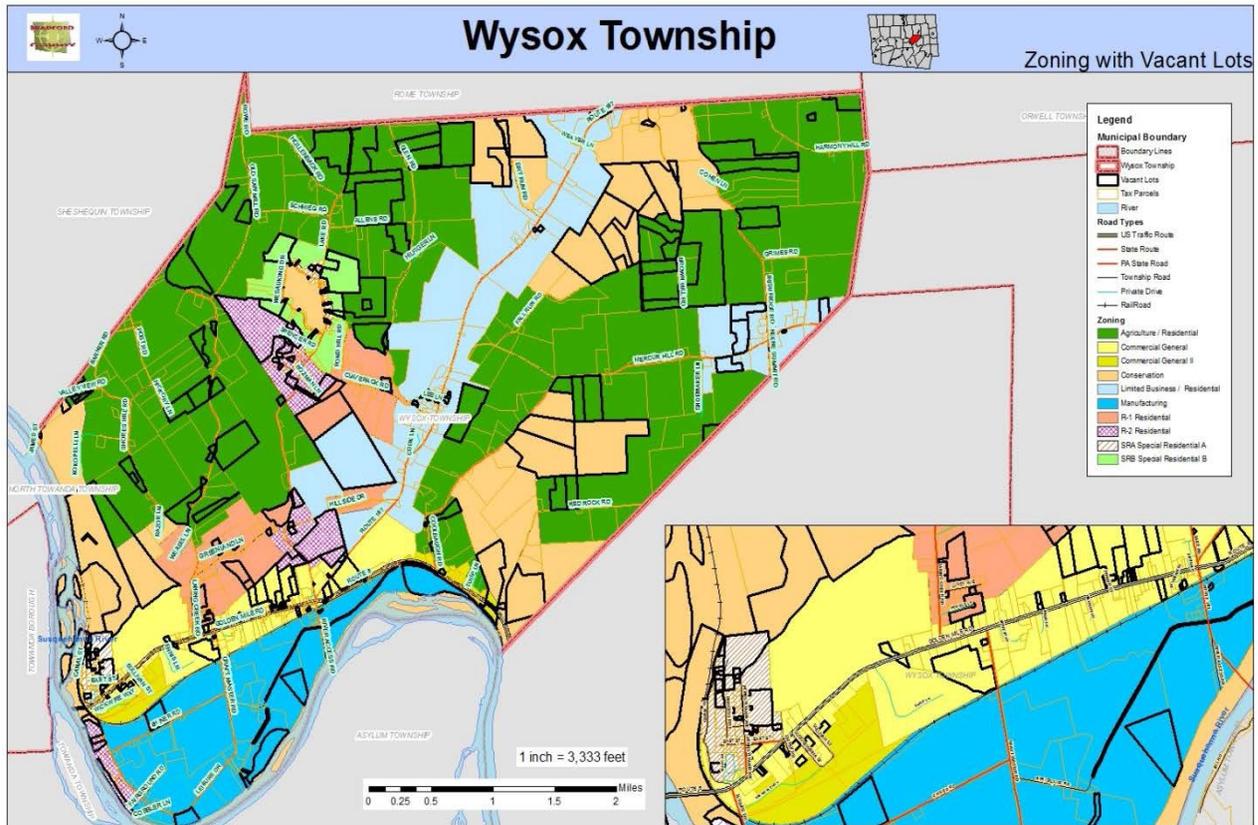


As stated in the Population chapter, Wysox Township retains the 4<sup>th</sup> highest population density for all townships within Bradford County, with a total area of 22.72 mi.<sup>2</sup> (14,540 acres) and a population density of 75.7 persons/mi.<sup>2</sup>. Wysox Township is also ranked 26<sup>th</sup> in land size among all fifty-one municipalities. The township does have appropriate room to grow and contains approximately 3,417.82 acres of vacant land, or to put it simply, 23.5% of land in the township has not been developed within its eight (8) designated zoning districts. Vacant parcels range in size from ± 1.0 acres to 130 acres, as vacant properties can be found just off the “Golden Mile” along with forested and agricultural properties throughout the township. The following table 10 illustrates the acreage along with the percentage of vacant parcels within each respective zoning district. Over 76.9% of the vacant parcels in Wysox Township lie within the *Conservation Open Space (OC) and*

**Agricultural Residential (AR)** zoning districts. Several of the unoccupied properties may contain temporary natural gas well pads with access off of the adjacent roads with remaining agricultural or forest.

<b>Table 10. Vacant Parcels within each Zoning District</b>			
<b>Zoning District</b>	<b>Number of Parcels</b>	<b>Acres</b>	<b>Percentage (%)</b>
Conservation/Open Space (CO)	27	1,183.92	37.5
Agricultural Residential (AR)	54	1,244.82	39.4
Low-Density Residential (R1)	14	121.86	3.9
Medium/High Density Residential (R2)	20	244.22	7.7
Special Residential (SR)	28	37.09	1.2
Limited Commercial Residential (CR)	3	8.64	0.3
Commercial General (CG)	39	121.83	3.8
General Manufacturing (M1)	10	192.09	6.1
<b>TOTAL</b>	<b>195</b>	<b>3,154.47</b>	<b>100</b>

Roughly 59.4% of the vacant parcels are also located within the four primary **Residential** zoning districts and 26.7% of the vacant parcels exist in the **Limited Commercial Residential (CR) Commercial General (CG) and Manufacturing (M1)** zoning districts. The remaining vacant lands, 1,183.92 acres, are located in the **Conservation/Open Space (CO)** zoning district as Map 6 Vacant Parcel Mapping with zoning illustrates.

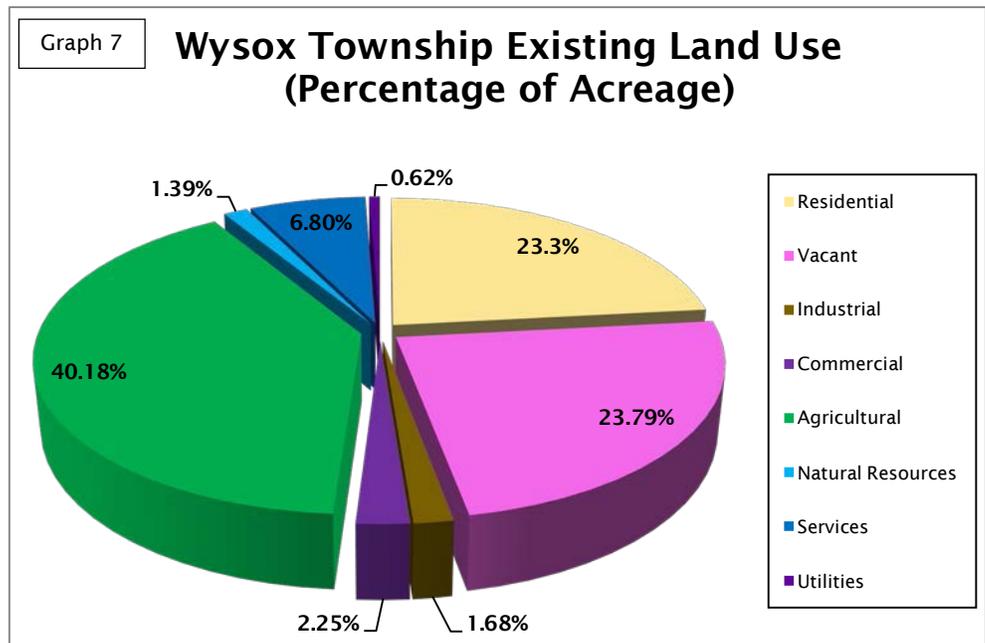


**MAP 6. VACANT PARCEL MAP WITH ZONING**

Altogether, Wysox Township comprises approximately 14,540 acres of total land area, and it consists of various land use types. The Wysox Township Existing Land Use Map 7 depicts eight (8) specific land use types that are found within the Township. The land use categories displayed were taken from tax parcel information provided by the Bradford County Assessment Office. These land use types include Residential (100), Vacant Lands (200), Industrial (300), Commercial (400), Agricultural (500), Natural Resource (600), Service Uses (700) and Transportation/Communication and Utility (800).

Graph 7 below illustrates the percentage breakdown of current land use. As previously stated, the land use categories displayed are derived using tax parcel information provided by the Bradford County Assessment Office. Currently, the County assessment office uses a three (3) digit number to classify parcels into general land use designations.

These designated numbers, known as the Assessment Use Code, give an overall use for a parcel and have no bearing on a property's assessed value. For convenience, the use codes have been grouped together here to show broad land use categories. For example, the residential land use category (light tan) depicted on the map is comprised of all one hundred (100) designated use codes. This method gives an overall snapshot of the township and provides an adequate base map from which to work, as seen with Map 7.

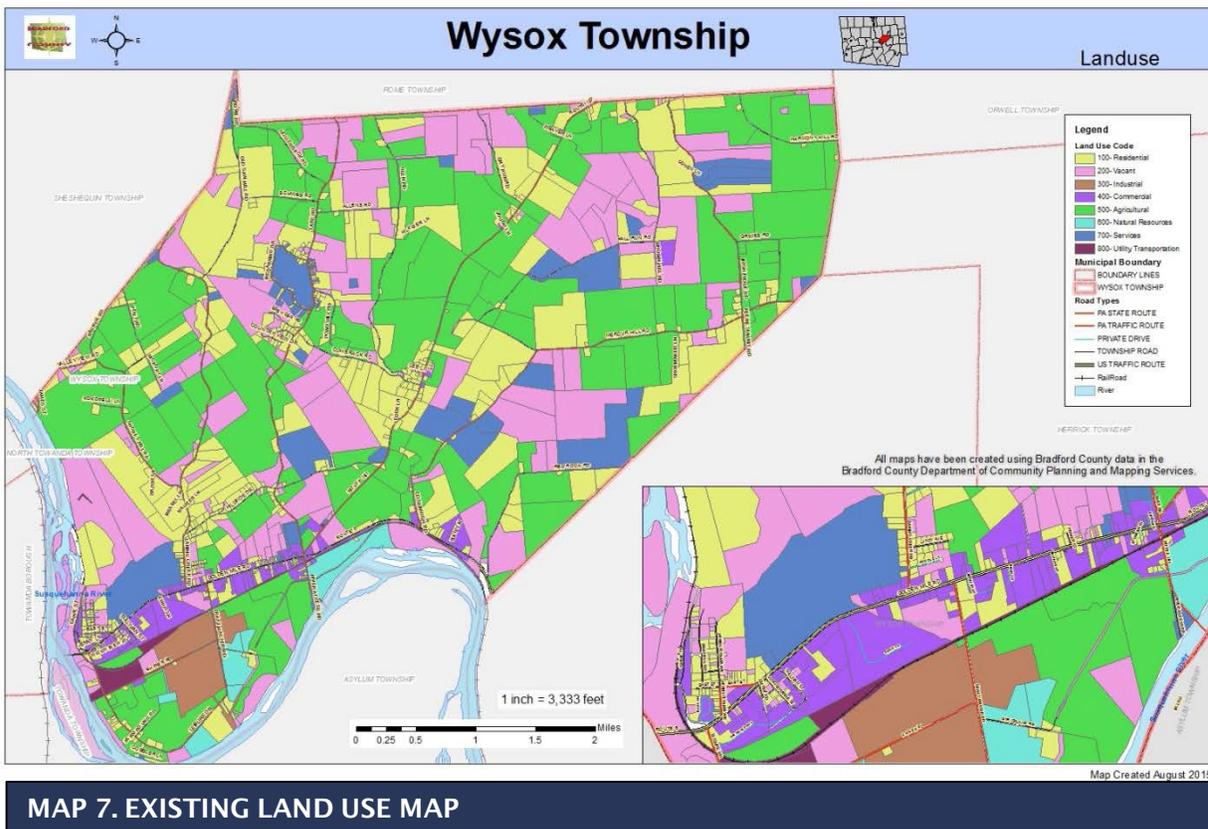


For example, the residential land use category (light tan) depicted on the map is comprised of all one hundred (100) designated use codes. This method gives an overall snapshot of the township and provides an adequate base map from which to work, as seen with Map 7.

**Residential (Light Tan)** land in the township, 23.3% of the township acreage, is mostly comprised of single-family housing consistent with the assertions found in the Housing chapter. The township is deficient in the presence of senior living facilities and other multi-family dwelling units such as condominiums or townhouses. Most residential uses in the more rural areas of the township would likely be considered “farmettes” or single-family homes on large agricultural or wooded parcels, 10–50 acres in size, with some type of active farming on the property that is not the primary source of income. Lot size can range from ten acres to well over 200 acres, where there is an existing single-family home, well, septic system and substantial reserve of fallow field or forested land. Smaller lot development for single-family homes has also occurred along Pennsylvania Ave., Burgess Drive, East Street, Hillside Drive that has access to municipal sewer and water service as opposed to housing that has occurred in the villages of Mercur

and Myersburg.

**Vacant (Violet)** parcels account for almost 23.79% of the total land and are designated to areas that are void of development or are protected by law, such as State Game or Forest lands under the Use Code series. There are no designated State Gamelands or State Forest in Wysox Township. For the purposes of this section, most other lands considered Vacant include Residential, Commercial and Industrial lands without structures or buildings.



**Industrial (Puce)** uses occupy a small amount of land area in Wysox Township, more specifically, a total of 1.68%. This category includes those industries that are involved in the production, manufacturing, or processing of materials and goods. Jeld-Wen, formerly Craftmaster, encompasses a majority of the land considered industrial, adjacent to Craftmaster Road (S.R. 2032).

The **Commercial (Purple)** land use category includes all business establishments, including wholesale and retail trade activities, personal service operations, finance, insurance and real estate offices, auto and equipment repair shops, professional services and entertainment enterprises and restaurants and other food service establishments. The commercial land use in Wysox Township can be found predominantly along S.R 0006, the “Golden Mile”. Overall, commercial land occupies 2.25% of the total land area and ranges from local business owners to national franchises such as K-Mart, JCPenny, AutoZone, Tops, Original Italian Pizza, Fulmer Brothers Tire Service, Wendy’s, Wysox Radio Shack, Monroe Muffler, Ferrario

Auto Center, Sherwood Groves Auto Group, just to name a few.

**Agriculture (Light Green)** encompasses the largest existing land use percentage of 40.18% of the land within the township. The designation includes activities involving crops, livestock, trees, orchards or any conservation reservations. Many of the agriculturally designated parcels may not be active farms, but may retain steep slopes and forested area. These agricultural uses intermingle with other use designations throughout the township.

**Natural Resources (Light Blue)** take up close to 1.39% of the land in the township and quarries, sand/gravel pits and other extractive uses. Wysox Sand & Gravel and Eastern Industries make up a majority of acreage in this category.

**Service (Slate Blue)**, or Public lands, include government properties, schools, cemeteries, churches, and civic clubs. In Wysox Township, this land makes up approximately 6.8% of the total acreage. Major contributing parcels include the Towanda Golf Club.

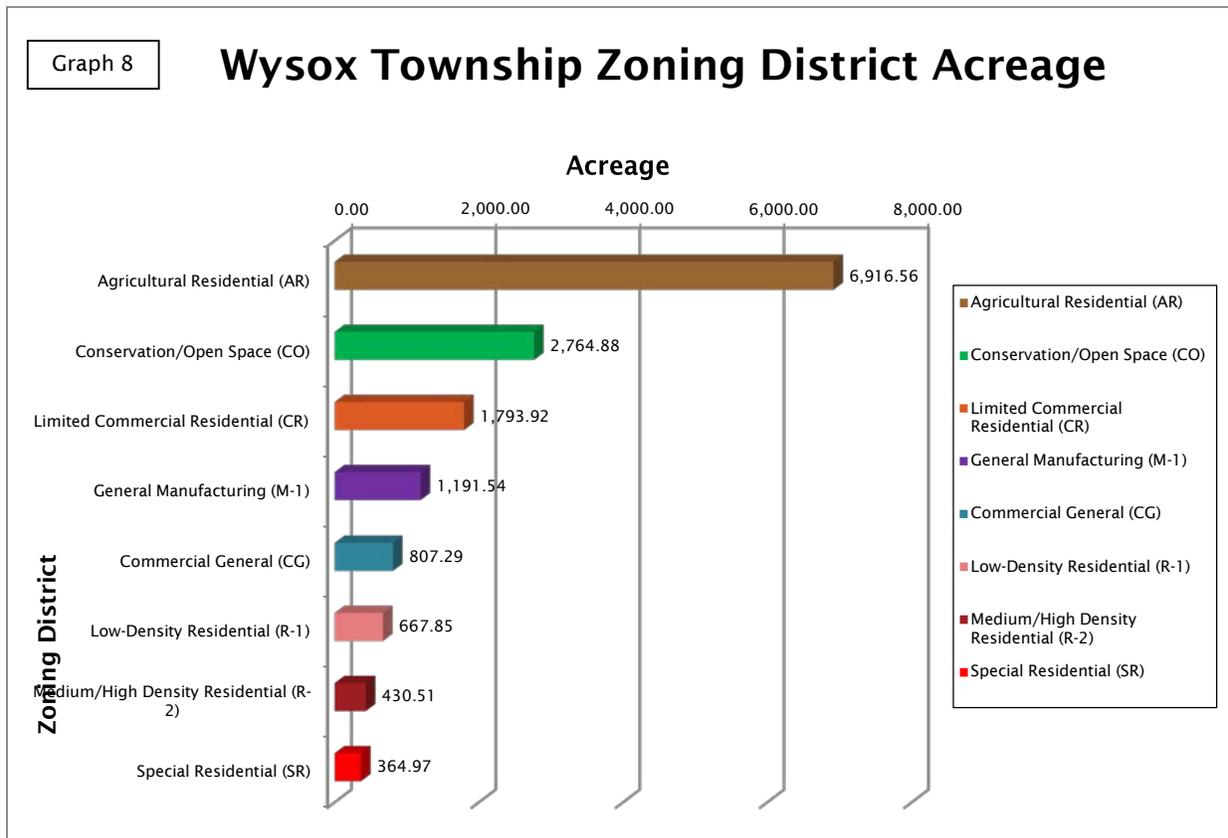
The **Transportation/Communication/Utilities (Lavender)** category includes railroads, airports, cellular communication towers, emergency towers, telephone communication out buildings, cable communication out buildings, and sanitary sewer pump stations. This land use designation constitutes only 0.62% of the total land area. An example of such a use would include Norfolk Southern Railroad Right-of-Way and Penelec Substation property on Leisure Drive.

## 4.2 | Land Use Controls through Zoning

In 1994, the Wysox Township Supervisors adopted a major zoning ordinance amendment in order to guide growth in the appropriate locations within the municipality. The ordinance and map has been amended a few times, as the last substantial amendment is dated late 2014 and early 2015, removing prior mandatory language under Act 13 and adding Liquid Natural Gas and Electric Conversion Facilities. The current Zoning Ordinance and Map depict eight (8) districts, each reflecting the development patterns and characteristics of the land within those districts. The purpose of the ordinance is:

- ❖ To promote, protect and facilitate one or more of the following: the public health, safety, morals, general welfare, coordinated and practical community development, proper density of population, civil defense, disaster evacuation, the provision of adequate light and air, police protection, vehicle parking and loading space, transportation, water, sewerage, schools, public grounds and other public requirements; as well as,
- ❖ To prevent one or more of the following: overcrowding of land, blight, danger and congestion in travel and transportation, loss of health, life or property from fire, flood, panic or other dangers. The zoning ordinance is made in accordance with an overall program, and with consideration for the character of the township, its various parts, and the suitability of the various parts for particular uses and structures.

The following figure, Graph 8, illustrates the Wysox Township Zoning Districts and their apparent acreages.



The Township Zoning Map, Map 8, located on the following page, shows the designations of the land use categories that the Township currently enforces. The following purpose statements have been taken verbatim from the Wysox Township Zoning Ordinance:

- Conservation/Open Space (CO)** • Intended Purpose: The Conservation/Open Space District is designed to protect areas in the township for the preservation and conservation of the natural environment, permit and encourage the retention of forested and steep slope areas, water and wildlife resources while permitting limited residential and recreation uses.
  
- Agricultural Residential (AR)** • Intended Purpose: The purpose of the Agricultural Residential District is to provide for the conservation of existing rural residential areas and to permit limited residential expansion within agricultural areas. On-site water supply and sewage disposal are generally the only facilities available.
  
- Low-Density Residential (R-1)** • Intended Purpose: The Low-Density Residential District is designed to provide low-density development in rural

areas and to allow for flexibility in design in order to preserve natural resources, environmental features and open space.



**Medium/High Density Residential (R-2)** · Intended Purpose: The Medium/High Density Residential District is to provide for the orderly development of varied dwelling types at compatible densities and to maintain the character and quality of existing development in such areas.



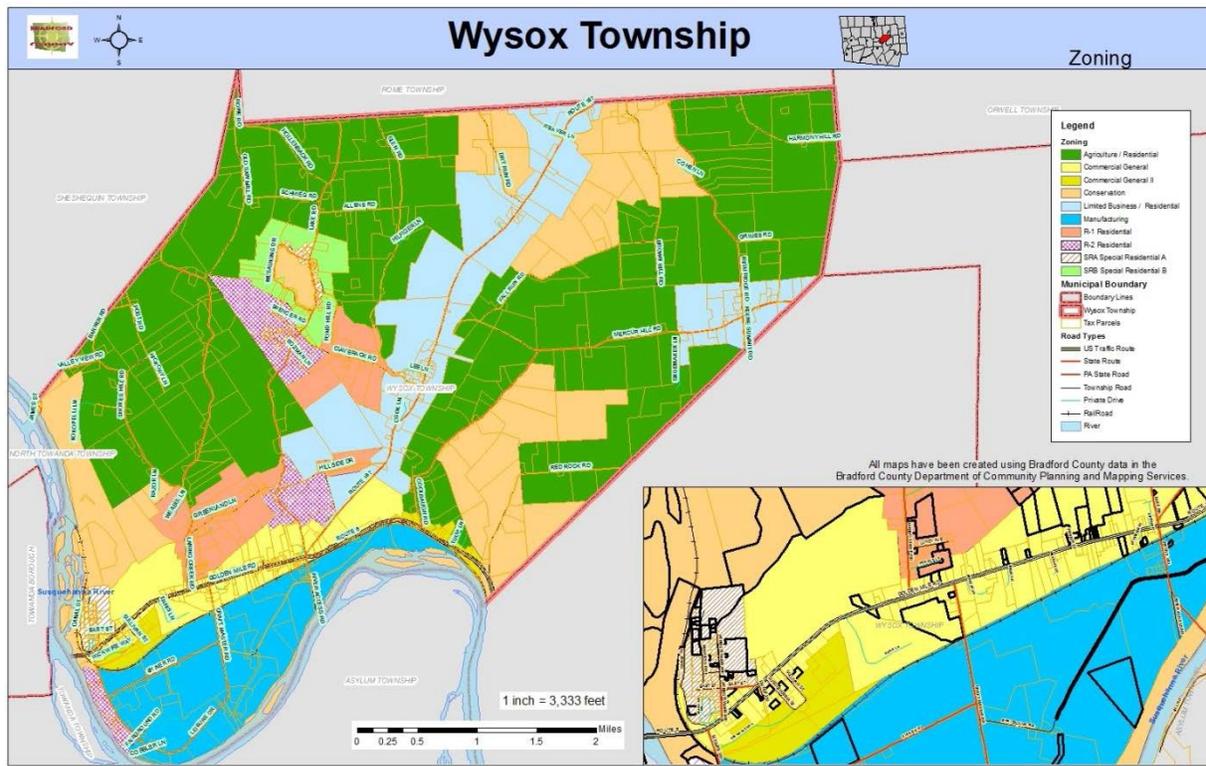
**Special Residential (SR A/B)** · Intended Purpose: The Special Residential District is designed to provide for continued compatible growth within developed residential areas of the township for purposes of maintaining the existing character of such areas.



**Limited Commercial/Residential District (CR)** · Intended Purpose: The purpose of the Limited Commercial/Residential District is to provide for flexibility in use in transition areas suitable for compatible limited commercial and residential uses, to establish standards designed to minimize traffic congestion and provide adequate buffers to adjacent residential and agricultural uses.



**Commercial General (CG)** · Intended Purpose: The purpose of the Commercial General District is to provide for the orderly development of a variety of highway-oriented commercial uses within certain areas of the township along major roads to minimize traffic congestion along such major roads through controlled ingress and egress.



**MAP 8. ZONING MAP** Map Created August 2015

**General Manufacturing (M-1)** · Intended Purpose: The General Manufacturing District is to provide for the orderly development of more intense manufacturing/industrial uses where adequate rail access exists and to encourage appropriate industrial growth within the township.

#### 4.3 | Subdivision, Land Development & Stormwater Management

The PA Municipalities Planning Code offers a few regulatory options for municipalities to better plan their communities. As the second most commonly used land use ordinance in Pennsylvania, the subdivision and land development ordinance, also known as a “SALDO”, contains regulations for the creation of new lots or changes in property lines as well as the construction of public or private improvements to land. A SALDO offers municipalities a degree of protection against unwise, poorly planned growth. Subdivision regulations are designed to:

- Ensure a well-designed subdivision or land development;
- Set minimum standards for the layout or design of developments;
- Promote coordinated development;
- Insure the installation of necessary improvements such as driveways, curbs, gutters, sidewalks, parking areas, fire hydrants and storm water management facilities;
- Minimize existing or foreseen problems; and
- Manage storm water runoff and erosion.

Wysox Township does not have a locally adopted SALDO. The municipality is subject to Bradford County’s ordinance, originally adopted in 1981 and revised in 2003. Bradford County plans on updating its current SALDO, but continues to utilize the 2003 SALDO.

Bradford County regulates subdivision and land development activity in 46 out of 51 of its municipalities. Although the Bradford County Planning Commission regulates subdivision and land development in Wysox Township, it shall not conflict with the existing Zoning Ordinance standards. For example, through the subdivision process, lot size and building setback lines are applied from the Township Zoning Ordinance onto proposed plans. Additionally, through the land development process, the more restrictive parking standard shall apply within either the municipal Zoning Ordinance or County SALDO. Even though Bradford County reviews and approves all subdivisions and land developments within Wysox Township, the County Planning Commission does afford Wysox Township the opportunity to review and comment on any application within thirty (30) days of application submission to the Bradford County Planning Commission.

Since 2009, land owners in Wysox Township have submitted approximately forty-five (45) subdivision and land development applications to the Bradford County Planning Commission for review and approval. Between 2009 to present, a total of twenty-two (22) applications were considered *Minor Subdivisions*. The County Planning Commission also received a total of twenty-one (21) applications, considered *Major Land Developments* that included the Fairfield and Four Friends Hotels, the Laning Creek Subdivision, Sheetz Gas and Convenient Store, Dandy Mini-Mart, Shores Sisters

and Exhaust Specialties. One (1) *Minor Land Developments* had been submitted during this period, which constitutes development with impervious coverage less than 5,000 ft.<sup>2</sup> under the Bradford County SALDO.

The Bradford County SALDO also contains design standards for the development of streets and cul-de-sacs and provides dimensional considerations for the right-of-way, shoulder and cartway of various street types.

Minimum and maximum grades of proposed streets are also identified along with base course and surface course material alternatives. Prior to municipal dedication of a new street, the County Planning Commission consulting

#### SALDO and Zoning Comparison

The subdivision and land development ordinance (SALDO) provides standards for dividing land and for residential and commercial development projects ensuring the provision of adequate community facilities such as roads, water supply and sewage disposal, utilities, proper highway access, and storm water control. The zoning ordinance regulates the use of land by dividing a community into districts to separate land use activities (residential, commercial, industrial, etc.); sets standards for lot size, setbacks and building height; includes specific standards for a broad range of land uses including, for example: parking, signs, junkyards, mobile home parks, natural resource uses and multi-family dwellings, and other general community development and environmental performance standards.

engineer and staff work with the developer on building the proposed street according to these design standards and the Preliminary Plan. This insures that the municipality will assume ownership of a new street that meets local standards.

Wysox Township does retain its own municipal storm water management plan for the Wysox Creek Watershed. However, for those areas outside of the watershed, a portion of the Bradford County's SALDO, Section 505, regulates storm water and drainage in and requires that any Major Land Development Plan (e.g. commercial, industrial or residential) have a storm water plan on an individual basis. As it currently stands, a storm water management plan is reviewed by the Bradford County Planning Commission's consulting engineer as part of the land development process and there shall be no increase in the rate of storm water discharge from the proposed activity considering pre-development conditions.

The Wysox Creek Watershed Plan, adopted in 1993 by the Bradford County Commissioners, under the direction of the PA Department of Environmental Protection, intends to assist in protecting the community from such effects as drainage, flooding and erosion from proposed development and growth. The Plan is split into two important parts, the technical manual and model stormwater ordinance. All nine (9) municipalities within the watershed adopted the model ordinance under PA DEP directive. The Bradford County Planning Commission and staff insure compliance though all land development reviews within Wysox Township until such time Wysox Township develops and approves a municipal subdivision and land development ordinance. The watershed plan takes a comprehensive approach analyzing what adverse impacts a development located in a watershed headwaters may have on flooding downstream instead of merely

studying stormwater on a localized basis.

#### 4.4 | Uniform Construction Code & Property Maintenance

In 2004, Pennsylvania adopted its first Uniform Construction Code under Act 45. Many municipalities in Bradford County never enforced an official building code through a building code inspector and typically used the PA Department of Labor and Industry for that general service. The Eastern and Western Bradford County Councils of Government is a voluntary consortium of elected local government officials that are committed to seeking solutions to issues and problems facing Pennsylvania municipalities. It is a voluntary association that serves as a vehicle for closer cooperation among its members to provide cost-effective services to constituents.

Both Councils of Government are made-up of at least 45 municipal governments in Bradford County. Over forty (40) municipal governments consist of those members that have chosen to enforce the Pennsylvania Uniform Construction Code (Act 45) on a regional level through a Third Party Inspection Agency - Code Inspections, Inc. Code Inspections, Inc. assists in implementing Act 45 through regulating, permitting and controlling the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, demolition, use or maintenance of commercial and residential buildings. Wysox Township originally joined the Council of Governments at the time of the UCC adoption, however, the municipality ceased membership with the Eastern Bradford County COG in 2013 and utilizes Erb Inspections, Inc. from Lawrenceville, PA for all commercial and residential building permit requests.

Wysox Township does not currently enforce a Property Maintenance Code. However, on Thursday, June 25, 2015, the Wysox Township Supervisors conducted an informational meeting regarding the development and implementation of a Property Maintenance ordinance. Close to thirty-five individuals attended this meeting and showed support for the Supervisors implementing such standards based on the International Property Maintenance Code. The Township Planning Commission may be charged with making a recommendation on the need for such standards in the near future.

#### 4.5 | Agricultural Security Areas

Wysox Township does not currently participate as a municipality supporting the voluntary inclusion of property into a formal Agricultural Security Area. Act 43, otherwise known as the Agricultural Area Security Law, was enacted in 1981 to assist local municipalities protect and strengthen the agricultural industry in Pennsylvania. Agricultural Security Areas (ASA) provides the following benefits to landowners:

- Municipalities agree to support agriculture by not passing nuisance ordinances which would restrict normal farming operations;
- Limitations are placed on the ability of government to condemn farmland located in an Agricultural Security Area for new schools, highways, parks, or other governmental projects;

- Landowners who are part of a 500 acre or larger Agricultural Security Area may be eligible to apply to sell a perpetual agricultural conservation easement (or their development rights) through their local Agricultural Land Preservation Program;
- Federal loan applicants may qualify for a lower interest rate;
- Having land enrolled in an Agricultural Security Area does not restrict a landowner's ability to use his or her property for non-agricultural development purposes; and,
- Only land in an ASA can be considered for the purchase of an Agricultural Conservation Easement.

Land owners are eligible to participate in a municipal ASA program if they meet the following criteria:

1. Noncontiguous farm parcels must be at least 10 acres in size. The farm tracts needed to create a new 250 acre or larger Agricultural Security Area do not have to be under the same ownership or even be located in the same municipality. The Agricultural Area Security Law also allows for the creation of joint municipality agricultural security areas;
2. The property should be viable agricultural land such as cropland, pasture, and woodland;
3. At least 50% of the land should be in Soil Capability Classes I-IV, as defined by the county soil survey; and,
4. The property must be zoned to permit agricultural uses.

Participation in the Agricultural Security Area shall be available on a voluntary basis to landowners within the jurisdiction of the governing body including those not among the original petitioners. Wysox Township Supervisors may consider Agricultural Security Areas as a viable program promoting agricultural preservation since 40.18% of township is considered agricultural use.

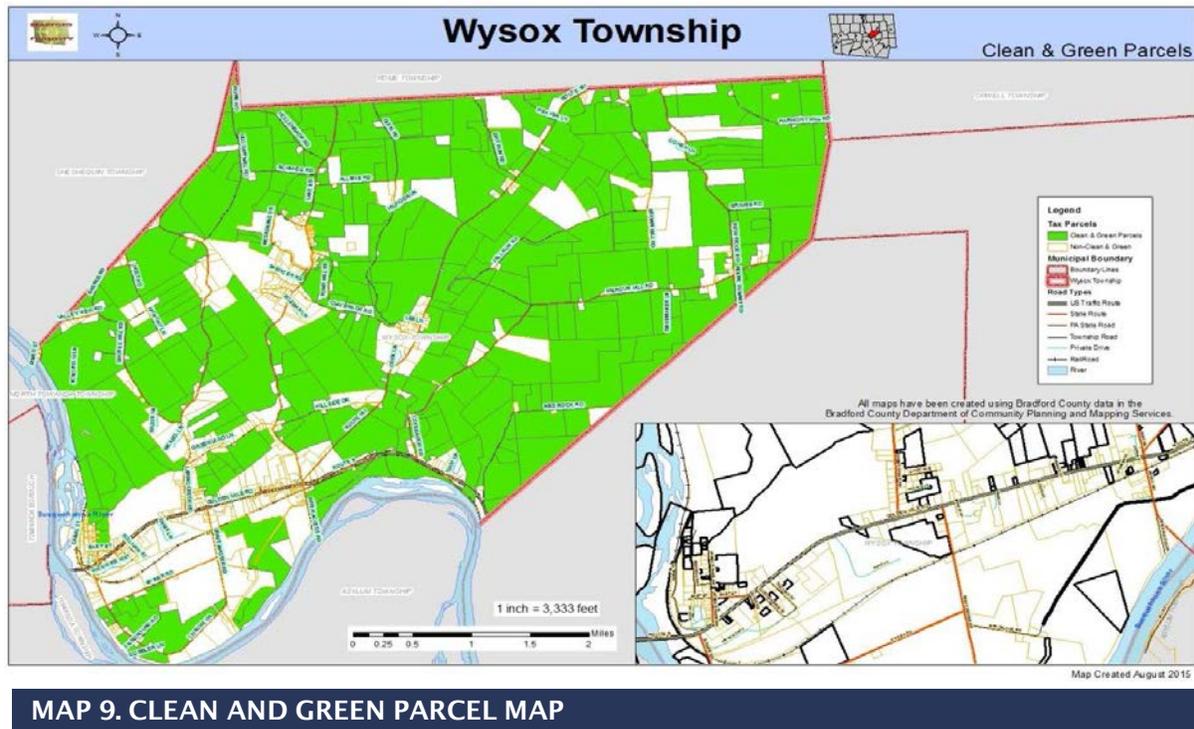
#### 4.6 | Clean and Green

Clean and Green is a preferential tax assessment program that bases property taxes on use values rather than fair market values. The Pennsylvania General Assembly enacted the program in 1974 as a tool to encourage protection of valuable farmland, forestland and open spaces under Act 319.

A property must be ten (10) acres in size and creates an incentive for landowners to continue to devote their land to agricultural use, agricultural reserve or forest reserve by giving reduced property tax rates to those who enroll in the program. Conversely, agricultural use applications may be less than 10 acres in size if the property is capable of generating at least \$2,000 annually in farm income. The PA Department of Agriculture supplies county assessment offices with use values annually as the county has the option to implement these values or use lower values.

Additionally, the program discourages landowners to convert or sell their land or any portion of their land (with some exceptions) for development or commercial purposes

after it is enrolled in the program by requiring that up to seven years of roll-back taxes be paid on the entire tract if the program's requirements are violated by the property owner. A landowner may voluntarily remove their land from Clean and Green by notifying the county assessor by June 1<sup>st</sup> of the year immediately preceding the tax year for which removal is requested as rollback taxes will be due upon submission of the request.



**MAP 9. CLEAN AND GREEN PARCEL MAP**

Landowners enrolled in Clean and Green are allowed two types of divisions or conveyances: **Split-offs** and **Separations**. **Split-off** is a division, by conveyance or other action of the owner, of land into two or more tracts for use of constructing a residence. Generally, no more than two (2) acres may be split-off per year. Cumulative split-offs from subsequent years may never exceed the lesser of 10 acres or ten (10%) percent of the total land originally enrolled. Rollback taxes would be due only with respect to the split-off land. If any land is split-off, the resulting parcels must meet the act's requirements to qualify for preferential assessment. Land taken out of the permitted use becomes subject to a rollback tax, imposed for up to seven years, and an interest penalty. **Separation** is a division, by conveyance or other action of the owner, of land into two or more tracts of land, which continue to be in agricultural use, agricultural reserve, or forest reserve. The tracts must generally be 10 acres in size and continue to meet the qualifications. No rollback taxes would be due. According to the Bradford County Tax Assessment records for Wysox Township, approximately 192 parcels have been enrolled into the Clean and Green program totaling 10,740.0 acres or 73.9% of the land See Map \* Clean and Green Parcel Mapping. The Clean and Green program greatly impacts land use decisions due to the fact that it influences overall lot size, long-term preservation of agricultural and forest related uses, lower tax implications for larger lot owners versus those smaller land owners in an urban setting and limited land conveyances by reason of tax rollback implications.

## 4.6 | Land Use Summary & Key Points

Wysox Township maintains a mixed landscape of suburban and rural land uses due to a varied topography that starts in the low-lying floodplains of the Susquehanna River, Wysox and Laning Creeks, to hilltops that average 8-15% slope, with steeper areas in excess of +25% along the Susquehanna

River east of Towanda Borough. The Township does have ample room to grow and has designated eight (8) zoning districts that offer a varied amount of permitted uses appropriate for each designation as outlined in the District Purpose Statements. State Route 6, also known as the “Golden Mile” is the commercial corridor for Wysox Township that contains the Bradford Towne Center, the new Fairfield Inn, Sheetz, Ferrario and Sherwood Groves Auto Centers, McDonald’s, Monroe Muffler and other national/local franchises.

Agricultural uses dominate the landscape, as the largest existing land use and zoning designation in Wysox Township, however, there seems to be an anomaly between this designation and the number of active farms that exist today. Although there may be less active dairy farm operations in Wysox Township, the agricultural landscape has shifted to include less intensive operations that one may consider a Hobby Farm or “Farmettes” with niche crops or livestock. This type of farm is a much smaller operation and offers unique crops or products to consumers. The rural countryside in Wysox Township is perfect for such a mix of residential and agricultural business opportunities.

Manufacturing and industrial uses have been designated in the area between the Susquehanna River and Northfolk Southern railroad right-of-way. Although this area is primarily level terrain and has access to available infrastructure, it does present challenges with floodplain and contains a high percentage of prime agricultural soils.

A comprehensive revision to the township zoning ordinance has not been completed in quite some time, twenty-one years to be exact. Several minor amendments have been recommended and approved, especially regarding natural gas standards and terminology. The township planning commission, upon completion and adoption of the Comprehensive Plan, should review the ordinance in an incremental fashion and suggest updates or changes where necessary.

### **Key Wysox Township Land Use Points**

- ❖ Vacant Parcels: **20.6%**
- ❖ Existing Land Use (Highest Acreage): **40.18% [Agriculture]**
- ❖ Existing Land Use (Lowest Acreage): **0.62% [Utilities]**
- ❖ Last Major Zoning Ordinance Update: **June 7, 1994**
- ❖ Number of Designated Zoning Districts: **8**
- ❖ Most Acreage in any Zone: **Agricultural Residential [AR]**
- ❖ Subdivision/Land Development Approval: **Bradford County**
- ❖ Uniform Construction Code: **Erb Inspections, Inc.**
- ❖ Property Maintenance Code: **Pending**
- ❖ Agricultural Security Areas: **None At This Time**
- ❖ Clean & Green Parcel Percentage: **73.9%**

Wysox Township has many development, as well as gateway improvement opportunities, especially along the “Golden Mile”, granting the corridor a sense of place and invite new businesses and consumers to keep Central Bradford County a vibrant destination. Land Use controls along with building code and property maintenance assist a municipality like Wysox Township improve image and make various districts available for appropriate development in respective environs, taking into consideration floodplain, wetlands, soils, etc. Wysox Township is an attractive locale for business and industry, considering the available transportation network through State Route 6 and 187 along with access along the Norfolk-Southern rail line. Additionally, this corridor also possesses available municipal utilities along with natural gas service making convenient options to consider for future development.

## Chapter Five

### Transportation

#### 5.1 | Transportation and Traffic Profile

A transportation system provides a means of moving people and services from place to place through both regional and local system. The regional system allows people to move quickly through a larger geographic area and the local system allows them to move within a framework of access points necessary during everyday life, such as school, grocery store, work, doctor's office, etc. For residents of Wysox Township, the regional system would include roads such as U.S. 6 and SR 187 that traverse the larger area. Local roads such as Laning Creek Road, Lake Road, and Mercur Hill Road connect to other communities and population centers containing residents and businesses.

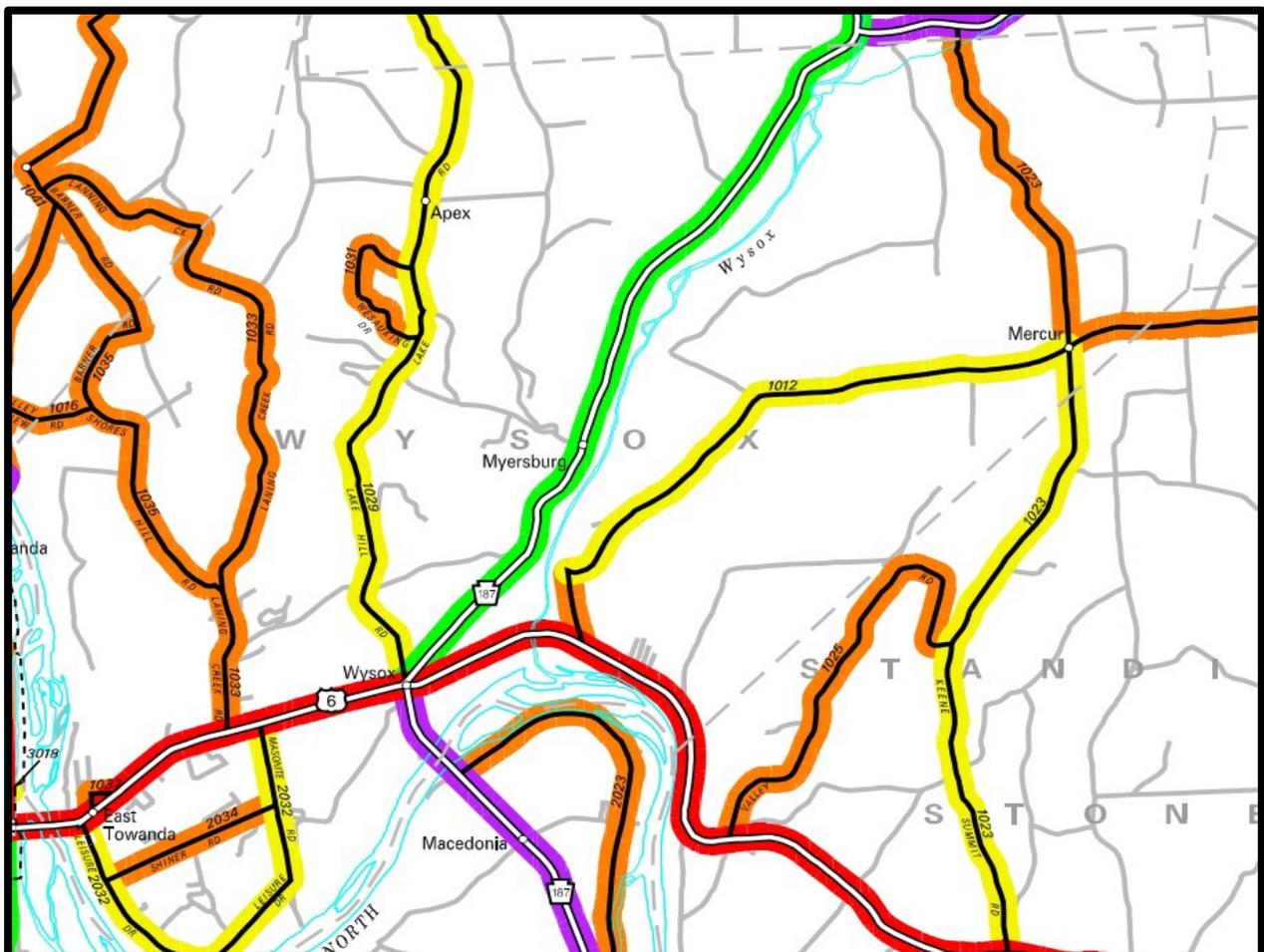
Overall adequacy of the transportation system will ultimately depend upon the types of growth and development within the community. For instance, recent developments in most rural townships within Bradford County underwent major changes in traffic congestion and increased use of state and local roads. The natural gas industry brought a whole host of new vehicle traffic to the area that consisted of drilling rigs, water trucks, tankers and equipment used for the hydrofracking process. Use of the railroad also increased in use due to the transfer of materials associated with drilling such as silica sand and gathering pipeline. Wysox Township experienced some growth in this respect as traffic congestion was notable during the boom period of natural gas development in the county. This type of abrupt change, coupled with additions of homes and businesses, can alter movement of traffic and create congestion at pinch-points within the system.

Transportation systems operate most economical and proficient when it provides a connected network of various modes (e.g. transit, biking, trails) serving a mix of land uses in close proximity. This type of system provides the traveler with a host of options and makes it possible to make fewer, shorter trips, and be less dependent on a personal automobile. In a geographically large rural County like Bradford and Township such as Wysox, it is expected that the main mode of travel be the automobile, however, for an urban, condensed environment like the adjacent Towanda Borough, alternative modes of travel seem more of an option.

The Pennsylvania Municipalities Planning Code directs municipalities to consider the following for the transportation component, *"A plan for movement of people and goods, which may include expressways, highways, local street systems, parking facilities, pedestrian and bikeway systems, public transit routes, terminals, airfields,*

port facilities, railroad facilities, and other similar facilities or uses.” For the purpose of Wysox Township, this component will analyze the movement of people, goods, and services via streets, parking, pedestrians, bikeways, transit as the foremost modes of transportation.

Wysox Township contains 24 miles of Township roads and 31.29 miles considered state-owned and maintained roadway. Drivers freely move between the local and state-owned network with some transition, especially from the Township dirt and gravel roadways to paved thoroughfares. Streets are classified into a hierarchy, taking into account both the function and service level of the road, as well as basic road design standards. A common classification system used is based on hierarchy, taking into account the Federal Highway Administration (FHWA) classification system and identified on Map 10 taken from PENNDOT dated January 14, 2009. The following is a brief description of each type:



MAP 10. PENNDOT FUNCTIONAL CLASSIFICATION MAP (2009)

- An **Arterial** is often an inter-regional road in the street hierarchy conveying traffic between population centers and also carry higher volumes of traffic at

relatively high speeds (45-55 mph). Access is typically governed by PENNDOT Highway Occupancy Permits for driveway access. **Arterials** carry low volumes of through truck traffic and provide moderate to high levels of mobility. **Arterial** roads are further divided into **Principle Arterial** roads and **Minor Arterial** roads.

- **Principle Arterial (Red)** roadways serve as major feeders to and from the Freeway system and carry traffic between the principal traffic generators in the region. **Principle Arterial** roads usually intersect at grade and use timed traffic signals and lane markings to facilitate traffic flow. **Principle Arterial** roads may also include the separation of opposing traffic lanes and full access control and grade separation at intersections which are generally widely spaced. U.S. 6 is considered under this category throughout the Township.

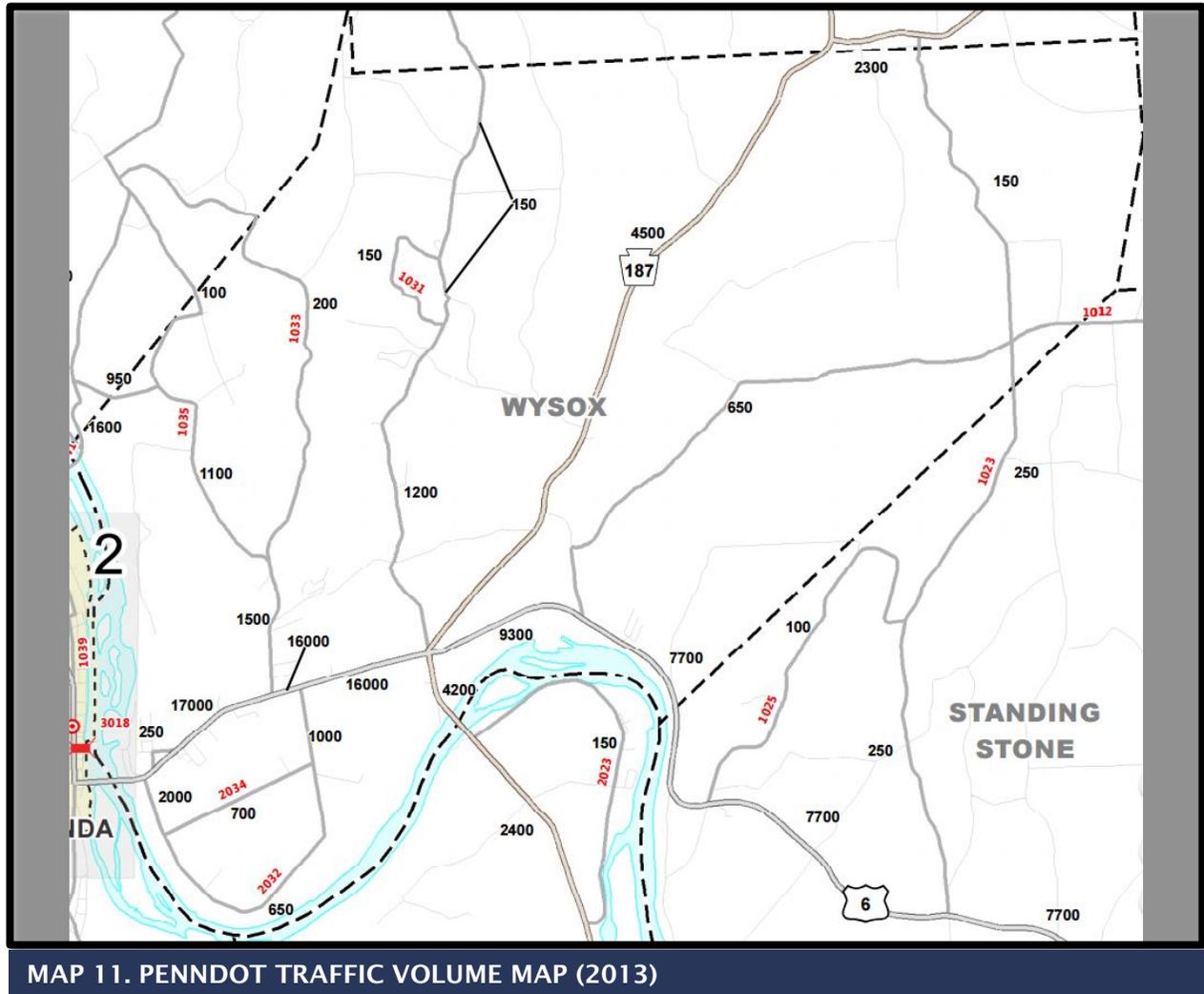
- **Minor Arterial (Green)** roadways gather traffic from more than one **Local Road, Minor or Major Collector** and lead it to a system of other **Minor Arterial** roads or **Major Arterial** roads. **Minor Arterial** roads are characterized by direct land access and often have only one lane of traffic in each direction. S.R. 187 from the U.S. 6 intersection north is considered **Minor Arterial** within the Township.

- **Collector**, or what is identified on Map 9 as either “**Urban Collector or Rural Major Collector**” (**Purple**) and “**Rural Minor Collector**” (**Yellow**), are those roadways that conduct and distribute traffic between **Local Roads, Arterials** and **Freeways**. Serves moderate levels of traffic at reduced speeds (35-45 mph) and serves more locally oriented traffic and few through trips. **Collectors** carry primarily local delivery truck traffic and access smaller properties. Access may be limited by a municipal or PENNDOT Highway Occupancy Permit. S.R. 187 from the U.S. 6 intersection south is considered a “**Urban Collector or Rural Major Collector**”. Roads such as S.R. 2032, Leisure Drive/Craftmaster Road, S.R. 1029, Lake Road, S.R. 1012, Mercur Hill Road, and a small portion of S.R. 1023, Keene Summit Road, are “**Rural Minor Collector**” segments in the Township.

- **Local Roads (Orange)** have the function of providing access to abutting properties, primarily residential uses. They also serve the lowest levels of traffic at the slowest speeds (less than 35 mph) and act as easements for various public utilities. **Local Roads** support just local trips with no through trips and allow for minimal truck traffic for local deliveries. S.R. 1033 Laning Creek Road, S.R. 1035 Shores Hill/Barner Road, S.R. 1035 Wesauking Drive, S.R. 1016 Valley View Road, and S.R. 1023 Johnson Hill Road are considered **Local Roads**.

Overall, functional classification plays a role in the efficiency of movement along the route and the limit of accessibility to adjacent properties. It also plays a role in how it is ultimately maintained and funded for improvements. Wysox Township has a mix of high and low order routes. Map 11 shows the 2013 Annual Average

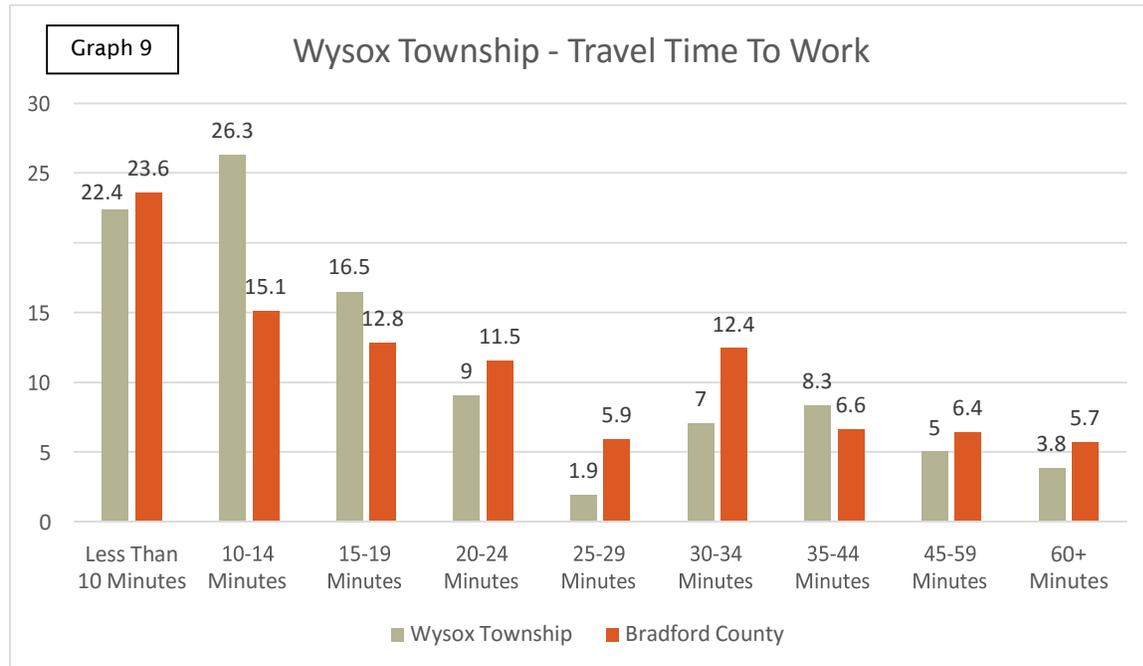
Daily Traffic (AADT) on multiple roadways, where there is available traffic count data.



MAP 11. PENNDOT TRAFFIC VOLUME MAP (2013)

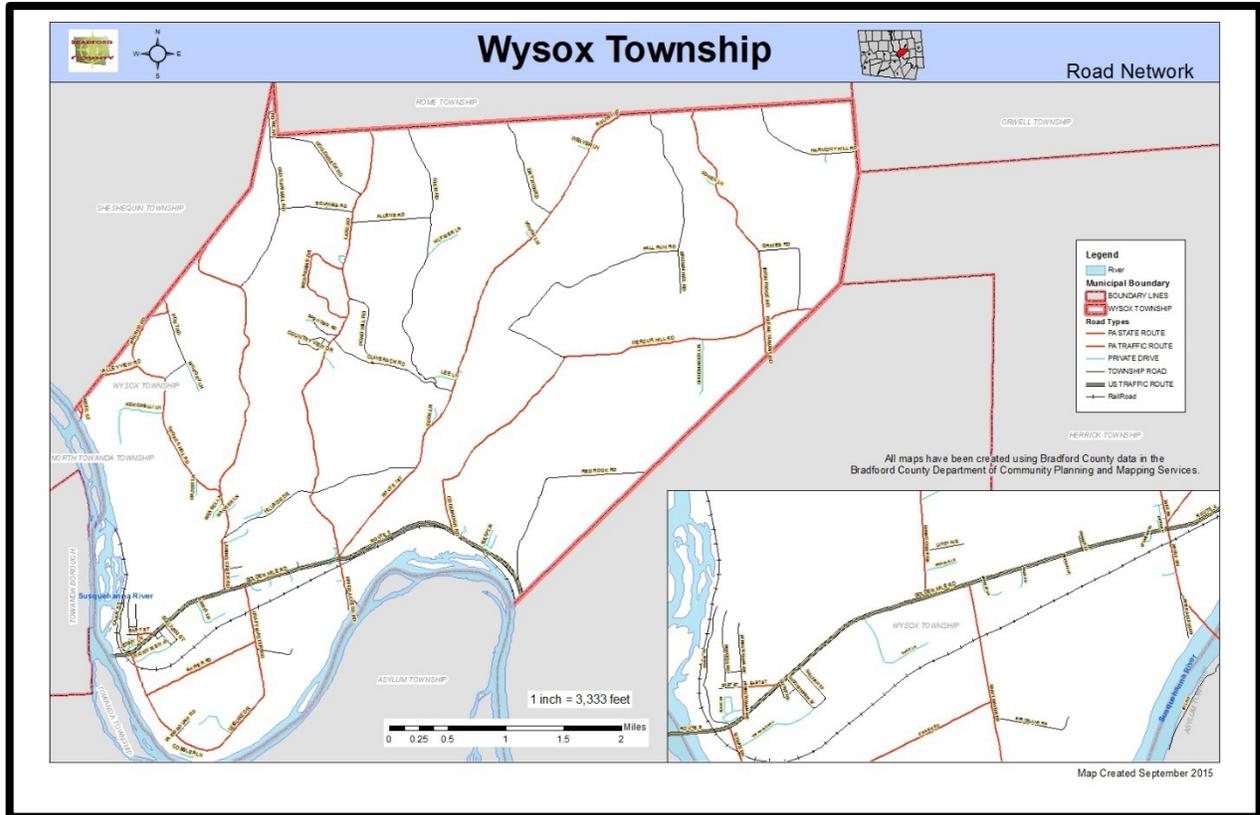
The map illustrates the most significant counts within the Township. As probably expected the highest AADT in Wysox Township is U.S. Route 6 and S.R. 187. Lake Road, Shores Hill Road, and Laning Creek Road are the next highest AADT but are significantly lesser volume than Route 6 and S.R. 187.

According to the “**2009-2013 American Community Survey 5-Year Estimates**”, 93.3% workers 16 years of age and over drive to work, with 79.9% driving alone and 10% driving in a two person carpool. 22.4% of residents who work travel less than 10 minutes to work while another 42.8% travel 10-20 minutes to get to work. Graph 9 illustrates the percentage of employees within each travel time to work category.



Generally, the 24 miles, including 1.7 miles of gravel, of road owned and maintained by the Township are in good to very good condition as the Road Crew works to resolve any maintenance issues that arise each year. The Township uses a two-prong strategy to address road maintenance. First by maintaining good roads and picking sections of poorer roads to improve as time and budget allows. The township would like to implement a process where  $\frac{1}{4}$  of the Township roads are completely maintained each year. The Township employs two full time employees and four part-time employees. The Township operates assorted pieces of Township-owned equipment including, three (3) F-55 Ford dump trucks with plows and spreaders, one (1) F-250 pickup truck, one (1) Case 580 backhoe loader, and one (1) John Deere tractor with side boom mower and power broom. The road crew also performs all snow removal activities in the township-owned roads and bridges.

The PA DCED “**2012 Municipal Annual Audit and Financial Report**” lists **Motor Vehicle Fuel Tax (Liquid Fuels Tax) and State Road Turnback** as revenue collected in the amount of \$74,102. The Township secretary reported that in 2015 the Township collected \$85,674.62 in Liquid Fuels Tax and had a road maintenance budget of \$150,000. Map 12 shows the road network of state and local roads.



**MAP 12. TOWNSHIP ROAD MAP**

Act 13, the Impact Fee for Unconventional Gas Wells, established legislation that requires natural gas companies to pay impact fees to counties and municipalities for each producing well site based on factors such as average annual price of natural gas, population, miles, distance, etc. The Act further sets forth thirteen (13) distinct uses of funds that municipalities may utilize the impact fee for that includes construction, reconstruction, maintenance, and repair of roadways, bridges, and public infrastructure. According to the Pennsylvania Utility Commission, Act 13 funds have been disbursed to Wysox Township for the following years:

<b>Year</b>	<b>Income</b>
2011	\$327,276.66
2012	\$247,072.98
2013	\$240,813.56
2014	\$216,713.18
<b>Total</b>	<b>\$1,031,876.38</b>

Since the calculation is dependent upon the number of producing wells in a given year, coupled with the political reality that leadership in Harrisburg may alter the Impact Fee to an eventual Severance Tax, the amount of disbursement may never meet or exceed the initial allocation in 2011, so the Township understands that this

particular revenue may not sustain itself for the long-term.

Wysox Township has no immediate plans to undertake any new road or street construction for the time being, just primarily road and street maintenance. Since Wysox Township does not have their own Subdivision and Land Development Ordinance, any streets serving new residential developments will be constructed by developers in accordance with the *Bradford County Subdivision and Land Development Ordinance* design standards.

Streets may be owned under a homeowners association, or if a street is constructed to suitable municipal standards, it may be dedicated by the municipality for general public use. Local municipalities may, but are not required to, publically dedicate streets which have been privately constructed to specified municipal standards. More often than not, the road dedication occurs in residential subdivisions as part of the development process. Many developers opt to build the road to standard and request municipal dedication instead of choosing private status.

Bridges and culverts that carry municipal and state roads throughout Pennsylvania are owned by townships, boroughs, counties or the Commonwealth. For the purposes of this Comprehensive Plan, only township-owned structures are described in this Chapter. In total, Wysox Township owns two (2) structures. The following summarizes the structures location, type, and condition from the most recent inspection reports.



**[BMS 08-7238-0596-0006]** Glen Road (T-596) over Pond Hill Run: This structure is located on Glen Road off of S.R. 187 North. The structure is a concrete culvert, built in 1994, with a span length of 26 feet and a width of 24.2 feet. The last inspection report dated July 22, 2015 indicates the overall condition of the structure as good. The structure has no posting restrictions and is inspected on a two year (24 month) frequency.



**[BMS 08-7238-0698-0000]** Fall Run Road (T-598) over Johnsons Creek: This structure is located on Fall Run Road 0.2 miles south of S.R. 467. The structure is a prestressed concrete/multiple box beam, built in 1991. The span length is 87 feet and a width of 22 feet. The last inspection report dated July 22, 2015 indicates the overall condition of the structure as good. The structure has no posting restrictions and is inspected on a two year (24 month) frequency.

Any type of bridge replacement or rehabilitation can be costly to any municipality along with the on-going maintenance and repair of the structure. Replacement costs usually involve Preliminary and Final Design, Right-of-Way acquisition, Utility Relocation and eventually construction. Local bridge rehabilitation and replacement, subject to structure size and type, can cost upwards of \$500,000.00 to over \$1,000,000.00. Projects such as local bridges that are placed on the Transportation Improvement Program (TIP) generally receive Federal and State funding to share in these costs as the local municipality provides 5% to 20% contingent upon the status of Federal funding. As the need arises, Wysox Township has an opportunity to prioritize these bridges on the TIP through the Northern Tier Regional Planning and Development Commission Rural Area Transportation Advisory Committee (RTAC).

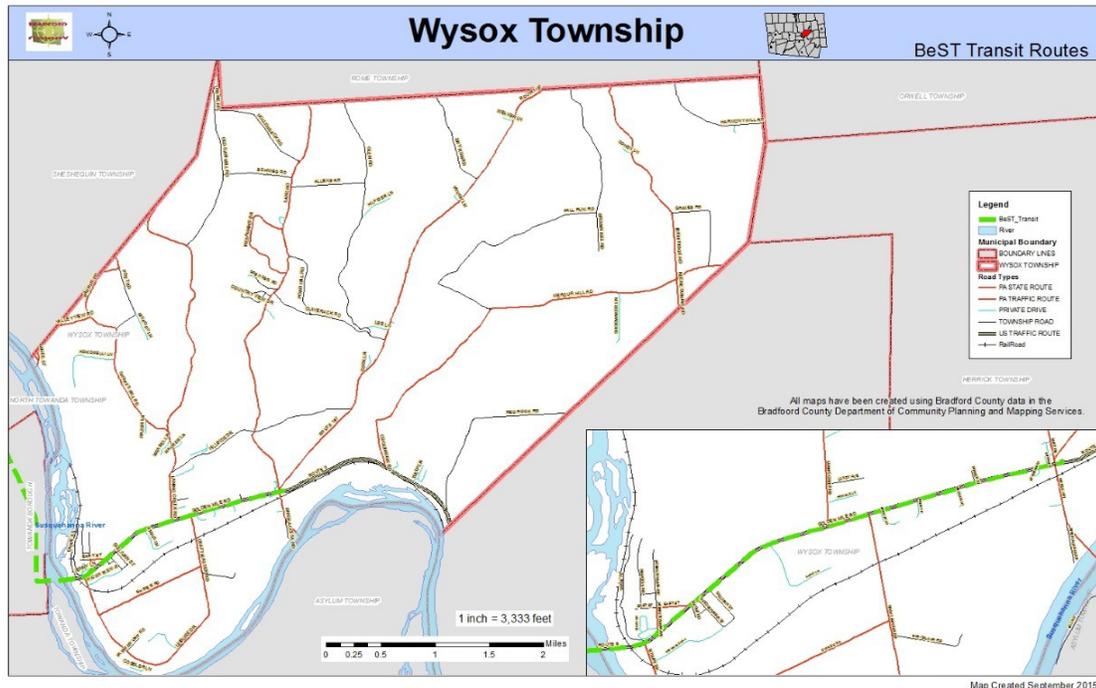
## 5.2 | Public Transportation

**Endless Mountains Transportation Authority/BeST** is a regional public transportation authority that provides services in Bradford, Sullivan, and Tioga counties. **EMTA/BeST** provides ridership via fixed route or shared ride services to residents within the three counties. The main office is located on Route 220 just south of Green's Landing in Athens Township with facilities throughout the three counties.

The authority's mission is to *"meet the transportation needs of the communities within its service area by providing a variety of safe, reliable, and efficient mobility services to the communities of Bradford, Sullivan, and Tioga counties of Pennsylvania."*

Residents 65 years and older can register with **EMTA/BeST** for the door to door ride service from their home to their destination. Out of service area medical appointments can also be scheduled on designated days with the service as well. Also, the Pennsylvania Department of Transportation financially supports **EMTA/BeST** to provide shared-ride transportation service to people with disabilities. Shared-ride Paratransit service is available to individuals with a disability, and do not have another source of transportation, at reduced fares.

**EMTA/BeST** provides fixed-route service identified on Map 13. The Towanda-Wysox Loop is the fixed route that runs through the Township with stops at the Wysox General Store (Dandy Mini Mart), Bradford Town Center, and then proceeds to destinations in Towanda Borough and North Towanda Township from 9:00 a.m. to 1:30 p.m. Residents can access other fixed route maps and schedules at <http://emtatransit.com/>. Bradford, Sullivan and Tioga counties are privileged such a public transportation operates here, as extensive public transportation systems in rural communities are generally limited by low population density, costs of providing the service, and uncertainty of public acceptance and use.



**MAP 13. TRANSIT LOOP – TOWANDA/WYSOX LOOP MAP**

### 5.3 | Rail Freight

There is no passenger service within Wysox Township or within Bradford County. There is, nonetheless, a rail freight line owned by Norfolk Southern that runs through Wysox Township. The Lehigh Railway (LRWY) operates services on this line. According to its website, LRWY utilizes seven locomotives and nine employees to operate and maintain the line which runs from Athens to Mehoopany. The LRWY leases the line from Norfolk Southern. In recent years, activity on this line had increased due to development related to the Marcellus Shale within the county and region.

### 5.4 | Off Street Parking

The **Wysox Township Zoning Ordinance** states that “off-street parking shall be used to lessen on street congestion.” The Zoning ordinance lists that all parking spaces shall be not less than nine (9’) wide and eighteen (18’) feet long and that spaces shall be paved surfaces or established surfaces. A list of specific parking space requirement uses is available on the township website.

### 5.5 | Air Travel

Locally, Bradford County Airport is open to the public and situated in the Susquehanna River Valley two miles south of Towanda Borough. The airport is

owned and operated by the Bradford County Airport Authority and currently employs an Airport Manager. The services of the airport include Hanger Rent, Tie-downs, AV Gas 100LL, Jet-A Fuel Self-Serve, Flight Instruction, and a Courtesy Car. The Airport contains three lit taxiways and a 4,300' x 75' runway that may be expanded in the future.

Regionally, Wysox Township can access commercial flights from the Wilkes Barre/Scranton International Airport (63.3 miles), Greater Binghamton Airport (56.8 miles), Elmira Corning Regional Airport (47.6 miles), or Williamsport Regional Airport (66.2 miles) to large hubs such as Philadelphia, Detroit, JFK and LaGuardia, and Pittsburgh.

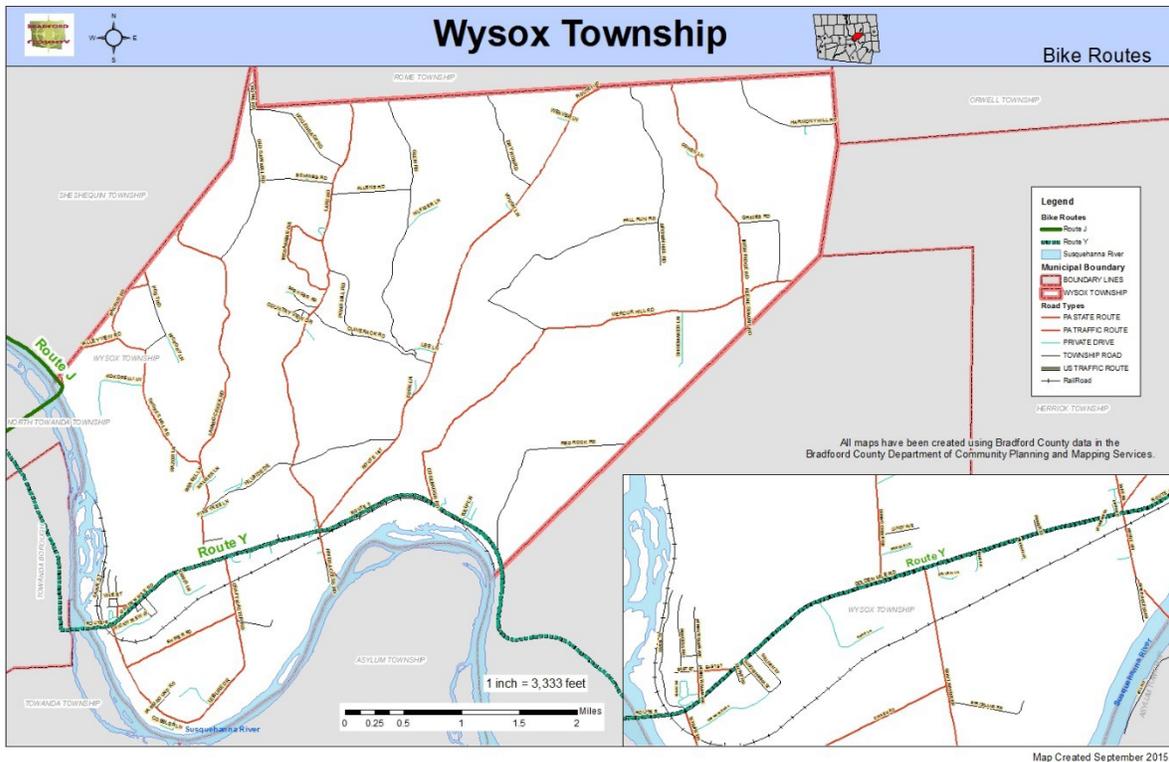
## 5.6 | Pedestrians and Bicycles

Both walking and biking prove to be the least costly form of transportation within a community system considering design, construction, and maintenance, as both activities provide physical fitness benefits, opportunities for social interaction among users and, in due course, a better quality of life for residents of all ages. Walking and biking provide an alternative to automobile use, especially in an urban setting, where traffic and congestion further diminish accessibility and efficiency. Walking and bicycle paths provide safe connections between neighborhoods, public facilities, parks and open space and linkages to other corridors.

In Wysox Township, sidewalks are not a prevalent form of pedestrian infrastructure combined with a lack of trail connections. Unconnected sidewalk segments mainly exist in the urban core of the Township along U.S. Route 6 coinciding with commercial development found along the corridor.

In many communities throughout the northeast, specifically in the Northern Tier of PA and Southern Tier of NY, accessible bicycle paths and connections are important and much appreciated facilities in both rural and urban settings.

**Bicycle PA** (<http://www.bikepa.com/routes/>) is the name for a network of cross-state bicycle routes that guide the bicycle tourist across the Commonwealth. The routes generally use existing highways that have been identified as desirable roads for bicycling. In some cases, the routes use improve rail trails to bypass difficult sections. Bicycle PA **Route Y** runs along U.S. Route 6 through the Township. The Route is the second longest route at 409 miles, generally following Route 6 through northern Pennsylvania. Map 14 illustrates the Route as it runs through Wysox Township.



**MAP 14. BICYCLE PA ROUTE Y MAP**

## 5.7 | Transportation Improvement Program

The Northern Tier Regional Planning and Development Commission (NTRPDC) coordinates the Transportation Improvement Program (TIP) for the five (5) counties through the Rural Area Transportation Advisory Committee. The TIP is an inventory of transportation-related improvements requested by municipalities, concerned citizens, organizations that have conducted transportation studies, transit providers, and others. The TIP is developed in an open and interactive manner as public involvement is critical to any planning and programming process.

The regional TIP is updated every two years, in coordination with PENNDOT's 12-year plan. The regional TIP lists all projects that intend to use federal and/or state funds for their engineering, right-of-way, and/or construction costs. Still, fiscal constraints at the state and federal level limit the number of candidate projects and highly depend upon national allocations of transportation dollars.

The NTRPDC, in conjunction with the RTAC membership, ranks, and selects projects from the candidate project lists submitted by the member counties to compile the Northern Tier regional TIP. The regional TIP is then submitted to the NTRPDC board for approval. Once approved, the regional TIP is then submitted to PENNDOT to be included in the state TIP and the Federal Highway Administration (FHWA). At this time, the 2015-2018 TIP does include two (2) candidate projects programmed for

funding in Wysox Township. Table 12 outlines each project:

<b>Table 12. TIP Projects in Wysox Township (2015-2018)</b>			
<u>Project</u>	<u>Location</u>	<u>Estimated Let Date</u>	<u>Estimated Cost</u>
Bridge Preservation	US 6 over Susquehanna River	4/1/2018	\$1,060,000
Resurface	US 6 from SR 187 to SR 1012	3/1/16	\$908,000
<b>Total Estimated Transportation Project Costs</b>			<b>\$1,968,000</b>

Candidate projects may include roads resurfacing, bridge rehabilitations or replacements, corridor safety improvements and transit oriented development programmed for Federal and/or State funding along with a local match.

Wysox Township should continue to work with both the Bradford County Planning Commission and Northern Tier Regional Planning and Development Commission to include any future transportation improvement projects on the TIP. This relationship helps provide safer and more efficient travel through the township.

### 5.8 | Towanda-Wysox Congestion Study

In 2012, Jacobs Engineering Group conducted a study that looked at traffic congestion in the Towanda/Wysox area. At the time of this study the Marcellus Shale boom was in full effect making travel between the two areas difficult during peak commute hours. The purpose of the project was to identify and propose recommendations that address the traffic congestion and safety concerns while the goal of the project was to improve safety and reduce travel times and delays in the study area, especially along US 6. The study area included Wysox, Towanda, and North Towanda Townships and Towanda Borough with the main corridors in the study including US 6, SR 2027 (South Main Street), SR 220, and Merrill Parkway. Data collection took place in July and October of 2011 and the study listed short and long term improvements for the study region.

Those pertaining to Wysox Township are as follows:

- The study recommended Revised Traffic Signal Timings including the signal on US 6 and Bradford Town Centre Drive and the signal at US 6 and SR 187 intersection in Wysox Township
- Regular traffic signal maintenance was recommended to stay in accordance with the traffic signal permit plans. It is the responsibility of the municipalities to maintain their traffic signals.
- Improvements were suggested for the US 6 / Leisure Drive to address capacity issues. This was a high crash location within the study area due to limited sight distance. Suggestions for the intersection included improving sight distances,

adding a right turn lane on US 6 eastbound and improving the turning radii. The alternative was to also consider making Leisure Drive a right-in, right-out only road directing all exiting traffic to a proposed new traffic signal at Masonite Road.

- Another location suggested for long term improvements was the US 6/ SR 187 intersection. This was also a high crash location within the study as the adjacent Lake Road intersection caused safety concerns. The suggested improvements included installing northbound and southbound left turn lanes on SR 187, extending the SR 187 southbound right turn lane, increasing the turning radii on all four corners, and realign Lake Road to a T-intersection set back from the US 6 intersection. This possible alternative would increase the capacity and safety of the intersection with an estimated cost of \$4,558,000.
- A final recommendation pertaining to the Township involves Alternative Transportation Modes as a way to combat traffic congestion. US 6 is a designated bike route, however there are no bike lanes and very limited shoulders. There is also no sidewalks for a majority of the corridor. Making the area more pedestrian and bicycle friendly may decrease the number of single-occupancy vehicles and congestion.
- Currently, traffic congestion is not as much of an issue as it was during the time of the study. However, with the Marcellus industry considered a cyclical cycle, if traffic congestion returns to the area these strategies can be considered to help improve safety and lessen congestion.

## 5.9 | Transportation Summary and Key Points

Due to its geographic nature, Wysox Township remains as an automobile dependent community situated between a **Principle Arterial (U.S. 6)**, **Minor Arterial (S.R 187 North)**, and **Urban Collector (S.R. 187 South)**. Traffic moves freely throughout the Township via these

### Key Wysox Township Transportation Points

- ❖ Miles of State Road: **31.29**
- ❖ Miles of Township Road: **24**
- ❖ Municipal Bridges: **2**
- ❖ Arterial Roads: **U.S. 6, S.R. 187 N**
- ❖ Local Roads: **Laning Creek, Shores Hill, Weasauking Drive, Valley View Road, Johnson Hill Road**
- ❖ Workers Traveling less than 10 Minutes: **22.4%**
- ❖ Available Public Transportation: **EMTA/BEST**
- ❖ Rail Freight Lines: **Lehigh Railway, LLC**
- ❖ Transportation Improvement Planning: **Northern Tier Regional Planning & Development Commission & Bradford County Planning Commission**

routes and demonstrates a fairly large Annual Average Daily Traffic volume of approximately 16,000 vehicles on U.S. 6 alone. S.R. 187 also sees a fairly large amount of AADT north bound with a count of 4600.

In Wysox Township, residents generally live close to work with 65.2% living twenty minutes (20) or less from where they work. This percentage is 14% higher than the rest of county residents within the same time frame. Only 7% of Township residents travel thirty (30) to thirty-four (34) minutes, more likely suggesting travel to other employment centers such as locations in the Valley or other nearby locations.

Funding for transportation improvements is aided by Liquid Fuels funds collected in the amount of \$85,674.62 for 2015. This amount helps fund the Township's road maintenance budget of \$150,000. Act 13 funds can also help to fund infrastructure projects allowed under the law.

The 2012 *Towanda-Wysox Congestion Study* provides guidance for Wysox Township to implement approaches towards lessening congestion throughout the Township. If the return of the Marcellus Shale industry creates congestion issues in the future the strategies listed can be used to help mitigate congestion throughout the Township.

Wysox Township, Bradford County and the Northern Tier Region will continue to respond to growing travel demands on roadways, bridges, and pedestrian bicycle linkages along with the special travel needs of both a growing and aging population. The most notable demand that is placed on the transportation system is the natural gas industry.

## Chapter Six

### Community Facilities & Services

#### 6.1 | Overview

The PA Municipalities Planning Code outlines yet another basic element of the Comprehensive Plan, Community Facilities, that should be made part of the overall plan: *“A plan for community facilities and utilities, which may include public and private education, recreation, municipal buildings, fire and police stations, libraries, hospitals, water supply and distribution, sewerage and waste treatment, solid waste management, storm drainage, and flood plain management, utility corridors and associated facilities, and other similar facilities or uses.”*

Community facilities and services provide an overall benefit to citizens in order to maintain the public health, safety, and general welfare within Wysox Township. The level of what may be available is often distinctive of the municipality or region depending on population density. For example, many rural municipalities within Bradford County may only provide limited services such as road maintenance, solid waste pick-up and fire service, whereas, a more urbanized locality may offer sewer, water, natural gas, police, libraries, and a recycling program.

There is an assortment of organizations that provide facilities and services that range from private water systems, public sanitary sewer collection, and private solid waste haulers to companies with utility status providing natural gas to homes and businesses. Planning for new or expanded facilities and services should be coordinated through the local comprehensive planning effort while considering other elements such as land use, transportation, population, and housing. Further, the concentration and overall costs of offering certain facilities and services play a vital role in attracting future residents, business or industrial investment. New investment will tend to gravitate towards those places that offer the most desired community facilities and services that are not antiquated and at the best price.

This chapter examines the level of community services offered throughout Wysox Township and ascertains the suitability of what is offered compared to growth and development potential. The chapter also contains trends, a brief inventory of facilities and services and may provide guidance for any improvements necessary to meet demand.

## 6.2 | Wysox Township Government

Wysox Township is a Second Class Township and is subject to provisions of the Pennsylvania Second Class Township Code. Residents elect three (3) township supervisors to serve in the official capacity as their governing body. Along with the township supervisors, the Wysox Township Government also consists of:

- Five (5) Member *Township Planning Commission*
- One (1) *Township Secretary* and Three (3) *Township Auditors*
- One (1) *Zoning Officer* and Three (3) Member *Zoning Hearing Board*
- One (1) *Road Master*, One (1) *Assistant Road Master*, and Three (3) *Road Crew*

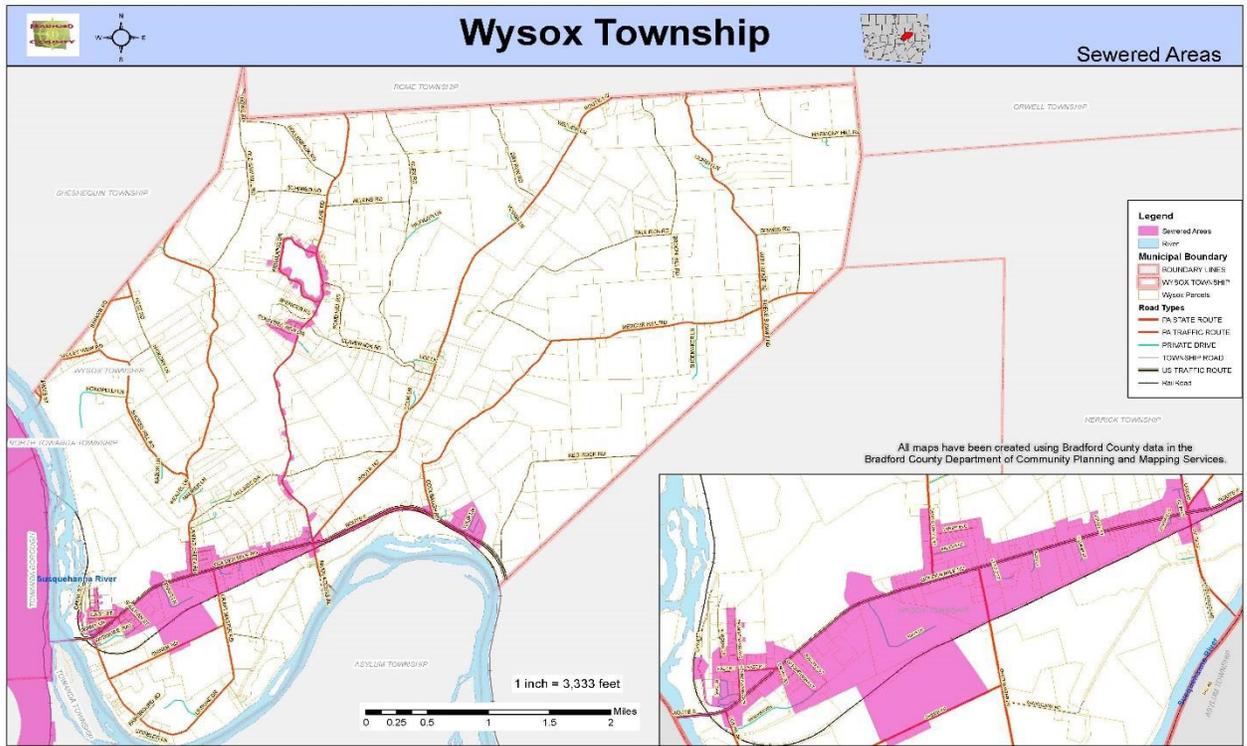
The three (3) elected Township Supervisors serve as the governing body for Wysox Township and are responsible for enactment, by majority vote, Ordinances and Resolutions, levy taxes, and approve all expenditures and budgets. They also approve the hiring and/or termination of all township employees, and make appointments to advisory boards, committees, and commissions which serve the township. The Supervisors generally meet once a month on the first Thursday of each month at 7:00 PM. The municipal administrative offices are located at 1789 Hillside Drive.

The five (5) member Township Planning Commission play an advisory role for the Township Supervisors on all land use related matters and provide a report of their actions and recommendations to the Township Supervisors. The Township Planning Commission meets once a month, generally on the first Tuesday of each month at 6:00 PM. While there is no township Subdivision and Land Development Ordinance (SALDO), the Planning Commission make recommendations and changes to the Township Zoning Ordinance. The Township is regulated by the county's SALDO.

The three (3) member Zoning Hearing Board hears and decides appeals from the determination of the zoning officer, requests for variances of the zoning ordinance, requests for special exceptions, and other zoning related issues. The Zoning Hearing Board meets and holds public hearings as required.

In 1988, the Wysox Township Municipal Authority completed construction of its sewer collection system and, through an "Inter-municipal Agreement" began conveying sewage to the Towanda Wastewater Treatment Facility. Map 15 illustrates Public Sewer Coverage Area throughout the township. Wysox Township operates administrative offices and public works at 1789 Hillside Drive.





**MAP 15. PUBLIC SEWER COVERAGE AREA MAP**

### 6.3 | Wysox Township Police, EMS, & Fire Protection

Wysox EMS is located at 22537 Route 187, Wysox, PA near the intersection of Route 6 and SR 187. The organization is considered a 501 (C) 3 non-profit organization providing ambulance and emergency medical services to injured or convalescent individuals. Wysox EMS began in 1950 and is governed by a board of directors and line officers elected from within. Wysox EMS averages around 500 calls per year within Wysox Township. Wysox EMS offers the following services to Wysox Township:

- EMT and EVOC Training
- CPR and First Aid Training
- Basic Life Support Ambulance Service
- Volunteer emergency medical technicians, first responders, and drivers

There is no municipal police force in Wysox Township. Instead the Township is covered by the Pennsylvania State Police who operate out of their barracks in North Towanda.

While there is no municipal police force, Wysox Township does support a volunteer fire department. The first meeting of the Wysox Volunteer Fire Company was held June 19<sup>th</sup> 1947 in the Wysox School House at 7:45 PM. The first order of business brought

before the meeting was the approval of the by-laws presented by the by-law committee. The committee members were as follows: Andrew Moscrip- Chairman, and Marion Barnes & Edward Strickland. The by-laws and Charter was read by Andrew Moscrip. A short discussion about the by-laws was held followed by a motion made by Harry Hancock that they be accepted. The motion was seconded by Stephen Strickland, the motion passed.

The following officers were nominated and elected:

President: Forest Beeman, Secretary: Edward Strickland, Vice President: Lewis Woodruff, and Treasurer: Marion Barnes.

On June 27, 1947 the officers met with J.E. Slade of Bean Fire Equipment Company and ordered a GMC Truck equipped with a high pressure fog system for \$7242.00. The truck arrived on October 26<sup>th</sup> 1947 at 5 AM. On October 27<sup>th</sup>, 1947 the first fire chief and assistants were appointed. Chief: Forrest Beeman, 1<sup>ST</sup> assistant: Cecil "Red" Ingerick and 2<sup>ND</sup> assistant: Robert Lee. On January 10<sup>th</sup> 1949 Sam Cass presented the deed to the lot for the firehouse.

The Fire Company currently serves Wysox, Standing Stone, and Asylum Townships, using 7 pieces of fire apparatus including a boat and ATV. Wysox Township is protected by a hydrant system along the Route 6 corridor. In addition, 3 dry hydrants and 2 underground water storage tanks, one that holds 12,000 gallons and the other 18,000 gallons, aid in protection of the township. The active members hold a wide range of State and National level certifications, specializing in areas such as: High angle rope rescue, vehicle rescue, Hazardous materials, Firefighter 1, Pumping, and several other accredited courses.

**TABLE 13. WYSOX FIRE COMPANY CALL VOLUME**

Year	Wysox	Asylum	Standing Stone	Mutal Aid	Total	Active Members
2015 YTD	74	29	18	19	140	53
2014	104	21	32	38	195	53
2013	102	27	23	20	172	62
2012	105	25	27	28	185	59
2011	174	43	47	32	296	39
2010	126	39	32	24	221	33
2009	74	24	20	18	136	39

Prepared 10/19/2015 By Evan Barnes and Brett Keeney

**TABLE 14. WYSOX FIRE COMPANY FINANCIAL CHART**

Year	Wysox	Asylum	Standing Stone	Grants	Citizen Donations	Total	Total Income	Total Exspense	Loan Balance
2015 YTD	10,000.00	8,683.04	6,125.92	13,453.66	20,295.00	58,557.62	106,635.57	45,753.13	103,552.51
2014	52,568.24	9,036.28	5,668.25	115,733.00	2,695.00	159,416.65	276,261.12	166,261.25	168,711.24
2013	50,687.34	9,024.09	4,692.14	12,631.34	23,230.00	100,264.91	102,458.90	70,275.56	276,708.14
2012	1,000.00	8,343.87	3,336.94	11,458.33	26,230.00	50,369.14	462,708.47	478,104.99	375,922.26
2011	12,855.45	4,380.02	3,005.51	11,146.24	7,895.00	39,282.22	135,879.70	144,327.39	141,266.20
2010	13,274.49	4,235.06	1,800.46	11,228.13	23,450.00	53,988.14	332,177.21	319,639.62	196,453.36
2009	15,175.49	3,714.27	2,183.37	10,807.27	19,955.00	51,835.40	116,360.58	134,710.08	135,508.50

Prepared 10/19/2015 By Evan Barnes and Brett Keeney

**TABLE 15. WYSOX FIRE COMPANY APPARATUS LIST**

Apparatus Make	Apparatus Model	Apparatus Numer	Apparatus duties
Ford	F-350	7	Squad, supports fire ground operations with additional rescue tools, cribbing, and air packs. The vehicle is 4 wheel drive and serves as a backup rescue during inclement weather
Freightliner	80/14' Salisbury	2	Rescue, this Piece was purchased brand new in 2000. It's primary purpose is rescue. Rescue can include vehicle, rope, water, structural collapse, etc. It is the first unit out the door for all rescue calls except during inclement weather
American LaFrance	75' Rear Mount Ladder	1	Ladder Truck, the truck was purchased used in 2013. The unit response first out the door for all structure fires and automatic alarms. The truck has a 2000 GPM (Gallon per minute) Pump and has 500 Gallons of water on board. The truck's responsibilities at the fire are victim primary search and rescue and initial fire suppression.
HME	Southern Coach	4	Engine, was purchased used in 2007. It's primary purpose is fire ground operations support, which can include drafting water from the river or a dry hydrant to provide a fill site for water tanker shuttles which provides water to rural fires.
International	4 Guys	5	Tanker, was purchased new in 2011 And serves as the secondary water source for the ladder truck. It is used then shuttle water from a water source to the fire. It holds 2,000 Gallons of water with a 750GPM pump
CanAm	Comander 1000	ATV-1	ATV is used in non-urban search and rescue. The ATV has the ability to carry one patient in a stokes basket. It also has a pump and small water supply for brush fires
Archeles	14'	Boat-8	Boat, is a 14' rigid floor inflatable. The boat is very light and allows it to be carried to a launch area in difficult locations.
Decontamination Trailer	Enclosed	Decon Trailer	Used for a mass chemical or biological or Hazardous materials incidents to decontaminate patients, victims, and emergency responders

Prepared 10/19/2015 By Evan Barnes and Brett Keeney

## 6.4 | Library Services

In this day of internet access and the World Wide Web, library services are still essential to rural residents and usually offer a wide array of reading and internet resources. Although the township does not have a local library established within its political boundaries, residents and families are inclined to utilize three (3) local libraries in the surrounding communities including:

- **Towanda Public Library** located on 104 Main Street in Towanda. Established in 1879 as a musical library the library offers programs such as basic computer classes, summer reading, and more. More information can be accessed by visiting <http://towandapubliclibrary.org/new/>
- **Monroeton Public Library** located at 149 Dalpiaz Drive in Monroeton offers a large children's collection plus a growing number of new reference books and software. More information can be found by visiting: <http://monroetonlibrary.org/>
- **Bradford County Library** is located at 16093 Route 6 in Troy, PA has a wide selection of books, periodicals, movies, and more. The library also has a bookmobile that can hold 1,500 books and travels to various locations across the county. More information can be found at: <http://www.bradfordcountylibrary.org/>

## 6.5 | Public & Private Schools

Wysox Township is part of the **Towanda Area School District** which consists of the municipalities of Towanda Township, Towanda Borough, Monroe Township, Monroeton Borough, Franklin Township, and North Towanda Township. Towanda Area School District retains the second highest student enrollment within Bradford County only surpassed by Athens School District.

The **Towanda Area School District** includes a nine (9) member elected board that formulates and evaluates policies for the general school district operation consistent

with the Pennsylvania School Code. The board has ultimate responsibility under Pennsylvania school law in the following areas: exercising leadership and drafting district policy, employing a Superintendent of schools, authorizing the appointment of teachers and other staff members upon the recommendation of the administration, supporting curriculum development and revisions, adopting textbooks, securing monies for district operational needs, building projects, authorizing the expenditure of funds and representing the public and community in their views concerning educational matters.

The Table 16 below outlines the basic enrollment at each Towanda Area School District School.

<b>TABLE 16. TOWANDA AREA SCHOOL DISTRICT ENROLLMENT (2014-2015)</b>	
School	Enrollment
J Andrew Morrow Primary School (K-2 <sup>nd</sup> Grade)	409
Towanda Area Elementary School (3 <sup>rd</sup> -6 <sup>th</sup> Grade)	422
Towanda Area Jr/Sr High School (7 <sup>th</sup> -12 <sup>th</sup> Grade)	748

While Wysox Township does not have any direct jurisdiction over school district facilities and activities, the Pennsylvania Municipalities Planning Code acknowledges that school buildings and property are important resources to the overall community. Generally speaking, the largest portion of a resident’s tax bill is the school tax that is not only based on real estate, but also per capita, wage and occupation taxes. The typical school district not only provides education to our youth, it also provides cultural events and activities, adult and community educational opportunities, facilities for sports and recreation and library resources.

Largely in Pennsylvania, school district boards and even solicitors do not realize that the PA Municipalities Planning Code requires a school district to submit certain information, pertaining to land and buildings on proposed actions that may or may not be consistent with the adopted municipal and county comprehensive plans. A further explanation is given in the side inset box.

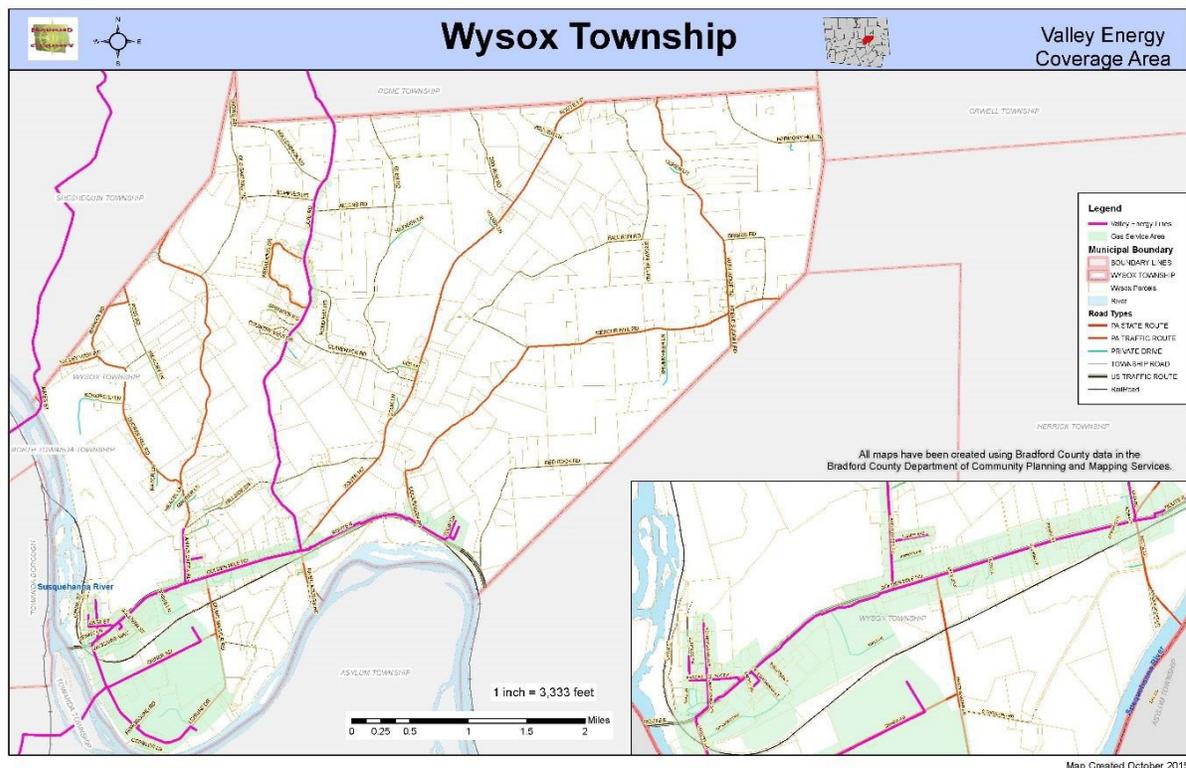
**The PA MPC & Public School District Actions**

According to Section 305, The Legal Status of Comprehensive Plans within School Districts, following the adoption of a comprehensive plan or any part thereof by any municipality or county governing body, pursuant to the procedures in section 302, any proposed action of the governing body of any public school district located within the municipality or county relating to the location, demolition, removal, sale, or lease of any school district structure or land shall be submitted to the municipal and county planning agencies for their recommendations at least 45 days prior to the execution of such proposed action by the governing body of the school district – PA MPC

There are no private or charter schools located within Wysox Township, nonetheless some families' may chose an alternative learning environment not associated with the public school system. The closest private school that offers a catholic education for students from Pre-K to Sixth Grade is **St. Agnes Elementary School** in Towanda Borough. **North Rome Christian School** located in Rome, PA also offers private education. The school is a parent owned and operated, interdenominational Christian School offering classes for kindergarten through 12<sup>th</sup> grade.

### 6.6 | Other Utilities & Services

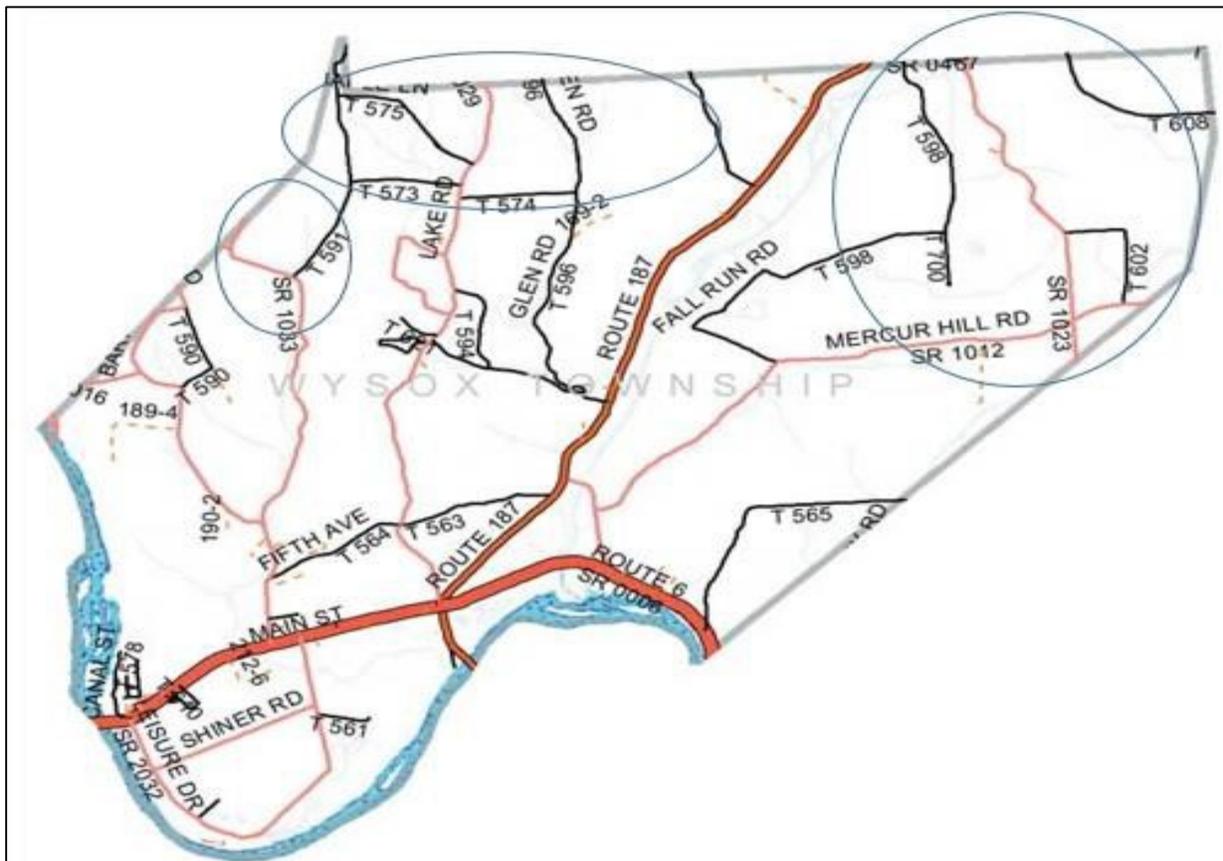
**Natural Gas: Valley Energy**, located at 523 South Keystone Avenue. in Sayre Borough provides utility grade natural gas service to 380 residents in Wysox Township. The company was formally known as Valley Cities Gas when it formed in 1944 and, prior to that, the Athens, Sayre and South Waverly Heat and Power Company established in 1899. **Valley Energy** is a recognized utility regulated by the Pennsylvania Utility Commission and provides natural gas service to 11 communities in Bradford County, PA and Chemung and Tioga Counties, NY. Natural gas is supplied to more than 8,000 residential, commercial and industrial customers through a 165-mile pipeline distribution system. Map 16 shows Valley Energy



**MAP 16. VALLEY ENERGY COVERAGE AREA MAP**

Coverage Area.

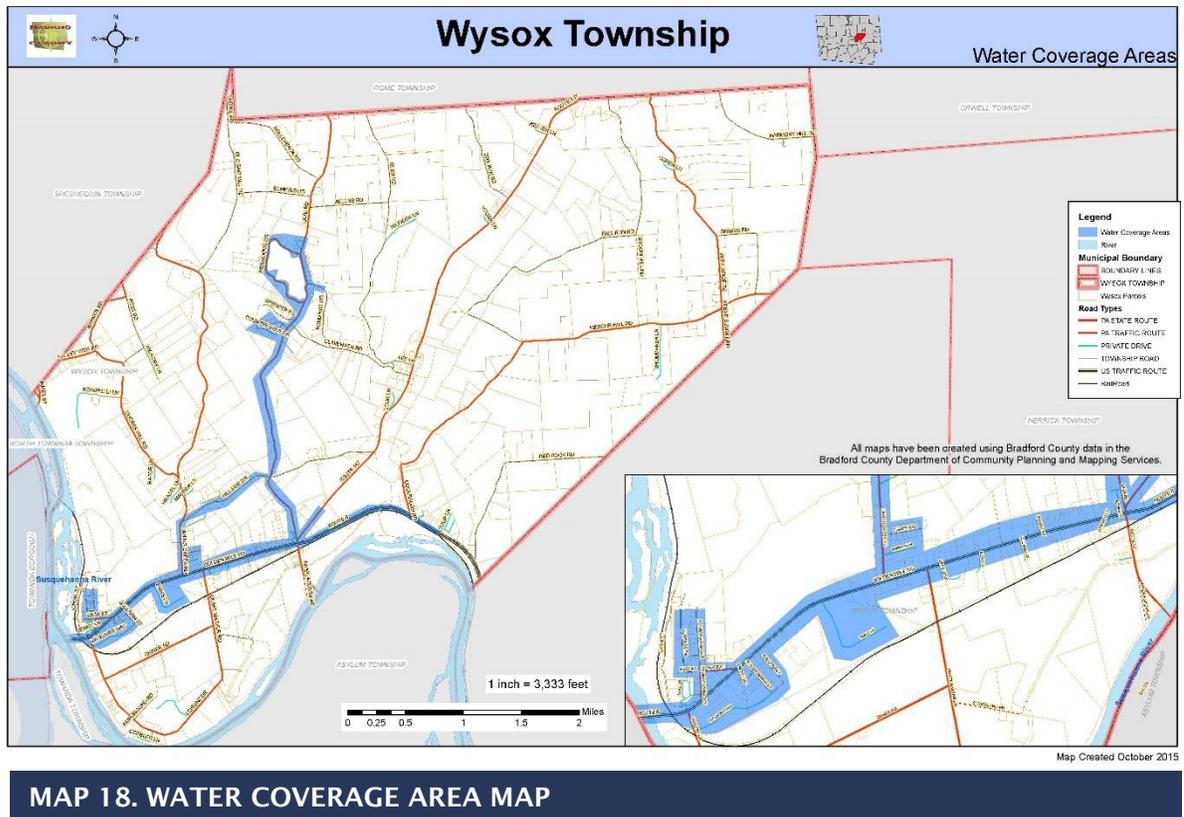
**Electric:** Two companies serve Wysox Township: *Penelec/First Energy and Claverack Rural Electric Cooperative*. *Claverack* primarily services the northern side of Wysox Township including James St over Shores Hill, Old Sawmill Road over Lake Road, and all of Mercur and is headquartered along Route 6 in Standing Stone Township. *Claverack* currently services 530 customers in Wysox Township. *Penelec/First Energy* services approximately 70% of the township with around 800 residential and 250 commercial customers. Map 17 shows approximate coverage areas, where within the blue circles shows Claverack's coverage with the rest being Penelec/First Energy.



MAP 17. APPROXIMATE ELECTRIC COVERAGE AREA MAP

**Water and Sewer:** *Wysox Municipal Water Authority (WTMA)* provides partial public water service to Wysox Township. The Authority contracts from the Towanda Municipal Authority (TMA) for various services with billing and maintenance being the major items for water and sewer. The sewer system in Wysox Township was installed more than 25 years ago and is dependent upon the TMA for treatment of sewage. The water system is also dependent upon TMA for the operation and sourcing of water. Both the water and sewer activities of the WTMA serve over 400 customers with additional customers to be added in the

future. The water is provided to the WTMA from the TMA on a contracted cost per 1000 gallons. The water originates from a variety of wells located in the area. Map 18 shows the water coverage areas in Wysox Township.



**Television (cable)/Internet/Phone:** In this day of high speed, wireless communications, most families bundle their telecommunication needs through one provider due to technologies that provide internet access by transmitting digital data using a local telephone network. In Wysox Township residents and business customers now choose from a variety of companies offering various combinations of communication services that suite their needs. The following companies provide a combination of communication services in Wysox Township:

- Comcast Cable (<http://www.xfinity.com/locations/pennsylvania/towanda.html>)
- Frontier (<https://frontier.com/>)
- DirecTV (<http://www.directv.com/>)
- Dish Network (<http://www.dish.com/>)

**Solid Waste Disposal & Recycling:** The *Northern Tier Solid Waste Authority (NTSWA)* Landfill #2, located off of State Route 6 in West Burlington Township, was formed in 1973 as the first and only three county solid waste authorities in the Commonwealth. The Authority provides the following services to the community: waste disposal, recycling collection/processing, tire shredding, wood grinding,

septage receiving, street sweeping, leaf vacuum, waste transportation, electric generation, spring and fall clean-ups for participating municipalities, education services and programs and hydroponically grown greens. R.G. Brown refuse also provides disposal hauling to the township.

Wysox Township also offers recycling at the Township Building on the fourth Saturday of every month from 8 am to 11 am. All recyclables are dropped off and sorted into proper collection bins. The following items are accepted:

- Newspapers – stack by placing them in a plastic or paper sack. Do not bundle or tie. Keep separate from magazines and mixed paper and keep dry. Inserts can remain.
- Mixed Paper & Junk Mail – Includes office paper, junk mail, glossy paper, colored paper, envelopes, coupons, phone books, etc. Separate from magazines and newspapers, keep dry. Bag shredded paper.
- Magazines & Catalogs – Separate magazines and catalogs from other paper and keep dry. Do not bundle or tie.
- Corrugated Cardboard – Look for the ridges inside the layers of a corrugated cardboard box. Break down boxes and keep dry. No paperboard (cereal, macaroni, or tissue boxes, etc.)
- Aluminum Cans & Foil – Please empty and rinse your cans. Thoroughly rinse foil. Crushing cans is optional but saves space.
- Glass Bottles & Jars – Separate glass bottles and jars by color; clear, brown and green. Food and beverage containers only. Windows, light bulbs, windshields, and cookware are all made of a different type of glass and are NOT ACCEPTED. Remove all lids and rings and rinse well. Labels can remain.
- Steel or “Bimetal” Cans – Rinse cans well and secure the lid inside. Labels can remain.
- Plastics #1-#7 – These include soda and water bottles, milk jugs, laundry jugs, shampoo bottles. Remove the lid and rinse well. Labels can remain.

## 6.7 | Parks & Recreation

Municipal recreational facilities benefit the health of a community and provide a social setting for multigenerational groups utilizing active or passive facets of a park or greenway. More likely than not, recreational offerings contribute to the overall character of the community and build sense of place for residents. Recreational facilities can consist of publically owned trails or parks, playgrounds, or competitive ball fields. Wysox has three municipal recreation areas within the Township, Eastside Riverfront Park, Wilbur Beers Family Nature Area, and Wysox Boat Launch and Park.

The **Eastside Riverfront Park** is located on Old Route Six just across Veteran’s Memorial Bridge from Towanda Borough into Wysox Township along the Susquehanna River. The facilities at the park include parking, restrooms, soccer field, boat launch, and a pavilion.



The **Wilbur Beers Family Nature Area** is located on Lake Road passed the Wysox Fire hall and next to the ball fields. Donated by Wilbur Beers in the late 1990s the site holds a marshy wetland that was former farmland. The discovery of an unusually wide variety of swamp wildlife there led to development of the area by the Bradford County Conservation District into an accessible park and learning laboratory with walking paths that is used by local residents and many students.



The **Wysox Boat Launch and Park** is located on SR 2032, Leisure Drive, and includes parking, restrooms, river access, and picnic facilities.



## 6.8 | Wysox Township Community Facilities & Services Summary

Wysox Township is fortunately situated among a diverse arrangement of quality facilities and services offered through various entities. Some residents outside the general service area may not receive services such as sewer and water, for example, but can still utilize other facilities and services related to township fire protection, outdoor recreation, and community recycling programs. Wysox Township demonstrates a

level of cooperation among these entities that provide an acceptable level of service that increases quality of life for the general populace. As stated earlier, the amount of facilities and services vary from municipality to

municipality and highly depend upon population density and need. Any future growth and development will evaluate these services before locating within Wysox Township, and will presumably make a conscious decision based on availability and performance of those particular services.

### **Key Wysox Township Community Facilities & Services Points**

- ❖ Public School: Towanda Area School District
- ❖ Private School: St. Agnes
- ❖ Libraries: Towanda Public Library & Monroeton Public Library
- ❖ Police Protection: PA State Police
- ❖ Fire Protection: Wysox Volunteer Fire Company
- ❖ Emergency Medical Service: Wysox EMS
- ❖ Public Sewer: Wysox Municipal Water Authority
- ❖ Public Water: Wysox Municipal Water Authority
- ❖ Natural Gas Service: Valley Energy
- ❖ Electric: First Energy (Penelec) & Claverack
- ❖ Solid Waste: Northern Tier Solid Waste Authority
- ❖ Recycling: Wysox Township Recycling Center
- ❖ Township Parks: Eastside Riverfront Park, Wilbur Beers Family Nature Area, & Wysox Boat Launch & Park

## Chapter Seven

### Extractive and Renewable Resources

#### 7.1 | Overview

The **2004 Bradford County Comprehensive Plan** stated that mineral resource extraction increased tenfold over the past twenty-five years, but, such uses account for less than one percent of the total land area within the County. Traditional extractive activities included timbering, gravel mining, and limited areas of oil and gas drilling. Bradford County currently contributes 20% of the natural gas in the Commonwealth to market.

Nonetheless, statewide and regional exploration into the Marcellus Shale most likely altered the above-mentioned County Comprehensive Plan statement significantly, especially after 2008, when the natural gas industry secured a high percentage of land leases within Bradford County initiating a frenzy of drilling activity. Companies had taken advantage of accessibility to fresh water, low population density, abundance of privately controlled lands, advances in drilling technology to access Marcellus and deeper shale formations, uniform surface and subsurface mineral rights and absence of land use regulations surrounding natural gas related uses to initiate the natural gas boom. There were also disadvantages of exploration within Wysox Township and Bradford County, including the lack of pipeline infrastructure, development of natural gas resources in rugged terrain, a workforce not that familiar with the industry, shortage of housing for workers and a transportation system that could not support the activities associated with shale gas development.

Additionally, historic industries such as agriculture and forestry have remained a sustainable component to the overall economy and scenic landscape. Albeit, the natural gas industry has enhanced farmers' and large landowners' financial options in order to continue operating a farm or managing a lucrative tree stand. This is especially true for an aging population that may be on the verge of retiring or passing on the family farm.

The PA Municipalities Planning Code must be referenced as the Extractive and Renewable Resources section shall be consistent and not exceed requirements imposed under the following:

- (i) Act of June 22, 1937 (P.L. 1987, No.394), known as "*The Clean Streams Law*"
- (ii) Act of May 31, 1945 (P.L.1198, No.418), known as the "*Surface Mining Conservation and Reclamation Act*".

- (iii) Act of April 27, 1966 (1<sup>st</sup> SP.SESS., P.L.31, No.1), known as “*The Bituminous Mine Subsidence and Land Conservation Act*”.
- (iv) Act of September 24, 1968 (P.L.1040, No.318), known as the “*Coal Refuse Disposal Control Act*”.
- (v) Act of December 19, 1984 (P.L.1140, No.223), known as the “*Oil and Gas Act*”.
- (vi) Act of December 19, 1984 (P.L.1093, No.219), known as the “*Noncoal Surface Mining Conservation and Reclamation Act*”.
- (vii) Act of June 30, 1981 (P.L.128, No.43), known as the “*Agricultural Area Security Law*”.
- (viii) Act of June 10, 1982 (P.L.454, No.133), entitled “*An Act Protecting Agricultural Operations from Nuisance Suits and Ordinances Under Certain Circumstances*”.
- (ix) Act of May 20, 1993 (P.L.12, No.6), known as the “*Nutrient Management Act*”.

Additionally, the Commonwealth of Pennsylvania, Economic Development Cabinet in May 2005 adopted the *Keystone Principles & Criteria for Growth, Investment, & Resource Conservation*. The ***Principles & Criteria*** are designed as a coordinated interagency approach to fostering sustainable economic development and conservation of resources through the state’s investments in Pennsylvania’s diverse communities.

The ***Principles*** lay out general goals and objectives for economic development and resource conservation agreed upon among the agencies and programs that participated in their development. The ***Criteria*** are designed to help measure the extent to which particular projects accomplish these goals. Increasingly, counties and municipalities have advocated for consistency in local decision-making with these ***Principles*** that include the following:

- Redevelop First
- Provide Efficient Infrastructure
- Concentrate Development
- Increase Job Opportunities
- Foster Sustainable Business
- Restore and Enhance the Environment
- Enhance recreational and heritage resources
- Expand Housing Opportunities
- Plan Regionally and Implement Locally
- Be Fair

The ***Principles*** outline a path towards keeping conservation measures in mind while

promoting economic prosperity through job creation and reuse and development of older sites and facilities. In addition, creating and strengthening natural resource based businesses that use sustainable practices in energy production and use, agriculture, forestry, fisheries, recreation and tourism, increase the supply of renewable energy while reducing consumption of water, energy and materials to diminish foreign energy dependence and address climate change. Pennsylvania municipalities should lead by example by supporting conservation strategies, clean power and innovative industries and promote the construction of green buildings and infrastructure that use land, energy, water and materials efficiently.

Wysox Township landowners and companies have extracted natural resources since settlement occurred and it is still accomplished safely today. This Chapter will explore current trends and offer examples of measures that improve standard of living through conservation.

## 7.2 | Surface Mining

Applicant's proposing to conduct mining activities must file a permit application with PA DEP if the activity falls under one of the following categories:

- Coal surface mining
- Underground coal mining
- Coal preparation
- Coal refuse disposal
- Coal refuse reprocessing
- Surface mining of industrial minerals
- Underground mining of industrial minerals

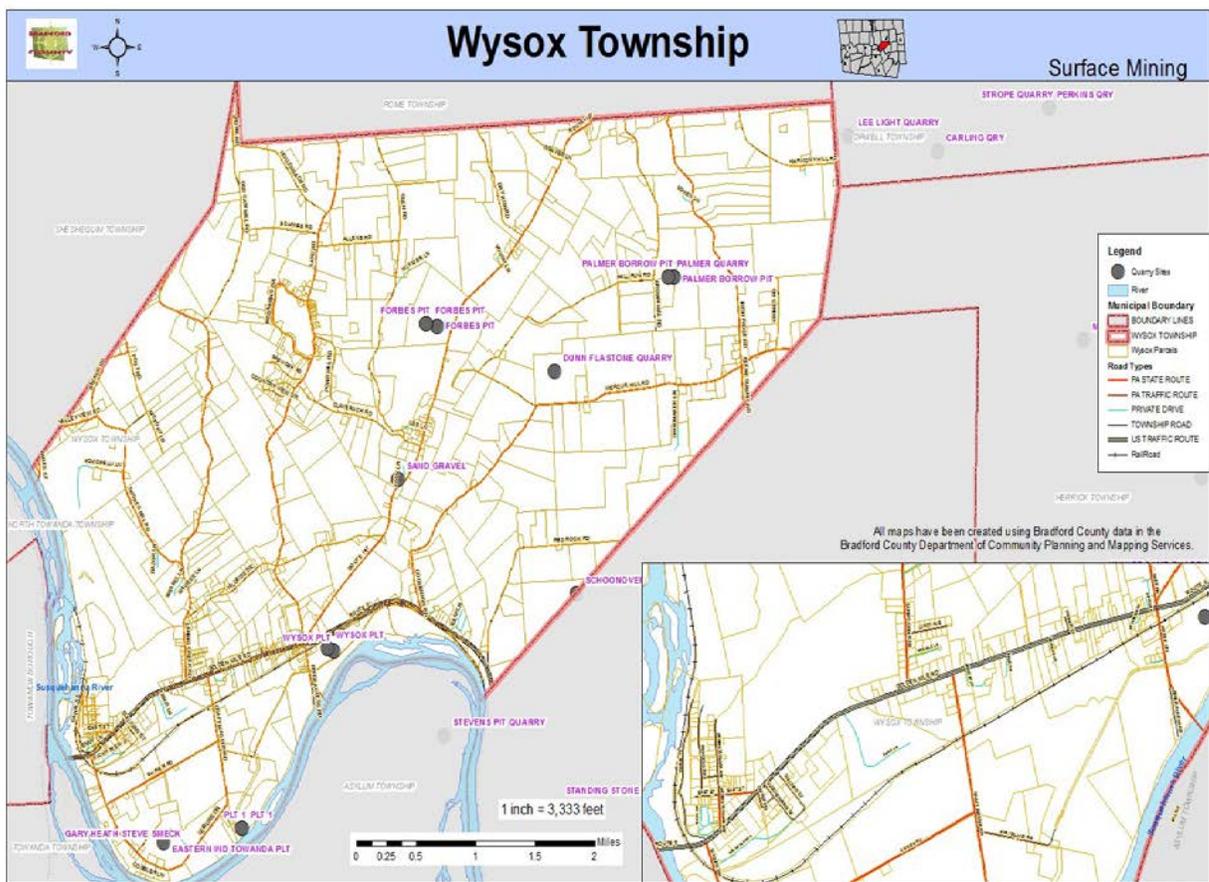
Mining activity permits cover more than the permitted activity and may include reclamation, water quality protection, air quality protection, waste disposal and mine subsidence control. Types of permits may vary as well to include new permits, permit revisions to accommodate any site changes, renewals and transfers in the case the applicant or company changes ownership. The DEP application technical review addresses many concerns including the following:

- Potential for post mining discharge
- Handling and treatment of water during the active mining operations
- Adequacy of water supply replacement
- Subsidence damage repair provisions
- Re-grading and revegetation of lands disturbed by mining
- Protection of fish and wildlife

The Department of Environmental Protection (DEP) permit review process considers, and under certain conditions relies upon, comprehensive planning and zoning ordinances in their decision-making process on authorizations related to facilities

and infrastructure. Acts 67, 68, and 127 of 2000 amended the Municipalities Planning Code to provide new tools for local government to plan for and manage growth. Section 1105 of Act 67 of 2000 and Section 619.2 of Act 68 directs that state agencies “shall consider and may rely upon comprehensive plans and zoning ordinances when reviewing application for the funding or permitting of infrastructure or facilities.” Lastly, the PA Municipalities Planning Code, under Section 603, Zoning Provisions, states that “(i) Zoning Ordinances shall provide for the reasonable development of minerals in each municipality.”

Surfacing mining is an important activity that provides construction materials for both local and regional projects as long as the activity is monitored properly by DEP and the activity is consistent with other existing land uses within a given zoning district. In Wysox Township, Surface Mining may be allowed as a special exception within the Conservation and Open Space, Agriculture Residential, Limited Commercial Residential, and General Manufacturing districts. Map 19 shows the surface mining areas in the township.



**MAP 19. SURFACE MINING AREAS MAP**

### 7.3 | Natural Gas Development in the Marcellus Shale

The Marcellus shale gas industry was effectively a non-existent entity in Bradford County until 2008, where, natural gas companies flowed into the county seat of Towanda and surrounding communities to begin the process of acquiring subsurface rights for what is now known as horizontal drilling and hydrofracturing into the Marcellus Shale. Soon after, new well development generated both benefits and impacts to residents, visitors, and businesses throughout the county. Natural gas related uses and facilities became more commonplace such as natural gas well pad, derrick or rig, fracking, production units, metering station, water withdrawal, water impoundment, water treatment facility, compressor station, midstream and gathering lines, as well as other industry infrastructure, were unheard of. In fact, the update to the County Comprehensive plan in 2004 had no mention of the onset of the shale gas surge as the industry moved swiftly across the county and Northern Tier region.

#### Marcellus Shale Formation

The Marcellus Shale is a natural gas-bearing geologic formation that lies about a mile underneath the earth's surface beneath two-thirds of Pennsylvania, the southern tier of New York, and parts of Ohio, Maryland and West Virginia. The formation has long been known to contain significant amounts of natural gas, however, the technology to efficiently and economically extract the gas has only recently been developed. The Marcellus Shale has been recognized as the largest unconventional gas reserve in the United States, and one of the largest worldwide. The cyclical nature of the oil and gas industry precludes it to times of increased development followed by times of slowing development (boom – bust cycle) which is one of the biggest challenges in planning for its development.

Over the course of drilling thousands of feet below the surface of the earth, the Natural Gas Industry is able to drill horizontally, thus creating access to the Marcellus Shale. The construction process begins with the establishment of the gas well pad, followed by the placement of the derrick that not only drills the well, but also conveys pipe thousands of feet below ground. More often than not, the derrick is the largest and most distinctive component of the drilling process. A derrick is built to hold tremendous strength in order to support the immense weight of the drilling tools. The height of the derrick is to accommodate for the very long drilling pipes that are used in addition to cables and drilling tools. Before the well is fracked during the drilling process, a series of casings (steel and cement) are placed around the well bore. Charges are placed in a perforating gun or “perf gun” and when fired, form a jet of energy that is very high in velocity. This burst of energy creates a hole through the casing and the cement, and tunnels through the formation for a distance. The perforations in the casing will allow the gas to flow into the well bore. In order to extract natural gas, the industry must then use the process of hydrofracturing which is performed in stages and uses water, sand and a mixture of chemicals at high pressures to force open the tiny pore spaces and interconnect them to allow the gas flow to the well. The water forces the pores open, and the sand “props” the pores



requiring the installation of compressor stations that assist the industry to compress the gas and force it downstream through the gathering pipeline system and eventually into the interstate pipeline system. Bradford County contains two (2) interstate pipelines that include the Stagecoach Interstate Pipeline, owned and operated by Central New York Oil and Gas that runs from Wyalusing, PA to Owego, NY. The second interstate pipeline, known as the Tennessee line, is owned and operated by Kinder Morgan and stretches across the mid-section of Bradford County, west to east. Map 20 shows the Overall Gas Activity in Wysox Township.

Production Units are areas that individual companies declare and record in the Bradford County Register & Records Office that encompass multiple properties around a producing well. The size of individual Production Units vary depending on topography, well trajectory, and property boundaries, but, more often than not, 640 to 1,000 acres in size. The following Production Units are listed in Table 17:

<u>Unit Name</u>	<u>Municipalities</u>	<u>Company</u>	<u>Parcels</u>	<u>Acres</u>
Foster North Unit	Wysox/Sheshequin	Chesapeake Appalachia	25	359.6
Foster South Unit	Wysox	Chesapeake Appalachia	7	317.5
Gregory North Unit	Wysox/Sheshequin	Chesapeake Appalachia	20	460
Gregory South Unit	Wysox	Chesapeake Appalachia	25	380.25
Wygrala Unit	Wysox/Sheshequin	Chesapeake Appalachia	68	612.9
Fisher North Unit	Wysox	Chesapeake Appalachia	32	372
Flash South Unit	Wysox/Rome	Chesapeake Appalachia	21	572.7
Katzenstein North Unit	Wysox	Chesapeake Appalachia	18	405.2
Katzenstein South Unit	Wysox	Chesapeake Appalachia	16	516.9
Allen Unit	Wysox	Chesapeake Appalachia	33	641.7
DJ North Unit	Wysox/Rome	Chesapeake Appalachia	17	386.9
DJ South Unit	Wysox	Chesapeake Appalachia	13	306.1
Governale Unit	Wysox/Rome	Chesapeake Appalachia	51	825.4
Balent Unit	Wysox/Rome	Chesapeake Appalachia	60	848.6
Moose North Unit	Wysox/Rome	Chesapeake Appalachia	16	282
Moose South Unit	Wysox/Herrick/ Standing Stone	Chesapeake Appalachia	18	574.2
Marchini-Zingieser Unit	Wysox/Rome/ Herrick	Southwest Energy	17	663.6
Lundy Unit	Wysox/Standing Stone	Chesapeake Appalachia	18	772.3
Coates Unit	Wysox/Standing Stone	Chesapeake Appalachia	18	703.3
Primrose Unit	Wysox/Standing Stone	Chesapeake Appalachia	26	759.3
Stevens North Unit	Wysox/Standing Stone	Chesapeake Appalachia	18	402.9
Schoonover Unit	Wysox/Standing Stone	Chesapeake Appalachia	31	673.3
Them Unit	Wysox/Standing Stone	Chesapeake Appalachia	39	632.8

Some of the above-referenced Production Units only contain a small amount of parcels assessed in Wysox Township. The following table (Table 18) references the date the wells were “Spud” or initiated and the periods that they have been producing with amounts in million cubic feet or Mcf.

<b>Table 18. Producing Wells in Wysox Township</b>						
<u>Well Name</u>	<u>Spud Date</u>	<u>2014</u> <u>(1H)</u>	<u>2014</u> <u>(2H)</u>	<u>2015</u> <u>(1H)</u>	<u>2015</u> <u>(July)</u>	<u>Total (MCF)</u>
Foster 2H	1/19/2011	283,317	246,756	179,519	29,792	2,001,907
Foster 5H	1/18/2011	321,766	285,350	144,591	56,989	2,502,477
Gregory 1H	3/5/2011	282,490	266,403	164,316	29,139	2,025,931
Gregory 5H	3/5/2011	269,546	260,897	130,439	5,273	2,144,736
Wygrala 5H	10/21/2010	265,795	241,283	145,260	20,886	2,319,564
Fisher Bra 1H	10/23/2011	211,376	183,067	123,470	13,275	1,195,492
Fisher Bra 2H	9/23/2011	311,078	263,124	176,358	19,253	1,660,784
Katzenstein 2H	3/20/2011	119,391	123,988	59,648	9,313	870,655
Katzenstein 5H	2/18/2011	392,021	334,519	224,515	33,211	2,622,475
Allen 5H	1/4/2011	509,471	448,317	309,432	30,956	3,502,142
DJ Bra 3H	10/12/2011	313,391	262,795	196,497	29,178	2,009,122
DJ Bra 5H	10/12/2011	343,771	290,605	220,079	33,060	2,057,129
Governale 5H	12/26/2010	463,203	405,374	298,726	42,265	3,164,258
Balent 6H	10/25/201	461,217	384,810	280,386	37,232	3,194,861
Moose 5H	10/26/2010	340,948	270,424	201,372	32,753	2,865,478
Them 2H	7/15/2010	220,826	180,104	99,353	20,129	1,514,786
Them 5H	7/15/2010	169,620	137,980	62,107	13,063	1,319,497
Schoonover 2H	4/6/2010	264,783	149,234	168,198	8,702	1,854,127
Schoonover 5H	4/7/2010	178,012	247,955	117,969	21,221	1,378,772
<b>Total Production in Wysox Township</b>						<b>40,204,193</b>

Several ancillary uses have also developed within the township as a result of the natural gas industry, namely Water Impoundments and Withdrawal points. A total of two Water Impoundments and One Water Withdrawal sight have been allowed within the township. At this time there are no ancillary uses such as Compressor Stations or Metering Facilities within the township.

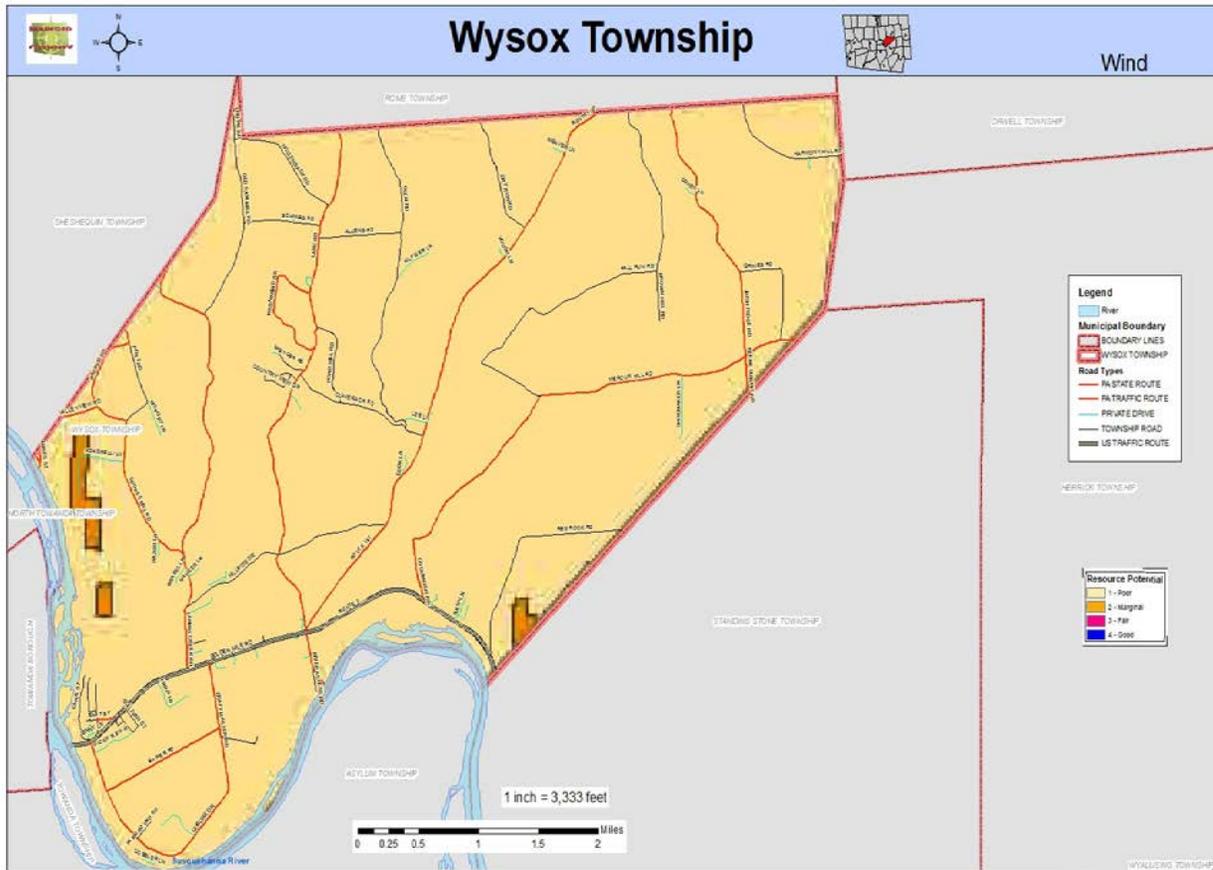
Natural Gas exploration can be a contentious topic, especially for municipal governments across the border in New York State where horizontal drilling is under a statewide moratorium. Economically speaking, exploration activity has brought new jobs, higher salaries, bonus and royalty payments to property owners and a natural gas stream that now ranks Pennsylvania second to Texas in natural gas production. Conversely, the boom has also generated increased traffic, shortage of housing, environmental concerns associated with hydrofracking, increase social service demands and conflicting land use issues, especially in unplanned, unzoned communities.

## 7.4 | Wind Energy

One of the cleanest sources of energy generates from wind, which not only contributes to the local, regional and most likely, the national economy, but also curbs greenhouse gas emissions and domestic energy supply. Since 2011, the Natural Resources Defense Council reported that 3,463 wind turbines were built across the United States. Although Wysox Township does not have any wind turbine farms, surrounding communities have witnessed benefits of this technology. In Bradford County, the Armenia Mountain Wind Farm, contains approximately sixty (60) turbines, generating 100 MW of energy into the electric grid. Map 20 illustrates wind resource potential, where most of Wysox Township is considered Poor to Marginal for this resource capture. In 2008, the Armenia Mountain Wind Farm was consequently located in an area considered Marginal to Fair just to keep the potential in perspective for Wind Energy development in Wysox Township. Any new Wind Farm development proposals would need to receive both zoning and subdivision/land development approval along with numerous studies that document impacts on wildlife, view sheds and historic properties/districts. On April 18, 2007, the PA Game Commission signed cooperative, voluntary agreements with 12 companies to avoid, minimize and potentially mitigate any adverse impacts the development of wind energy may have on the state's wildlife resources. The *PA Wind and Wildlife Collaborative* provides guidance and consistency while mitigating any adverse impacts wind farms may have on wildlife resources, specifically bat, bird and reptile.

Two types of Wind Energy facilities can provide power at both small and large scales, providing power for individual residential applications to large scale facilities that provide electricity into the transmission network. Small scale facilities vary in size from 400 Watts to 100 kW, depending on the residential application that homeowner would like to accomplish. Large scale facilities usually produce several megawatts of energy and are typically grouped together in farms and direct production to a nearby substation.

Before establishing any type of Wind Energy Facility, homeowners or developers should access wind resources at a particular site by collecting meteorological data, determining access to transmission lines, and considering environmental and community impacts. Map 21 shows the wind resource potential.



**MAP 21. WIND RESOURCE POTENTIAL IN WYSOX TOWNSHIP**

## 7.5 | Solar Energy

Solar Energy is one of the cleanest and readily available sources of renewable energy that can be captured both privately and commercially. The Natural Resource Defense Council Renewable Energy Map reveals that a vast majority of Pennsylvania and Bradford County are considered as “Modest Potential”. The amount of solar radiation that reaches any one spot on the Earth’s surface varies according to geographic location, time of day, season, local topography and local climate considerations. Again, as with wind, solar energy facilities can be classified into small solar energy systems that can provide electricity for homes, businesses, remote power needs and larger solar energy systems that provide more electricity for contribution to the electricity transmission network. Certain materials, known as Photovoltaic (PV), convert sunlight into electricity as the PV cells can benefit either residential applications or regional power needs. PV cells can be integrated onto structures through arrays or through building materials such as tiles or shingles on a home. New technology uses mirrors to reflect and concentrate sunlight onto receivers that collect solar energy and convert it to heat, known as Concentrating Solar Power (CSP).

Currently, there are no small or large scale Solar Energy facilities located in Wysox Township. One reason for their absence may be the high initial cost of purchasing equipment and recovering savings over a long period to justify the cost of arrays and collectors. The township should consider such renewable energy facilities in the future in the event more state or federal rebates and credits become available for the homeowner and solar farm developers. Solar collectors are regulated in the Wysox Zoning Ordinance in Chapter XII General Provisions

## 7.6 | Geothermal Systems

Geothermal systems are recognized by the United States Environmental Protection Agency as the most environmentally-safe, cost effective heating and cooling system on the market. Geothermal systems work efficiently due to the ground a few feet below the earth's surface remaining a relatively constant temperature. Essentially, Pennsylvania ground temperature is warmer than the air above it during winter and cooler than the air above it in summer. Geothermal systems and heat pumps take advantage of this by exchanging heat with the earth through a ground heat exchanger. Geothermal heat pumps are able to heat, cool, and if so equipped, supply homes and buildings with hot water. A geothermal heat pump system consists of a heat pump, an air delivery system (ductwork), and a heat exchanger – a system of pipes buried in shallow ground. Other types of systems include Vertical and Pond/Lake. These type of Geothermal heating systems are not regulated through the Zoning Ordinance, however, residents should consult with a building code enforcement officer prior to installation for guidance on state or national code requirements. Including excavation, Geothermal heating and cooling systems can cost \$10,000 - \$25,000, but the cost-savings from installing such a system may pay for it in the long-run.

## 7.7 | Green Building and Construction

There can be many meanings to the term “Green Building and Construction”, but for the purposes of the Comprehensive Plan update, “Green Building and Construction”, connotes techniques in design and building that utilizes practices that promote energy conservation and environmental consideration. Green building incorporates integrated design concepts, solar orientation, appropriate footprint sizing, glazing awareness, material durability, economic life-cycle analysis, material reuse and salvage, natural material content, locally available materials and economic sustainability. Green construction can be implemented with new construction or be utilized with existing buildings in a process referred to as energy conservation retrofitting.

Green building in new construction should incorporate sustainable materials from renewable resources. Sustainable materials include reused or recycled, durable materials that do not need to be replaced as often and create healthy, indoor

environments with minimal pollutants. Some examples of these products include Forest Stewardship Council-certified wood, native plants for reduced watering and high efficiency windows. The building's location, proper insulation envelope, intended use, hours of operation, occupancy levels, and equipment loads in determining heating, ventilating, and air conditioning (HVAC) requirements are also very important in order to ensure that the completed building is as energy efficient as possible. Building siting should be oriented in such a way that outdoor elements are utilized to their fullest potential including sun, for natural lighting, and shade for natural cooling.

The greenest form of construction occurs when new construction does not occur, which is defined as **Adaptive Reuse**. Adaptive Reuse encourages the use of existing buildings for development as opposed to the clearing of undeveloped land. However, Adaptive Reuse is not always feasible, in which case there are actions the developer can take to become a steward of the site.

Homeowners and businesses in existing buildings can reduce their energy costs through energy retrofitting and weatherization. In retrofitting, there are a variety of improvements that can be made to the structure to improve energy efficiency. **Retrofitting** includes the installation of energy efficient appliances, the replacement of incandescent light bulbs with compact fluorescent bulbs, proper sealing of the building envelope and/or weatherization to prevent air leaks, and proper maintenance or replacement of Heating Ventilation Air Conditioning (HVAC) equipment. **Weatherization** includes a wide variety of energy efficiency measures that encompass the building envelope, its heating and cooling systems, its electrical system and electricity consuming appliances. According to the U.S. Department of Energy, on average, **Weatherization** reduces heating bills by 32% and overall energy bills by \$358 per year at current prices. Pennsylvania also offers assistance to low-to-moderate income homeowners for **Weatherization** through the PA Department of Community and Economic Development (PA DCED).

**Leadership in Energy and Environmental Design (LEED)** is a Green Building Rating System that utilizes third-party certification and is the nationally accepted benchmark for the design, construction, and operation of high performance "Green Buildings". LEED promotes a whole-building approach to sustainability in new construction or existing buildings by recognizing performance in five key areas of human and environmental health: sustainable site development, water savings, energy efficiency, materials selection and indoor environmental quality. LEED consists of a five-tiered rating system that ranges from Certified, Bronze, Silver, Gold, and Platinum. In the future if Wysox Township would like to incentivize Green Building and Construction, they may do so through coordination with Subdivision/Land Development and Uniform Construction Code.

## 7.8 | Biomass Energy

**Biomass Energy** comes from annual row crops, such as corn and soybeans, agricultural leftovers, such as rice husks and pressed sugar cane, and wood, including whole trees, from forests. Much of this plant material can be treated in different ways to produce energy and fuel. According to the *Natural Resource Defense Council*, **Biomass Energy** can be:

- Burned in power plants to produce heat or electricity, with fewer harmful emissions than coal.
- Fermented to produce fuels, like ethanol, for cars and trucks.
- Digested by bacteria to create methane gas for powering turbines.
- Heated under special conditions, or “gasified”, to break down into a mix of gases that can be burned for electricity or used to make a range of products, from diesel to gasoline to chemicals.

Still, **Biomass Energy**, promoted as a cleaner, low carbon alternative to fossil fuels, can also be a source of significant greenhouse gases and may emit as much, if not more air pollutants as fossil fuel due to the burning of wood products in the process. Conversely, unlike coal, biomass produces no harmful sulfur or mercury emissions and has significantly less nitrogen, which means less acid rain, smog and other toxic air pollutants. The most popular fuel for Biomass boiler systems includes Switchgrass pellets. Switchgrass, said to be a promising source of biofuels, is a native, perennial prairie grass that is easier to grow responsibly than most row crops. If planted in such a way that it does not replace native habitat or take land out of food production, Switchgrass and other sustainably managed energy crops have the potential to reduce erosion and nitrogen runoff, and increase soil carbon faster when mowed than when standing.

The closest publically-owned biomass boiler system is located at the Wyalusing School District, providing heat to its school building. It was installed in 2009 at a cost of approximately \$1.6 million. In comparison to fossil fuels, the biomass boiler system is able to displace the use of 45,000 gallons of heating oil by burning wood chips collected from a nearby mill. In the past several years, Pennsylvania promoted this alternative through an allocation of more than \$30 million in grants and loans to the biomass energy and biomass fuel sectors. For the most part, state-level funding has been on small-scale biomass boiler installations for heat and on wood pellet manufacturing.

For Wysox Township, **Biomass Energy** may not have much of an impact on providing a fueling alternative that is cost effective, especially where local farmers may not see an immediate incentive for growing Switchgrass crops to replace other farm products. In addition, larger industrial or publically owned facilities, such as school districts, may only have a slight economic advantage for replacement of traditional fossil fuel boiling systems.

## 7.9 | Extractive & Renewable Resources Summary

The main impetus of this chapter is the presence of the natural gas industry, considering the impacts that exploration in the Marcellus Shale has had on the economy, natural environment and local infrastructure. It is important for Wysox Township to continue to plan ahead for Extractive and Renewable activities within their zoning regulations related to Mineral Extraction, Natural Gas development and its ancillary uses, and Personal/Commercial Wind Facilities. As options strengthen to make home and other buildings more energy efficient, the township may need to look further into where these options correspond in local planning efforts. Global use of fossil fuels have increased dramatically in burgeoning countries as prices for crude oil have risen necessitating research into viable sustainable energy alternatives.

## Chapter Eight

### Plan Interrelationships

#### 8.1 | Connections and Consistency

The five plan components, namely, *Population, Housing, Transportation, Land Use, Community Facilities & Services, and Extractive & Renewable Resources* have been developed as separate chapters within the Comprehensive Plan update, however, these chapters are not expected to stand apart or hold more influence over other parts of the plan. The main focus of each chapter guided direction of the other plan chapters until all the components of the plan were integrated together. Each plan chapter was developed to formulate policies and actions implementing the general community development goals and objectives.

#### The PA MPC & Plan Reviews

According to Section 301. (c), the municipal or multi-municipal comprehensive plan shall be reviewed every ten (10) years. The local planning commission should take upon the role of updating the plan more periodically to reflect changes in conditions and goals of the overall community. Both the Township Planning Commission and Township Supervisors should engage public support for on-going updates to the plan.

This plan is meant for customary use and should be consistently engaged during any process affecting Wysox Township's future. The Comprehensive Plan should not simply be a document on the shelf, but, instead a tool for those public officials charged with guiding growth, development and overall community improvements. Both developers and land owners alike should contemplate the overall direction of the plan's component chapters in order that planning efforts related to transportation corridors, neighborhoods, and community facilities are synchronous with the comprehensive plan. This plan should be used as a gauge, or yardstick, if you will, when reviewing development proposals and related reports and/or studies concerning Wysox Township.

The Pennsylvania Municipalities Planning Code requires that each municipal Comprehensive Plan contain a statement of interrelationships between the various required components or chapters of a comprehensive plan. This is to ensure that the plan's approach is consistent. There is also a requirement to plan for consistency between a municipality's comprehensive plan and that of the neighboring municipalities and the county as a whole.

The Code defines "**consistency**" as "*an agreement or correspondence between matters being compared which denotes a reasonable rational, similar, connection or*

*relationship.*” Plan consistency shall consider the *Bradford County Comprehensive Plan* and municipal plans such as the *Standing Stone Comprehensive Plan*, *Central Bradford Comprehensive Plan*, *Sheshequin Comprehensive Plan*, and *Asylum Comprehensive Plan*.

Bradford County Planning staff assisted in the development and worked closely with consultants that developed the *Bradford County Comprehensive Plan* in 2004. Characteristically, the County Comprehensive Plan establishes more of a broad scope for future growth and development, especially for such a large county as Bradford, and does not typically comprise the amount of component detail a local plan achieves through the planning process. Nonetheless, the Pennsylvania Municipalities Planning Code, under section 301.4, stipulates that “*municipal comprehensive plans which are adopted shall be generally consistent with the adopted county comprehensive plan*”. This *Wysox Township Comprehensive Plan* shall maintain consistency with the recommendations, goals, and objectives found within the *Bradford County Comprehensive Plan*. Utilization of the *Bradford County Comprehensive Plan* as a framework for the *Township Plan* further ensures consistency between both plans.

## 8.2 | Opportunities for Multimunicipal Planning through Intergovernmental Cooperation

Almost all of the contiguous municipalities around Wysox have adopted Comprehensive Plans and some also have Zoning Ordinances to guide growth and development individually. Nevertheless, there may be an opportunity some day for these municipalities to band together and perform planning functions regionally. In July 2001, the Pennsylvania Municipalities Planning Code was amended to create a definition of a “*Multimunicipal Comprehensive Plan*” with standards and powers for such a plan. Acts 67 and 68 transformed community planning in Pennsylvania with this change. The Code now outlines means to cooperate on major community planning issues while still allowing each local government to retain autonomy. Communities that choose to prepare a Multimunicipal Comprehensive Plan are given further authority to plan for the entire community. If the plan is adopted, the municipalities are further empowered to prepare an intergovernmental implementation agreement.

A summary of the additional powers as a result of Multimunicipal Planning includes the following:

- The municipalities may designate growth areas for 20-year development at one-plus unit per acre in those areas where public services are provided or planned for. The municipalities may also designate future growth areas for longer term growth and orderly extension of services. The municipalities may designate rural resource areas for low-density, rural development where publicly-financed services are not intended.

- The municipalities may plan for the accommodation of all categories of land use within the entire area of the plan without all uses being provided for in each municipality, and enjoy a measure of protection from exclusionary zoning challenges within the entire area of the plan (***without all uses being provided for in each municipality***).
- The municipalities may plan for ***Development of Regional Significance and Impact (DRSI)*** by creating intergovernmental review standards and processes.
- Municipalities will be given more favorable state decisions regarding funding requests and certain facilities permitted by the state.
- Municipalities may share tax revenues and fees.
- Municipalities may adopt a voluntary transfer of development rights program enabling transfer of density or other development rights between municipalities in exchange for conservation agreements elsewhere.
- Municipalities may adopt specific plans to guide development, in greater detail, of specific non-residential properties. These specific plans may override zoning or subdivision regulations on a site-specific basis.

Prior to Act 67 and 68 of 2001, municipalities that wished to jointly implement comprehensive plans were somewhat constrained by the law. Joint Planning Commission and Joint Zoning were possible, but it was a very cumbersome process that also resulted in the loss of individual municipal autonomy. At present, for communities that have adopted a Multimunicipal Comprehensive Plan, implementation can be through a simple Intergovernmental Agreement. The structure of agreements makes it easy to cooperate in community planning as it is for municipalities to share road equipment or even a police department. Any multimunicipal approach to community planning often leads to disagreements over such issues as fair cost share among participants and a perceived competition for development whether it may be located in a borough versus a township. It is also essential that all participants believe they are meeting and planning together on a level playing field. Each community must recognize the continued autonomy in directing its own business. Cooperative planning works best where municipalities realize that their strongest basis for intergovernmental cooperation is a consensus of shared growth and development concerns. Therefore, cooperative planning is not a mechanism for conflict resolution, but a means of working together towards a common goal.

Multimunicipal Plans create conditions in which participating communities can take advantage of greater planning powers and more favorable consideration by Pennsylvania state agencies. Nevertheless, municipalities must plan together in order

for this consideration to take effect. The first step is the adoption of the Multimunicipal Plan by various communities through resolution. The actual planning documents may remain separate and be incorporated as a Multimunicipal Plan through a resolution. An action of co-adoption of two separate documents can create a Multimunicipal Comprehensive Plan official, an Intergovernmental Agreement must be adopted and executed. The Pennsylvania Municipalities Planning Code provides that municipalities may enter into an Intergovernmental Cooperative Agreement to implement Multimunicipal Comprehensive Plan. While entering into such agreements is optional, municipalities must enter into such agreement in order to legally implement the plan. An Intergovernmental Cooperative Agreement is enacted by ordinance, as provided for in the Pennsylvania Intergovernmental Cooperation Law. As such, agreements may parallel any agreements already entered into by municipalities (*such as sharing road equipment, police department, or fire department services*). The content of such an agreement must be consistent with both the Pennsylvania Intergovernmental Cooperation Act and the PA MPC. Key requirements for each are listed below:

**Implementation agreement content required by the *Pennsylvania Intergovernmental Cooperation Law*:**

- Conditions of the agreement
- Duration of the agreement
- Purpose and objectives of the agreement, including powers and scope of authority delegated in the agreement
- How the activities and actions specified in the agreement will be financed. (If applicable).
- Organizational structure necessary to carry out the agreement
- Manner in which any property involved in the agreement will be acquired licensed, or disposed (If applicable).
- Provisions for employee insurance and benefit contracts, if any, associated with the agreement (If applicable).

**Implementation Agreement content required by the *Pennsylvania Municipalities Planning Code*:**

- Consistency review process to be used by participating municipalities to judge consistency of implementing actions, like zoning ordinances or capital projects, with the Multimunicipal Comprehensive Plan.
- Process for the review and approval of Development of Regional Significance and Impact (DRSI)
- Roles and responsibilities of participating municipalities with respect to implementation of the Multimunicipal Comprehensive Plan, including

particularly the provision of public infrastructure and services

- Yearly report of implementation activities, particularly infrastructure projects undertaken and development applications and approvals.
- Process by which the Multimunicipal Comprehensive Plan can be amended and growth, future growth, and rural resources areas can be redefined.

It is important to note that the provision of each act must only be met as applicable. If the participating municipalities do not retain employees, own property, or share tax base, the agreement will be relatively simple. There is no requirement for zoning to participate in these agreements.

### 8.3 | Development of Regional Significance and Impact (DRSI)

If Wysox were ever to become involved with Multimunicipal planning efforts, land uses may be shared among participating municipalities, including “*Development of Regional Significance and Impact*.”

The Pennsylvania Municipalities Code simply defines “*Development of Regional Significance and Impact*” (DRSI) as “*Any land development that, because of its character, magnitude, or location will have substantial impact upon the health, safety, or welfare of citizens in more than one municipality.*” The most obvious

**Examples of *Developments of Regional Significance and Impact* include large residential subdivisions, shopping centers, industrial and business parks, recreational areas, waste disposal facilities, and major highways. Development impacts may include traffic, noise, light, storm water runoff, pollutants, loss of open space, commercial market encroachment, and/or water/sewer demand.**

current Development of Regional Significance is the PANDA Power Plant in Asylum Township. While a Development of Regional Significance and Impact may be subject to review of various municipalities under a Multimunicipal planning effort, Pennsylvania planning law clearly specifies that the host municipality

retains the decision-making authority to grant or deny any approval or permit. The only exception is if such authority is pre-empted by State or Federal Law, in which case neither municipality retains approval. The host municipality must approve the DRSI if it meets all local requirements. Further, though DRSI review may involve both municipalities, the review process may take no longer than already provided for in state planning law. However, a broader review process may give multiple communities a better means to review such impact as traffic upon either jurisdiction.

### 8.4 | Wysox Township and It’s Significance to the Region

The major US Route 6 corridor places Wysox Township in an advantageous location

whose residents travel throughout the region business centers for employment. With this in mind Wysox Township should underscore its benefits which include providing safe and clean neighborhoods and accessible facilities and services while retaining a rural character in the countryside and room for business expansion within properly zoned areas, especially along the Route 6 corridor. The Township provides unique recreational opportunities within its borders, providing people of all age's access to facilities that strengthen physical well-being. Creating possible walking and biking linkages may accentuate options for multi-modal travel in the future.

### 8.5 | Continued Planning & Participants in Wysox Township

This Comprehensive Plan Update is a starting point and a policy guide for future growth and development. The plan should be revised and updated periodically to reflect changing circumstances, viewpoints, and overall goals of the community. The success of this plan can be measured on its help with implementation strategies and call to action. As priorities are accomplished, the Township Planning Commission may need to reorganize and shift priorities between ten-year plan review windows. The Pennsylvania Municipalities Planning Code, under Section 301.c., requires local municipal comprehensive plans to be reviewed at least every ten (10) years. Since this is such a long term for municipalities to consider, it is acknowledged that community changes and local decisions be considered more continuously.

## Chapter Nine

### Community Identity & Image

#### 9.1 | Creating Identity Through Enhancement

Although Wysox Township is part of the Towanda School District and Towanda area, the Township sets itself apart from other municipalities within the area, particularly Towanda Borough, due to its combination of rural countryside and urban environs, its growth potential along the Route 6 development corridor, opportunities for outdoor activities, and other opportunities that can promote character, image, and identity. All of these characteristics mutually identify Wysox Township as a distinct locale, enhancing community cohesiveness through a shared vision.

There are many ways in which Wysox Township officials can increase branding to promote its municipal identity and consider these asset areas as beneficial to furthering identity. One of the first considerations to improve character and identity, outside of the asset areas, is through the U.S. Postal Service. Since addresses in Wysox Township derive from the Wysox Post Office, there is often confusion when a new business or industry locates within the township and ends up utilizing a Towanda postal address. The U.S. Postal Service allows communities to celebrate their distinct identities by allowing the municipal name to be used in their postal address. The municipality must meet a few criteria in order for this to become effective:

- There must be no duplication of township name within the Commonwealth
- A majority of postal customers in the township must agree to change, through a municipal survey or petition.
- The change in address must not have a negative effect on post office operations, that is, it must not create a problem in efficient delivery of mail.
- Lastly, at a minimum, most of the township must lie within a single zip code in order to use its individual name.

Wysox Township Supervisors may want to revisit this option as misperception still lingers over municipal boundaries due to the current postal address. Using Wysox, PA as the delivery point and location undoubtedly creates a first step in distinguishing building and development activity, recreational resources and public spaces.

Uniform gateway or entry signs with landscaping also provide a unique, yet positive identifiable persona that not only creates a sense of pride and place for local

residents, but also a symbol of community image for those interested in moving to Wysox Township or simply doing business within the area.

These gateway signs can be seen when entering the “Golden Mile” section of Route 6 in the Township. Incorporating interpretive signage, historic names and commemorating past events and persons of note can also strengthen identity as well.

Building and development design also promote character and establishes a public/private partnership in order to grow and prosper in a way that is more appealing and functional. **“Better Models for Development in Pennsylvania”** provides a framework for communities, preserve historic resources, respect local character in new construction and reduce the impact of the car and promote walkability. These six principles provide choices for the future of Wysox Township and its jobs and businesses, the way it looks, how people get around, where they live, work, and shop. New development can shape and enhance the character of the community.

Placemaking in due course strengthens connections between people and places through quality public spaces. This is one opportunity the township could consider to enhance the local identity. Placemaking can connect public space that identifies cultural and social identity with sidewalk and landscaping. Placemaking can also be something such as a community festival that gathers people from across the region and even state. Improvements at municipal parks share in people’s health and well-being, creating an inviting atmosphere for people of all ages. Placemaking can also foster grassroots involvement from all aspects of the community that considers local history through public art by working with local artists, musicians, interested school district representatives, businesses and property owners.

Connections through trails, pathways/bikeways, and sidewalks benefit the community in many ways from decreasing automobile congestion, improving people’s health and social interaction among friends and neighbors and safe, yet convenient links throughout neighborhoods and important focal points within the township.

Landscaping, site design, buffering, screening, parking along with properly regulated lighting provide attractive treatments for any businesses locating within the developing corridors. After all, a community’s image is profoundly vital to its economic well-being. Every day, people make decisions on where to visit, shop, eat, and locate businesses. People are more likely to spend time and money in an attractive community than an unattractive one.

## 9.2 | Wysox Township Community Identity and Image Summary

Wysox Township can explore many options to improve community identity and

character through tools and mechanisms that can be very simple to begin with, such as landscaping and gateway signage. Engaging youth and community groups may aid in providing a consistent vision for community improvements. Wysox Township is a municipality that contains both rural and urban/suburban settings, a major river, and retains development potential limited by available infrastructure. Public space is important as the township owns and maintains park facilities in various locations, but could use some upgrades to attract more use. Creating an identity and image will undeniably improve marketability to new residents and businesses, while improving pride in the townships history and character.

## Chapter Ten

### Community Vision

#### 10.1 | Goals & Objectives

A comprehensive plan emphasizes text, charts, maps and background information that allow the reader to gain a full understanding of trends and issues that the municipality encounters in real time. The comprehensive plan further delineates the municipality's vision of recommendations and strategies to make the vision a reality. The Plan Goals and Objectives are the vision of how Township Supervisors and township residents want to see the municipality advance into the future.

**Goals** are a result that a community can take aim at achieving and **Objectives** are specific actions which are designed to attain and satisfy community needs. The **Goals and Objectives** of this plan have been selected and refined through the public input process and continued deliberation through the Township Planning Commission, Township Supervisors, and public input.

The Comprehensive Plan Goals and Objectives are organized by the overall plan components, namely:

- Population
- Housing
- Land Use
- Transportation
- Community Facilities and Services
- Extractive and Renewable Resources
- Community Identity and Image

A written survey had been distributed to all adults in late-2014 to engage citizen's view of township qualities, services and ideas for the future. Approximately 246 residents responded to the survey, as 97.46% owned their home and a majority of employed (46.28%), and retired (52.07%) individuals responded to the survey. When asked which characteristics best highlight Wysox Township, respondents chose the following top five answers: Safety (20.19%), Quality of Life (19.57%), Proximity to Healthcare (14.44%), Proximity to Retail (11.65%), and Recreational Opportunities (9.63%). Overall, 19.13% of respondents rated the Township an excellent place to live and 60.87% rated the community a good place to live. Reviewing public services, respondents listed Fire Protection and Response as well as Emergency Medical Services among their highest rated Township services. Low rating services included Internet and Cellular service.

Lastly, the survey canvassed what community issues should be addressed in the future. Respondents favored new and affordable housing, public transit stops, and

expanding public water and sewer.

## ***Population and Housing***

**Goal: Keep Wysox Township growing and developing while maintaining a wholesome community feel within the Township.**

*Objectives:*

- ✓ The Township shall create opportunities to attract new businesses and families to the township.
- ✓ The Township shall create a plan for the rehabilitation and renovation of single family homes, especially those that are vacant and blighted.
- ✓ The Township shall continue to provide a high quality of life for residents in the township.
- ✓ The Township shall promote the beautification of Route 6 and the redevelopment of vacant properties.

## ***Land Use***

**Goal: Continue to direct growth to the most appropriate areas of the township and continue to use sound planning tools appropriate for the growth of the township.**

*Objectives:*

- ✓ Through zoning, the Township shall drive development in certain zones to maintain a separation of commercial and residential areas.
- ✓ The Township shall continue to modify and update, when necessary, the Wysox Township Zoning Ordinance, Zoning Map, and Township Comprehensive Plan.

## ***Transportation***

**Goal: Maintain a safe and efficient road network for vehicles, cyclists, and pedestrians throughout the Township.**

*Objectives:*

- ✓ Develop ways to mitigate potential congestion on Route 6 involving local truck traffic.
- ✓ Create and promote opportunities for bicycle and pedestrian access throughout the Township.

## ***Community Facilities and Services***

**Goal: Provide community facilities that meet the needs of Township residents whether they are recreational, emergency services, or Township services.**

*Objectives:*

- ✓ Continue to support Township fire and EMS service coverage for Township residents, business, and industry.
- ✓ The Township shall improve and create opportunities for recreation within the Township to provide activities for all age groups, while promoting healthy lifestyles (PA Outdoor Recreation Plan, 2015)
- ✓ The Township shall look to provide services and expand the roles of the Township recycling program and community clean up days.

### ***Extractive & Renewable Resources***

**Goal: Work with the extractive and renewable resource industry to guide development and mitigate potential issues involved with the industry.**

*Objectives:*

- ✓ Be an adaptable Township with the ability to cope with the boom and bust cycle of natural resource exploration and production.
- ✓ Maintain an accurate natural gas mapping layer with help from the Bradford County Department of Community Planning & Mapping Services that includes production units, active/abandoned wells, pipelines, compressor stations and water withdrawal points.
- ✓ The township shall assess the feasibility of developing alternative energy sources such as solar, wind, and geothermal.

### ***Community Identity & Image***

**Goal: Maintain the character of Wysox Township and highlight its role to the region.**

*Objectives:*

- ✓ Maintain a strong sense of community within the Township by keeping the bucolic atmosphere and sense of place.
- ✓ Design and create sidewalks and walking trails to increase connectivity for people by providing safe and direct links within the Township.
- ✓ Explore the postal address issue to consider options moving forward.

## *2016 Wysox Township Comprehensive Plan*

### **Resolution of Adoption**

Whereas, the Township of Wysox, Bradford County, PA, is adopting its amended Wysox Township Comprehensive Plan; and

Whereas, the Township of Wysox, PA, possess the legal authority under Article III of the PA Municipalities Planning Code, Act 247 of 1968, as reenacted and amended, to adopt and amend a municipal Comprehensive Plan; and

Whereas, the Board of Supervisors of Wysox Township, PA on February 18, 2014 signed a Memorandum of Assistance to work with Bradford County Department of Community Planning & Mapping Services on the development of the said Plan; and

Whereas, in 2016, the Wysox Township Planning Commission, Northern Tier Regional Planning and Development Commission and the staff of the Bradford County Department of Community Planning & Mapping Services completed the development of the updated Wysox Township Comprehensive Plan; and

Whereas, Wysox Township held a Community Visioning Meeting on February 2, 2016 to present the “draft” of the Wysox Township Comprehensive Plan and the forty-five (45) day public review process began on \_\_\_\_\_, 2016 that included a “request for comment” sent to the Wysox Area School District and to contiguous municipalities; and,

Whereas, the draft open comment period expired on \_\_\_\_\_, 2016 with no adverse comment.

Now, Therefore, be it resolved, that the Board of Supervisors of Wysox Township, PA do hereby adopt the 2016 Wysox Township Comprehensive Plan.

In witness thereof, we have hereunto set our hands and seals this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
William Them, Chairman

ATTEST:

\_\_\_\_\_  
Sherry Jackson, Secretary

# Appendix