COMPREHENSIVE PLAN – 2007 UPDATE

MONROE TOWNSHIP
CUMBERLAND COUNTY
PENNSYLVANIA

PREPARED FOR:

THE MONROE TOWNSHIP BOARD OF SUPERVISORS

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ADOPTED – MARCH 22, 2007

MONROE TOWNSHIP
CUMBERLAND COUNTY, PENNSYLVANIA

RESOLUTION NO. 2007-7

A RESOLUTION OF THE BOARD OF SUPERVISORS OF MONROE TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA ADOPTING AMENDMENTS TO THE COMPREHENSIVE PLAN ENTITLED, "COMPREHENSIVE PLAN UPDATE - MONROE TOWNSHIP".

WHEREAS, the Board of Supervisors of Monroe Township, Cumberland County, Pennsylvania, has held a Public Hearing with respect to the Comprehensive Plan amendments, all in accordance with the mandates of the Pennsylvania Municipalities Planning Code, 53 P.S. § 10101 et. seq.; and

WHEREAS, a copy of the Comprehensive Plan Update, which includes the text, maps, charts, and any other items that form the whole of the Comprehensive Plan Update, and which was made available for public review is attached hereto as Exhibit "A"; and

WHEREAS, the required Public Notice, including all required notices of advertisement, notices to the Cumberland County Planning Commission, York County Planning Commission, all contiguous municipalities and the Cumberland Valley School District, have been given; and

WHEREAS, the Public Hearings on the amendments to the Comprehensive Plan entitled, "Comprehensive Plan Update - Monroe Township", were scheduled and did take place on November 2, 2006, January 11, 2007 and March 22, 2007, all as required by law.

NOW, THEREFORE, be it resolved by the Board of Supervisors of Monroe Township, Cumberland County, Pennsylvania as follows:

1. The Amendments to the Comprehensive Plan entitled, "Comprehensive Plan Update - Monroe Township", including all maps, charts, textual matters and all other matters intended to form the whole or part of same, as presented at the November 2, 2006 Public Hearing and as further amended, modified and presented at the January 11, 2007 and March 22, 2007 Public Hearings, the same being attached hereto and incorporated herein by reference, are hereby adopted.

RESOLVED THIS 22nd day of March, 2007.

ATTEST:

Marjorie E. Metzger

Monroe TOWNSHIP
BOARD OF SUPERVISORS

Kevin R. Miller, Chairman

A. W. Castle, III, Vice-Chairman

Samuel M. Simmons, III, Member

CERTIFICATE

I, the undersigned, Secretary of the Township of Monroe, Cumberland County, Pennsylvania (the "Township"), certify that: the foregoing is a true and correct copy of a Resolution of the Board of Supervisors of the Township (the "Board"), which duly was enacted by affirmative vote of a majority of the members of the Board at a meeting held on March 22, 2007; said Resolution duly has been recorded in the Resolution Book of the Township; said Resolution duly has been published as required by law; and said Resolution remains in effect, unaltered and unamended, as of the date of this Certificate.

IN WITNESS WHEREOF, I set my hand and affix the official seal of the Township, this 22nd day of March, 2007.

Marjorie E. Metzger
Secretary

(SEAL)

INTRODUCTION

Monroe Township is located in southeastern Cumberland County, approximately 12 miles southwest of Harrisburg. It is bordered by Mechanicsburg Borough and Middlesex, Silver Spring, South Middleton, and Upper Allen Townships in Cumberland County. To the southeast, it is bounded by Carroll and Franklin Townships in York County.

Covering approximately 26.5 square miles with a population of 5,530, Monroe Township has retained its rural character but is experiencing development pressures from the rapidly growing communities surrounding it. The Township is rich in natural resources, and agriculture remains an integral part of the local economy. It has a highly educated workforce, the majority of which is employed in management, professional, and related occupations. With access to an extensive transportation system, Monroe Township is within easy reach of the region's retail and business centers, governmental facilities, hospitals, schools, and cultural and recreational opportunities.

The Monroe Township Comprehensive Plan, initially adopted in 1968, was last updated in 1994. This update has been prepared utilizing the previous plan report and existing data sources, and through discussions with Township elected and appointed officials, staff, and residents.

On February 24, 2005, the Board of Supervisors authorized Remington, Vernick & Beach Engineers to begin work on this update by collecting applicable data and preparing revised plan mapping. In February 2006, a Community Survey was distributed seeking public assistance and participation in the planning process. Responses were originally due March 10, 2006; however, this deadline was extended to March 22, 2006 to allow additional time for responses to be received. The March 2006 Community Survey Results & Response are included with this plan update.

During the course of developing this update, Township planning issues, objectives, and goals were a frequent topic of discussion at regularly scheduled meetings of the Monroe Township Planning Commission and Board of Supervisors. The draft plan update, dated September 15, 2006, was distributed for review by the Cumberland and York County Planning Commissions, Cumberland Valley School District, and the adjoining municipalities in accordance with the Pennsylvania Municipalities Planning Code (MPC). A Public Workshop was held on September 28, 2006 to present the draft plan and solicit comments and suggestions from the Township residents and other interested parties.

As required by the MPC, a Public Hearing to consider the proposed Comprehensive Plan Update was held November 2, 2006, continued on January 11, 2007 and March 22, 2007. Subsequent to this Public Hearing, the Monroe Township Board of Supervisors resolved to adopt the plan update on March 22, 2007.

The discussions, recommendations, and suggestions provided by members of the Planning Commission, Board of Supervisors, staff, and various agency representatives provided additional information upon which this update was founded. Through their responses to the Community

Survey, attendance and participation at public meetings, and plan review comments, the residents of Monroe Township have made numerous important and valuable contributions to the development of this Comprehensive Plan Update.

EXECUTIVE SUMMARY

This update of the Comprehensive Plan has examined the following key items:

- Natural Resources
- Population and Housing
- Regional Position and Economic Base
- Transportation
- Community Facilities, Utilities, and Services
- Existing and Future Land Use

Through evaluation of the items listed above, the results of the March 2006 Community Survey, and discussions with Township elected and appointed officials, staff, and residents, the updated plan considered and reaffirmed the following objectives:

- Preserve agricultural areas for agricultural use
- Protect, conserve, and preserve natural resources
- Preserve and enhance the character of Monroe Township
- Provide for the housing needs of present and future residents
- Provide for controlled growth in appropriate areas
- Provide needed community services
- Provide for safe and efficient movement of people and goods by a variety of transportation facilities

The purpose of this plan is to provide a roadmap of how Monroe Township can grow while preventing future problems that could affect the health, safety, and welfare of residents.

This plan should provide guidance for, and be referred to by, the Planning Commission, Board of Supervisors, Zoning Hearing Board, Zoning Officer, township staff, and residents anytime development is proposed in Monroe Township.

This plan must be examined continually, and revised as necessary, to ensure that the roadmap is being followed and to determine if the destination needs to be changed.

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1.0 NATURAL FEATURES & ENVIRONMENTAL ANALYSIS

1.1 Introduction

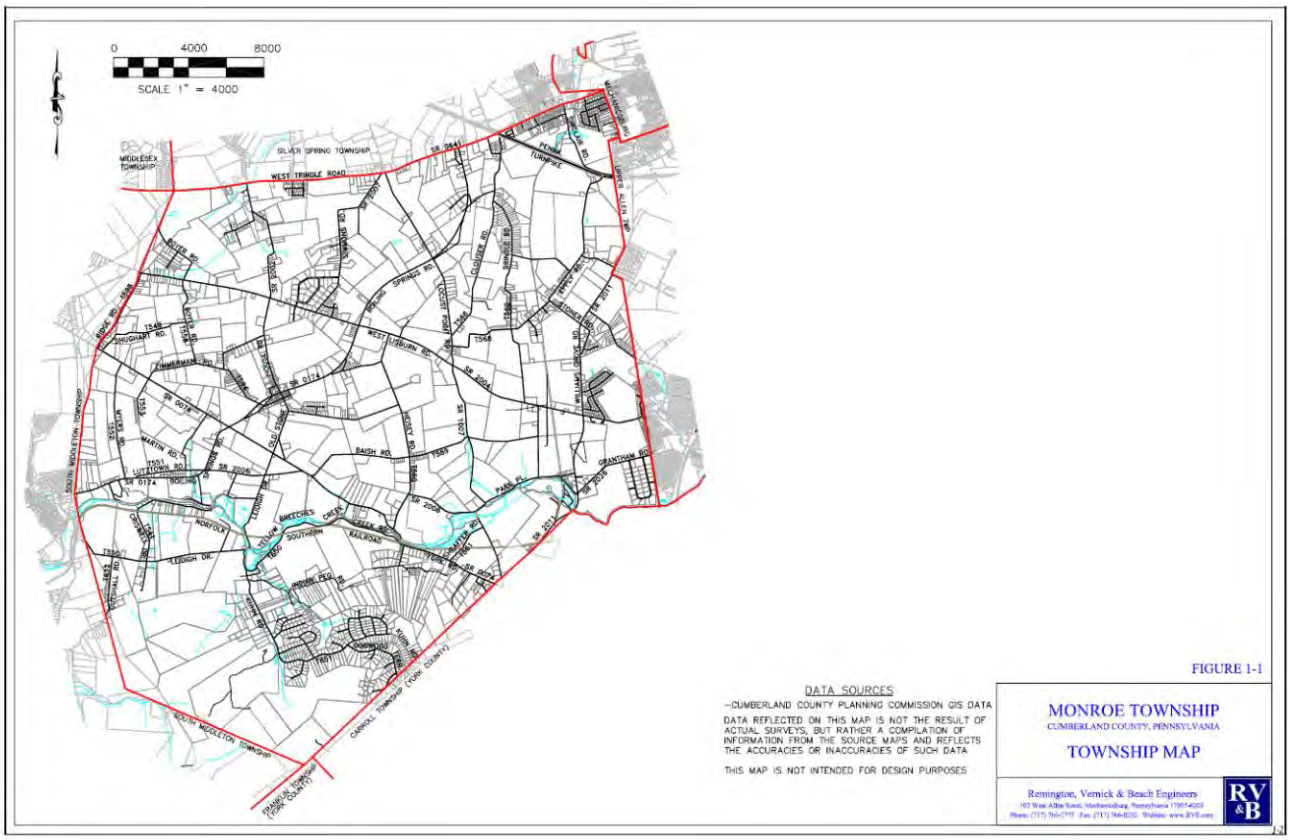
The study of the natural characteristics and physical features of a community is particularly important when the community is located in a potentially rapidly developing area. The objective of such a study is to provide knowledge concerning the natural potential of the land to contain various types of future development that may be thrust upon it. The major and most important characteristics of most natural features is that they are usually permanent and can only be changed, if they can be change at all, at great expense and difficulty. For this reason, development decisions must be conscious of, and usually be adapted to, these characteristics. Experience tells us that development that does not recognize the natural environment eventually suffers undesirable consequences.

Although the physical characteristics largely control man's activities, it is also true that they must be carefully used and conserved. Our resources are limited. Once used, many of them, like mineral resources, can never be reestablished. Others, like groundwater when polluted, take long periods to be rehabilitated. It should be pointed out that the physical environment is not the only factor to consider. Socioeconomic factors are equally important. For example, land that has good agricultural qualities often is also ideal for many urban uses. In such instances, development decisions must be made based on all these factors.

In this context, it becomes obvious that man's environment can and must be utilized to serve humanity; but it also must be used prudently so that natural features are not permanently altered. In particular, this section of the plan is concerned with the land – its form, its content in terms of soils and geology, and its functional quality for a full range of potential uses.

1.2 Physiography

Monroe Township (See Figure 1-1) is located in the southeast portion of Cumberland County, Pennsylvania and occupies part of the Cumberland Valley (See Figure 1-2). This region lies between two physical geographic regions: the Blue Ridge Province and the Ridge and Valley Province. The Township is predominantly located in a section of the Ridge and Valley province called the Great Valley. A small portion of the Township is situated in the South Mountain section of the Blue Ridge Province. This area is characterized by a line of mountain ridges that have low land on each side. The rest of the Township is in the Great Valley, which is characterized by rolling hills dissected by streams. The Yellow Breeches Creek crosses the Township along the low lands of the South Mountain section. As shown on Figure 1-3, elevation in the Township ranges from about four hundred feet (400') above mean sea level (M.S.L.) at the Yellow Breeches Creek, to over one thousand four hundred feet (1,400') above M.S.L. in the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4000
8000
SCALE 1" = 4000
MIDDLESEX TOWNSHIP
SILVER SPRING TOWNSHIP
WEST TRINDLE ROAD
SOUTH MIDDLETON TOWNSHIP
CARLISLE
FIGURE 1-1
DATA SOURCES
–CUMBERLAND COUNTY PLANNING COMMISSION GIS DATA
DATA REFLECTED ON THIS MAP IS NOT THE RESULT OF ACTUAL SURVEYS, BUT RATHER A COMPILATION OF INFORMATION FROM THE SOURCE MAPS AND REFLECTS THE ACCURACIES OR INACCURACIES OF SUCH DATA
THIS MAP IS NOT INTENDED FOR DESIGN PURPOSES
MONROE TOWNSHIP
CUMBERLAND COUNTY, PENNSYLVANIA
TOWNSHIP MAP
Remington, Vernick & Beach Engineers
RV &B

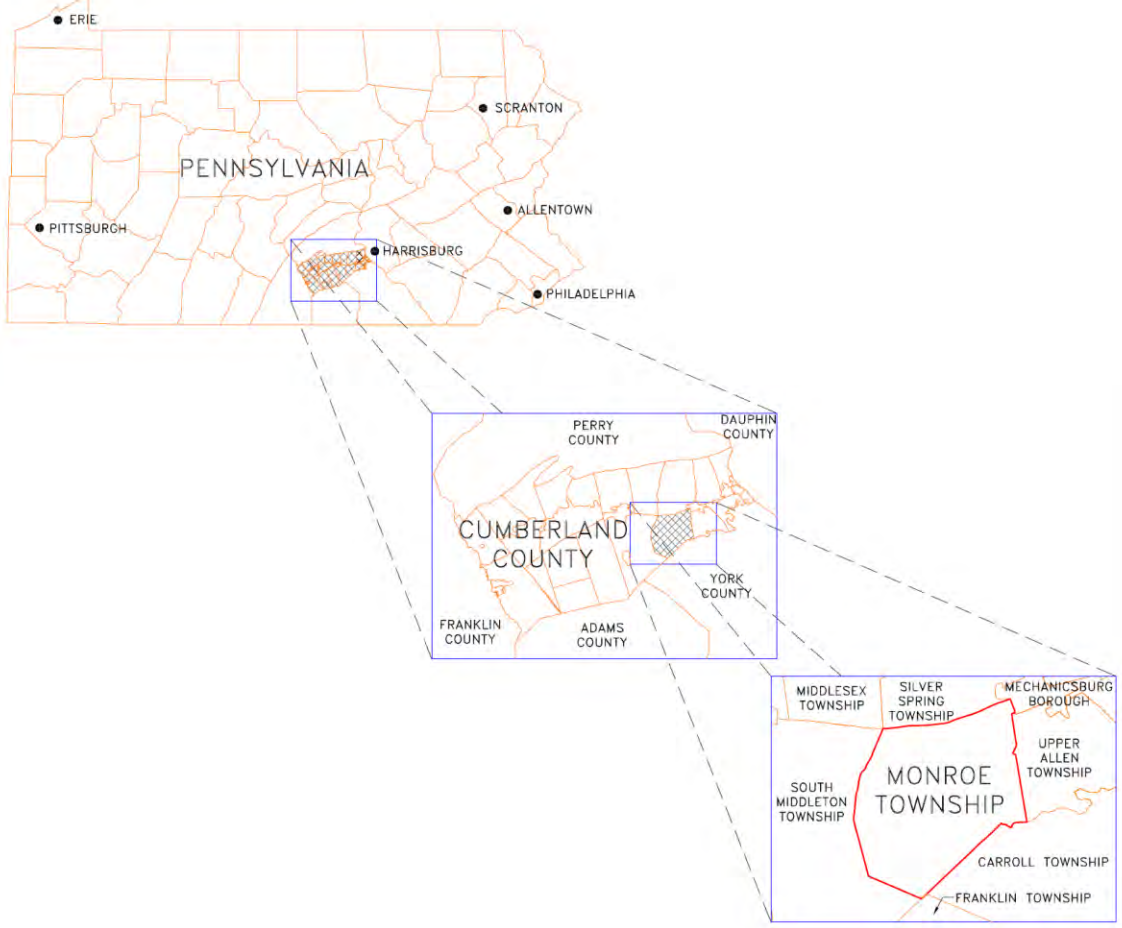


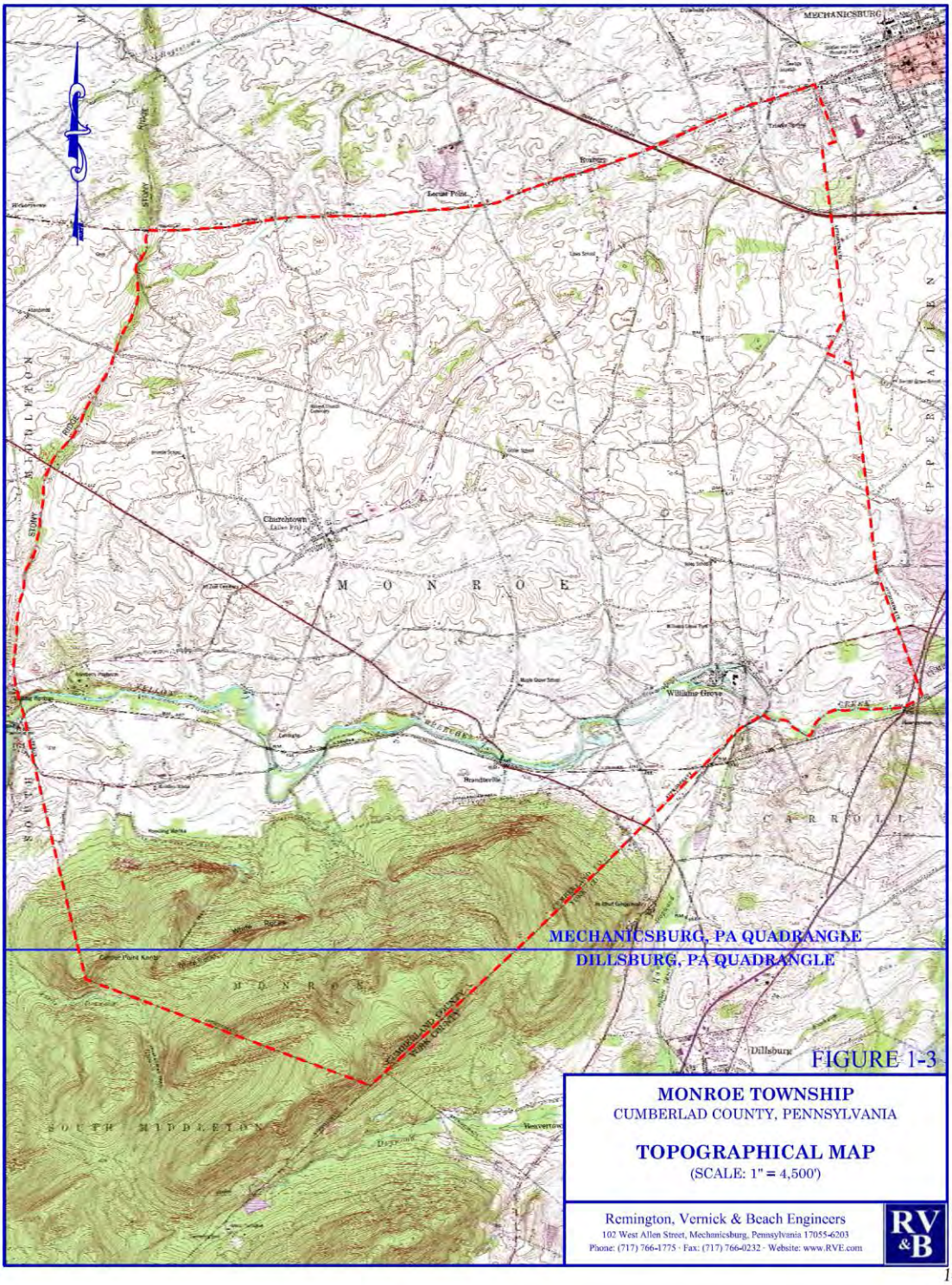
FIGURE 1-2

MONROE TOWNSHIP
CUMBERLAND COUNTY, PENNSYLVANIA

REGIONAL LOCATION

Remington, Vernick & Beach Engineers
102 West Allen Street, Mechanicsburg, Pennsylvania 17055-6203
Phone: (717) 766-1775 · Fax: (717) 766-0232 · Website: www.RVE.com

1-3


MECHANICSBURG
Churchtown
M O N R O E
Williams Grove
Brandtsville
C A R R O L L
MECHANICSBURG, PA QUADRANGLE
DILLSBURG, PA QUADRANGLE
Dillsburg
FIGURE 1-3
MONROE TOWNSHIP
CUMBERLAD COUNTY, PENNSYLVANIA
TOPOGRAPHICAL MAP
(SCALE: 1" = 4,500')
Remington, Vernick & Beach Engineers
102 West Allen Street, Mechanicsburg, Pennsylvania 17055-6203
Phone: (717) 766-1775 · Fax: (717) 766-0232 · Website: www.RVE.com
RV &B

1-4

South Mountain area. Elevations in the valley areas usually lie between four hundred fifty feet (450') and five hundred fifty feet (550') feet above M.S.L.

1.3 Climate

The climate in Monroe Township is characterized by short, cool winters and long, hot summers. Temperatures average approximately thirty degrees Fahrenheit (30˚F) in January, typically the coldest month, and seventy-six degrees Fahrenheit (76˚F) in July, generally the warmest month. The average annual mean temperature is roughly fifty-three degrees Fahrenheit (53˚F).

The average annual precipitation is approximately forty inches (40"). Of this, about twenty-two inches (22") goes into the atmosphere by evaporation and transpiration. The remaining eighteen inches (18") goes to runoff, with six inches (6") to direct runoff and twelve inches (12") to infiltration as ground water (Source: *Soil Survey of Cumberland and Perry Counties, Pennsylvania.* United States Department of Agriculture, Soil Conservation Service. 1986).

February is typically the driest month, averaging less than three inches (3") of precipitation; May is the wettest, averaging about four inches (4"). The average annual snowfall is about thirty-four inches (34").

Tables 1-1 and 1-2 summarize comparative local climatological data.

Table 1-1: Average Temperatures (˚F)

Period of Record (P.O.R.) – 1951-1974 at Carlisle, PA*													
P.O.R.	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	ANNUAL
23 years	30.0	32.2	40.8	52.8	62.2	71.4	75.9	74.1	67.4	55.8	43.9	33.4	53.3
Period of Record (P.O.R.) – 1888-1922 at Harrisburg, PA**													
P.O.R.	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	ANNUAL
34 years	29.8	29.5	39.7	51.2	62.1	70.2	74.8	72.5	66.3	54.8	43.1	33.0	52.3
Period of Record (P.O.R.) – 1888-2005 at Harrisburg, PA***													
P.O.R.	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	ANNUAL
117 years	30.2	31.6	40.4	50.7	62.2	70.8	75.4	73.4	66.4	55.0	43.8	33.3	52.8
Period of Record (P.O.R.) – 1976-2005 at Harrisburg, PA***													
P.O.R.	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	ANNUAL
30 years	30.3	32.8	41.7	52.1	62.0	70.7	75.9	74.0	66.2	54.5	44.3	34.8	53.3

*Source: *Soil Survey of Cumberland and Perry Counties, Pennsylvania.* United States Department of Agriculture, Soil Conservation Service. 1986.

**Source: *Annual Meteorological Summary with Comparative Data, Harrisburg, PA.* United States Department of Agriculture, Weather Bureau, 1922.

***Source: *Local Climatological Data, Annual Summary with Comparative Data, Harrisburg, Pennsylvania.* National Oceanic and Atmospheric Administration, National Climate Data Center, 2005.

It should be noted in the table below that "Trace" indicates trace precipitation, an amount greater than zero, but less than the lowest reportable value; and that "Snowfall" comprises all forms of frozen precipitation, including hail.

Table 1-2: Average Precipitation (Inches, Snowfall in Parentheses)

Period of Record (P.O.R.) – 1951-1974 at Carlisle, PA*													
P.O.R.	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	ANNUAL
23 years	2.62 (7.6)	2.83 (8.8)	3.56 (6.9)	3.67 (0.5)	3.71	3.98	3.35	3.41	3.38	2.63	3.41 (2.3)	3.23 (7.5)	39.78 (33.6)
Period of Record (P.O.R.) – 1889-1922 at Harrisburg, PA**													
P.O.R.	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	ANNUAL
33 years	2.86	2.82	3.05	2.73	3.30	3.27	3.63	4.26	3.06	2.75	2.03	2.88	36.64
Period of Record (P.O.R.) – 1889-2005 at Harrisburg, PA*** (1940-2005 for Snowfall – 65 years)													
P.O.R.	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	ANNUAL
116 years	2.89 (9.9)	2.66 (9.1)	3.34 (6.0)	3.12 (0.6)	3.77 (Trace)	3.61 (Trace)	3.69	3.66 (Trace)	3.27	2.98 (Trace)	2.80 (2.0)	2.95 (6.7)	38.74 (34.3)
Period of Record (P.O.R.) – 1976-2005 at Harrisburg, PA***													
P.O.R.	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	ANNUAL
30 years	3.18 (15.7)	2.88 (15.2)	3.58 (9.6)	3.31 (0.3)	4.60 (Trace)	3.99	3.21	3.24	3.65	3.06 (Trace)	3.53 (2.0)	3.22 (11.0)	41.45 (53.8)

*Source: *Soil Survey of Cumberland and Perry Counties, Pennsylvania.* United States Department of Agriculture, Soil Conservation Service. 1986.

**Source: *Annual Meteorological Summary with Comparative Data, Harrisburg, PA.* United States Department of Agriculture, Weather Bureau, 1922.

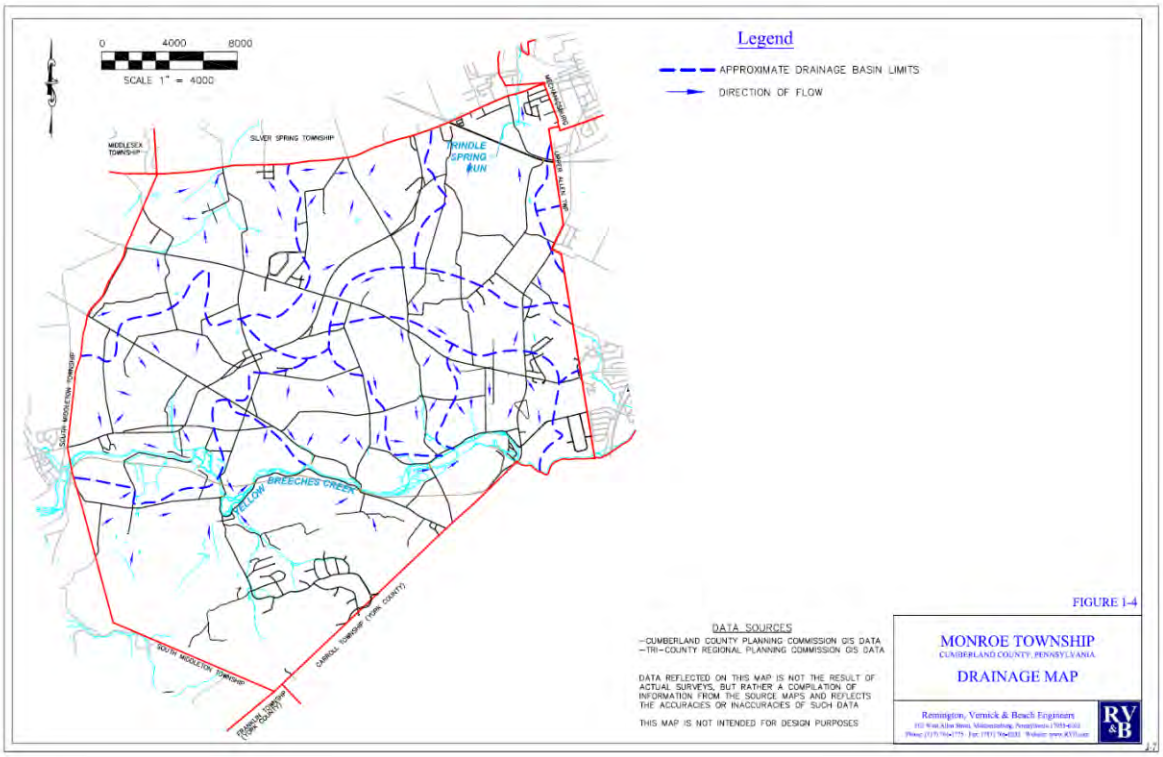
***Source: *Local Climatological Data, Annual Summary with Comparative Data, Harrisburg, Pennsylvania.* National Oceanic and Atmospheric Administration, National Climate Data Center, 2005.

1.4 Hydrology

Generally, the northern third of Monroe Township drains northward towards Hogestown Run and Trindle Spring Run, both of which ultimately flow into the Conodoguinet Creek (See Figure 1-4). The remainder of the Township drains to Yellow Breeches Creek. Within the Township limits, there are numerous small drainage areas.

The hydrologic system is strongly influenced by local and regional geology. Locations of streams and springs, and the water yielding characteristics of rocks, are largely dependent on the areal distribution of the geologic units. A diabase dike along Stony Ridge on the western boundary of the Township acts as a subsurface dam that separates parts of the carbonate aquifer. Gains and losses of water in spring-fed streams in this aquifer are related to geologic features. Groundwater contributes about eighty percent (80%) of the total stream flow derived from the carbonate terrain, and roughly fifty-five percent (55%) from the shale terrain.

Colluvium along the flank of South Mountain provides extra storage for the southernmost, and oldest, carbonate rock units. It maintains relatively constant groundwater levels, lowers flow peaks,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Legend
APPROXIMATE DRAINAGE BASIN LIMITS
DIRECTION OF FLOW
MIDDLESEX TOWNSHIP
SILVER SPRING TOWNSHIP
TRINDLE SPRING RUN
YELLOW BREECHES CREEK
SOUTH MIDDLETON TOWNSHIP
DAUPHIN TOWNSHIP (DAUPHIN COUNTY)
CARROLL TOWNSHIP (YORK COUNTY)
FIGURE 1-4
DATA SOURCES
–CUMBERLAND COUNTY PLANNING COMMISSION GIS DATA
–TRI–COUNTY REGIONAL PLANNING COMMISSION GIS DATA
DATA REFLECTED ON THIS MAP IS NOT THE RESULT OF ACTUAL SURVEYS, BUT RATHER A COMPILATION OF INFORMATION FROM THE SOURCE MAPS AND REFLECTS THE ACCURACIES OR INACCURACIES OF SUCH DATA
THIS MAP IS NOT INTENDED FOR DESIGN PURPOSES
MONROE TOWNSHIP
CUMBERLAND COUNTY, PENNSYLVANIA
DRAINAGE MAP
Remington, Vernick & Beach Engineers
RV &B

and helps maintain stream flow during drought periods in the Yellow Breeches Creek watershed. This area has the greatest potential for groundwater supply development with the least effect on stream flow and water levels.

In addition, wells drilled on fracture traces or in topographically low positions have significantly greater yields than other sites.

Groundwater in the Township is generally of good chemical quality. Concentrations of iron, manganese, and hydrogen sulfide in excess of standards set by the United States Environmental Protection Agency (EPA) are relatively common in the Martinsburg Formation. Moderate levels of nitrate, approximately four milligrams per liter (4 mg/l), indicate a growing, and potentially serious, problem for the future. Elevated nitrates in soil water are spread throughout the limestone bedrock areas of the Township. The major groundwater problems are increasing chemical and bacterial contamination of the carbonate aquifer where land use is intense, and the flooding of manmade subsurface structures by groundwater during periods of high natural recharge.

According to the Act 167 Stormwater Management Plan for the Hogestown Run/Trindle Spring Run Watershed (1994), there were several locations identified where surface drainageways were obstructed either by roadway cross pipes that were covered or not present. In addition, the plan identified one general flooding problem area near the Wertz Development due to excessive vegetative growth in the stream channel. The plan indicated that flooding problems in the watershed are generally minor, typically the result of too large an increase in uncontrolled stormwater runoff; undersized stormwater collection and conveyance systems; and lack of maintenance of drainageways and storm sewers.

According to the Act 167 Stormwater Management Plan for the Yellow Breeches Creek Watershed (1983), there were four (4) surface drainage problem areas identified in Monroe Township: inadequate drainage in Monroe Acres; an undersized culvert under Creek Road downstream from White Rock Acres; a natural drainageway occupied by Stought Road midway between Route 74 and Lutztown Road; and drainage along and under Criswell Drive from Leidigh Drive to the railroad underpass. Flooding appears limited to areas of medium to high density development. Development between Allenberry and Leidigh, and the Williams Grove Mobile Home Court are located on the floodplain and are periodically inundated by floodwaters.

The section of the Yellow Breeches watershed north of the creek is characterized by a majority of soils with moderate runoff potential. South of the creek and west of Williams Grove, heavily forested steep slopes generally lie along the south mountain ridge. The northern slopes of this ridge tend to provide high runoff potential, while the southern slopes are primarily moderate runoff potential soils. Land development and cultivation in the Township produced some localized storm water runoff problems, as well as degradation of water quality in the Yellow Breeches Creek.

1.5 Floodplains

A floodplain is defined as any land area susceptible to being inundated by water from any source. This flood prone area is identified by the one hundred (100) year flood boundary, which approximates the highest level of flooding for an event with a one percent (1%) chance of occurring in any given year. Approximate one hundred (100) year flood boundaries for Monroe Township are shown in Figure 1-5.

Local governments are primarily responsible for establishing a floodplain management program consistent with the Pennsylvania Floodplain Management Act of 1978 (Act 166) and the National Flood Insurance Program (NFIP). They are required to adopt land use and development controls that, at a minimum, meet Federal and state requirements.

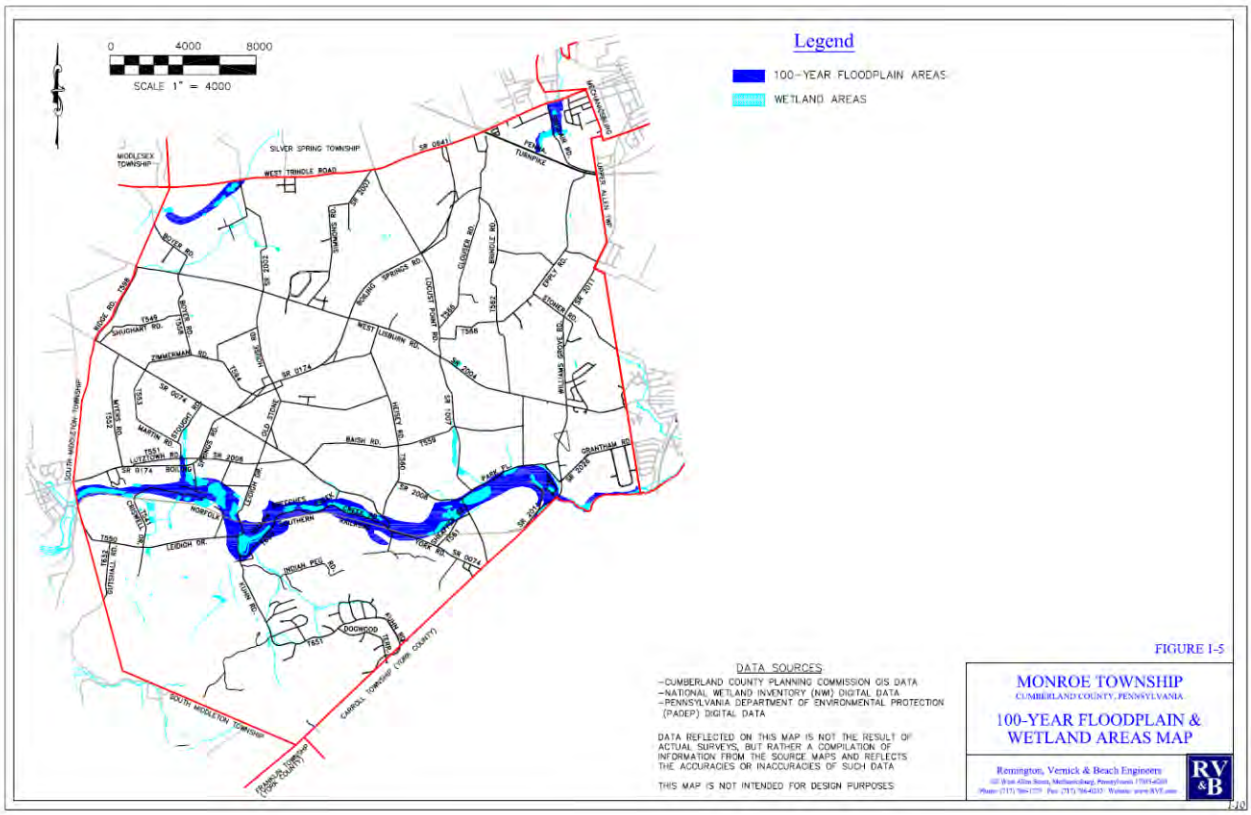
Monroe Township has adopted a floodplain ordinance (Ordinance No. 98-4) in accordance with the requirements of Act 166 and the NFIP that establishes criteria for the identification of floodplain areas and regulates uses, activities, and development therein. The ordinance prohibits any use and activity in the floodplain that requires structures, fill, or storage of materials and equipment. Some uses and activities, so long as they comply with the provisions of the underlying zone and are not prohibited by any other ordinance, are permitted. These include agricultural uses; public and private recreational uses and activities; and accessory residential, industrial, and commercial uses such as yard areas, gardens, and porous paving and loading areas. Floodplain maps and data, and the Floodplain Management Ordinance, are available for review at the Monroe Township Municipal Building.

1.6 Wetlands

Wetlands, as jointly defined by the U.S. Army Corps of Engineers and the EPA, are those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas where the water table is at or near the surface, or the land is covered by shallow water.

Wetlands are transitional areas between dry land and open water and may be characterized as having low topography, poor drainage, and standing water. Due to seasonal and yearly variations in the borders of wetlands, they are sometimes hard to locate and define. For purposes of wetland delineation and classification, evidence of each of the following criteria must be met:

- *Vegetation.* The prevalent vegetation consists of plants (hydrophytes) that are typically adapted to areas having hydrologic and soil conditions as described above and are known to occur in wetlands.
- *Soil.* Soils are present and have been classified as hydric, or they possess characteristics that are associated with reducing soil conditions.


0 4000 8000
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Legend
100-YEAR FLOODPLAIN AREAS
WETLAND AREAS
SILVER SPRING TOWNSHIP
MIDDLESEX TOWNSHIP
SOUTH MIDDLETON TOWNSHIP
CARLISLE TOWNSHIP (YORK COUNTY)
DOGWOOD
DATA SOURCES:
-CUMBERLAND COUNTY PLANNING COMMISSION GIS DATA
-NATIONAL WETLAND INVENTORY (NWI) DIGITAL DATA
-PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION (PADEP) DIGITAL DATA
DATA REFLECTED ON THIS MAP IS NOT THE RESULT OF ACTUAL SURVEYS, BUT RATHER A COMPILATION OF INFORMATION FROM THE SOURCE MAPS AND REFLECTS THE ACCURACIES OR INACCURACIES OF SUCH DATA
THIS MAP IS NOT INTENDED FOR DESIGN PURPOSES
FIGURE I-5
MONROE TOWNSHIP
CUMBERLAND COUNTY, PENNSYLVANIA
100-YEAR FLOODPLAIN & WETLAND AREAS MAP
Remington, Vernick & Beach Engineers
RV &B

- *Hydrology.* The area is inundated either permanently or periodically at mean water depths less than or equal to six and six-tenths feet (6.6'), or the soil is saturated to the surface at some time during the growing season of the prevalent vegetation, generally for a period of seven (7) consecutive days.

As a significant natural resource, wetlands are integral to overall environmental health and serve important functions relating to fish and wildlife. Such functions include food chain production; habitat; and nesting, spawning, rearing, and resting sites for aquatic and land species. Wetlands also influence the quantity and quality of water. They act to retain water during dry periods and hold it back during floods, thus keeping the water table high and relatively stable. Aquatic plants change inorganic nutrients into organic material, storing it in leaves or peat. These plants also slow surface water runoff allowing silt to settle out, thereby reducing sediment loads to surface waterways.

Several wetland complexes, as mapped by the U.S. Fish & Wildlife Service's National Wetlands Inventory, occur in Monroe Township and are shown in Figure 1-5.

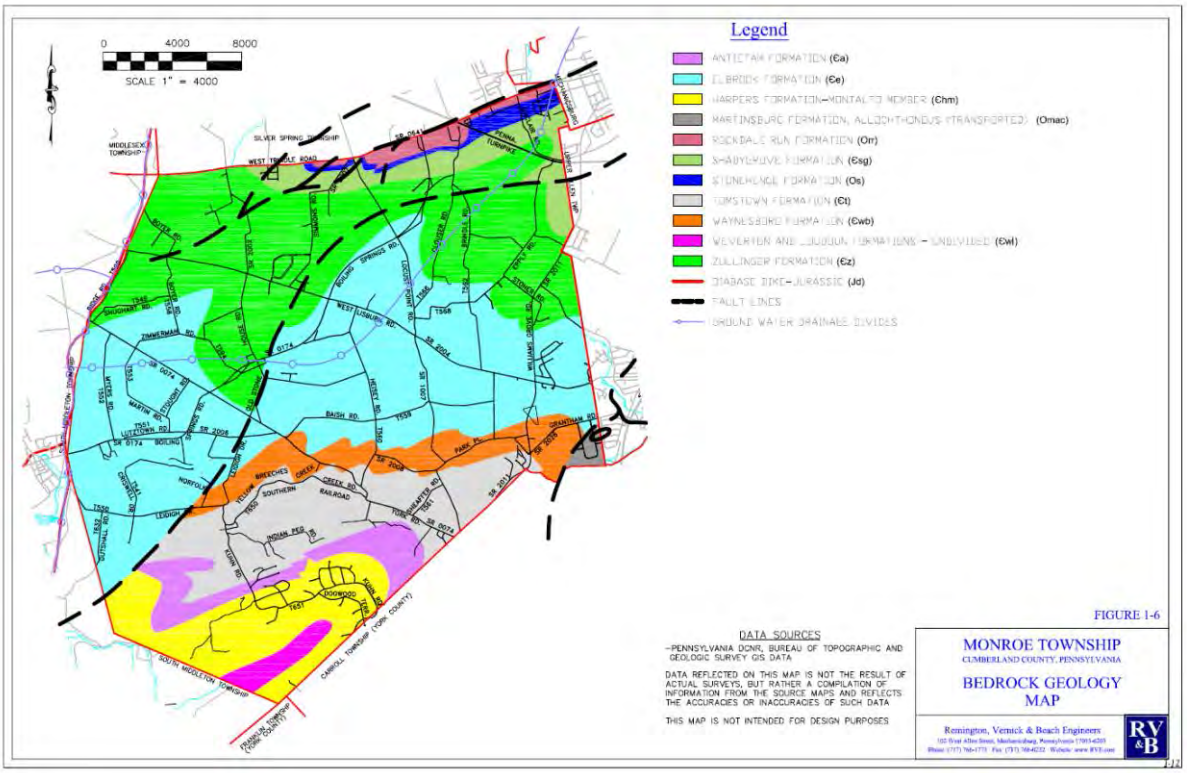
Wetlands are regulated waterways of the Commonwealth of Pennsylvania and the United States. Activities that include dredging, draining, filling, or encroachments in wetlands require permits from the Pennsylvania Department of Environmental Protection and the U.S. Army Corps of Engineers.

1.7 Geology and Groundwater Resources

Geology: The study of the geology of an area is significant for a variety of reasons. It is important in determining groundwater supplies, in providing an insight into the materials of which the soils are composed, and in some cases, geology can attract industry in the form of mineral extraction processing. Of particular concern in terms of planning and development are potential bedrock conditions that may cause problems in construction or adversely affect natural groundwater supplies. A bedrock geology map for Monroe Township is provided as Figure 1-6.

Cambrian and Ordovician period sedimentary rocks underlie most of Monroe Township except for the extreme southwestern corner, which is underlain by Triassic non-carbonate rocks. The carbonate rocks are named Cumberland Valley Sequence. A diabase dike forms Stony Ridge along the western boundary of the Township.

Carbonate rocks consist of predominantly limestone and dolomite, as much as fifteen thousand feet (15,000') thick. Surficial deposits of high and low terrace gravels and Quaternary alluvium occur adjacent to the Yellow Breeches Creek. Colluvium (unconsolidated material) occurs along the flank of South Mountain.


0 4000 8000
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Legend
ANTIETAM FORMATION (Ꞓa)
ELBROOK FORMATION (Ꞓe)
HARPERS FORMATION-MONTALTO MEMBER (Ꞓhm)
MARTINSBURG FORMATION, ALLOCHTHONOUS (TRANSPORTED) (Omac)
ROCKDALE RUN FORMATION (Orr)
X-MADYLGUVE FORMATION (Ꞓsg)
STONEHENGE FORMATION (Os)
TOMSTOWN FORMATION (Ꞓt)
WAYNESBORO FORMATION (Ꞓwb)
WEVERTON AND LOUDOUN FORMATIONS - UNDIVIDED (Ꞓwl)
ZULLINGER FORMATION (Ꞓz)
DIABASE DIKE-JURASSIC (Jd)
FAULT LINES
GROUND WATER DRAINAGE DIVIDES
FIGURE 1-6
DATA SOURCES
-PENNSYLVANIA DCNR, BUREAU OF TOPOGRAPHIC AND GEOLOGIC SURVEY GIS DATA
DATA REFLECTED ON THIS MAP IS NOT THE RESULT OF ACTUAL SURVEYS, BUT RATHER A COMPILATION OF INFORMATION FROM THE SOURCE MAPS AND REFLECTS THE ACCURACIES OR INACCURACIES OF SUCH DATA
THIS MAP IS NOT INTENDED FOR DESIGN PURPOSES
MONROE TOWNSHIP
CUMBERLAND COUNTY, PENNSYLVANIA
BEDROCK GEOLOGY MAP
Remington, Vernick & Beach Engineers
RV&B

The transported (allochthonous) Martinsburg Formation is separated by the Yellow Breeches fault in the southeastern corner of the Township from the carbonate rocks. They are composed of shale and small amounts of limestone, siltstone, and sandstone.

The Reading Banks fault extends in a northeast-southwest trend, parallel to the structural grain of the carbonate rocks. It displaces older rocks northwesterly over younger rocks on steep thrusts inclined at about fifty degrees (50°) southeast. This displacement across the fault is on the order of several thousand feet.

A major portion of the Township (nearly all lands north of the Yellow Breeches Creek) is underlain by carbonate rocks.

Representative geologic units in Monroe Township are described as follows:

- Alluvium (Qal) – This includes all detrital accumulations greater than five feet (5') thick deposited by modern streams. Alluvium is easily defined along the Yellow Breeches Creek, but is difficult to delineate along some smaller creeks where it is thin and discontinuous. It is composed of unconsolidated clays and silts with thick interbeds of fairly well sorted, well-rounded subspherical to spherical sands and gravels. Cobbles and boulders are abundant along the Yellow Breeches, but sparse to absent along smaller creeks. Alluvial material along the Yellow Breeches is nearly entirely composed of quartzites, chert, and vein quartz. Along smaller creeks, alluvium is locally derived. Thickness of these deposits is not known, but they are probably at least several tens of feet thick along the Yellow Breeches.

- Antietam Formation (Ꞓa) – This is the upper unit of rock that makes up the Chilhowee Group. Rock of this formation consists of massive beds of light-gray vitreous quartzite with *Skolithus* tubes. This is the hard, fractured, blocky rock that forms the steep, rugged ridge of White Rocks. This formation is estimated to be seven hundred feet (700') thick.

- Colluvium (Qc) – Colluvium is derived from resistant quartzites of the Chilhowee Group. It forms a belt south of the Yellow Breeches Creek at the base of South Mountain. It consists of both fresh and weathered, poorly sorted, angular quartzite blocks in a matrix of sandy clay-silt. Blocks up to several feet in diameter occur near the upslope contact. The size of blocks decreases toward the downslope contact, where they are generally less than six inches (6") in diameter and the matrix is the dominant component. Maximum thickness, in excess of one hundred feet (100'), occurs in the middle of the belt, thinning both upslope and downslope.

- Diabase Dike, Jurassic (Jd) – Rossville- and York Haven-type plutons are composed of medium- to coarse-grained, dark-gray diabase formed chiefly of plagioclase feldspar and black to green augite. The diabase dike forms Stony Ridge on the western boundary of the Township and is about one hundred fifty feet (150') thick where crossed by York Road (S.R. 0074). It is impermeable and relatively insoluble, and forms a barrier to groundwater movement in the carbonate aquifer.

- Elbrook Formation (Ꞓe) – This formation consists of interbedded calcareous shale, argillaceous limestone, and limestone in medium to massive beds about three to fifty feet (3'–50') thick. Bedding is cleavage dominated to transposed (reoriented). Local fine- to medium-grained and, rarely, very coarse-grained calcareous sandstone and siltstone beds up to several feet thick form hills of moderate relief and gentle slope. This formation is estimated to be three thousand five hundred feet (3,500') thick.

- Harpers Formation – Montalto Member (Ꞓhm) – This is the central unit of rock that makes up the Chilhowee Group. Rock of this formation consists of green or bluish-gray quartzite and some medium-gray quartzite in thick to massive beds with thirty to sixty feet (30'–60') of dark-gray, tough phyllite at top.

- High Terrace Deposit (Qht) – Several small areas close to the Yellow Breeches Creek are identified as "high terrace" deposits. Their Quaternary designation is questioned because they may be of the Tertiary age. Deposits are not well expressed topographically, and have been colluviated to some extent so that downslope limits are vague. Deposits are poorly sorted and principally composed of pebbles and cobbles, with some boulders, of quartzite and quartzitic sandstone, although a deposit east of Williams Grove contains some diabase cobbles. Chert and vein-quartz pebbles are an important constituent. Clasts are blocky to subspherical and rounded, and have a shiny weathering coating of manganese and/or iron oxide with generally a thin weathered rind under this coating. The matrix is poorly sorted, sandy clay-silt. Clasts and matrix are generally weathered to a bright rusty brown that is distinct from the more dull adjacent deposit. Deposits are several feet thick and locally may be somewhat more than ten feet (10') thick, with the greatest thicknesses and gravel concentrations occurring at highest elevations.

- Martinsburg Formation, Allochthonous (Transported) (Omac) – Allochthonous units of this formation are predominant, including local fine-grained graywacke, greenish-gray phyllitic shale, maroon and green mudstone, platy-weathering, thin-bedded, argillaceous limestone bodies, coarse-grained graywacke, calcareous sandstone, and some mixed masses of varied lithology. Some normal (autochthonous) rocks may be present in the Yellow Breeches fault block. The thickness of this formation is unknown.

- Rockdale Run Formation (Orr) – This formation is part of the Beekmantown Group. The lower third is composed of medium-bedded, finely laminated to homogeneous, chert-bearing micritic limestone and stromatolitic limestone that is very light gray with a pinkish-cast. The upper two-thirds are composed of light-gray, medium- to thick-bedded detrital to detrital-skeletal and micro grained limestone. Abundant dolomitic laminae and sparse dolomite interbeds are present with bioturbated white-quartz-rosette-bearing beds near the top. This formation forms rolling lowlands and is estimated to be two thousand to two thousand five hundred feet (2,000'–2,500') thick.

- Shadygrove Formation (Ꞓsg) – This formation is part of the Conococheague Group. It is light-gray to pinkish-gray micritic limestone and, in part, stromatolitic. There are abundant nodules of brown chert, along with some beds of finely detrital limestone, and a few beds of sandstone as well as a few beds of finely laminated dolomitic limestone and dolomite. Some interbeds are of Zullinger lithology. This formation forms gently rolling lowlands and is estimated to be eight hundred to one thousand feet (800'–1,000') thick.

- Stonehenge Formation (Os) – This formation is part of the Beekmantown Group. It consists of poorly exposed light- to medium-gray, micrograined to micritic limestone containing zones and beds that are detrital to skeletal-detrital. Some pinkish, chert-bearing limestone beds increase in abundance in a westerly direction. This formation forms rolling lowlands and is estimated to be five hundred feet (500') thick.

- Terrace Deposit (Qt) – Extensive adjacent to the Yellow Breeches Creek, at the surface these deposits are generally composed of grayish-brown to slightly brownish, medium-gray clay-silt that probably represents overbank deposits, possibly of Recent age in part. Occasionally, a thin veneer of colluvial or high-terrace pebbles and cobbles is at the surface. In some places, well-sorted sands and gravels, composed principally of subspherical, rounded quartzite, vein quartz, and chert occur a few feet below the surface. Deposits are probably usually no more than several tens of feet thick, but deep borings for groundwater indicate that thicknesses of two hundred to three hundred feet (200'–300') are locally attained in what are buried river channels.

- Tomstown Formation (Ꞓt) – This formation is covered with alluvium and colluvium throughout the Township. There are some thick, massive dolomites present in the middle of the unit. Some limestone, siltstone, claystone, and thin claystone likely occur in the lower part, and possibly in the upper part. It is estimated to be one thousand to two thousand feet (1,000'–2,000') thick.

- Waynesboro Formation (Ꞓwb) – This formation consists of about one hundred feet (100') of thick-bedded, laminated, fine- to coarse-grained, well-sorted, reddish-gray, quartzitic sandstone at the top with thick interbeds of medium- to dark-gray, silty mudstone. Below this, the unit is poorly exposed, but probably includes interbeds of cleavage-dominated carbonate rocks. This formation forms ridges of moderate relief and moderate slope and is estimated to be one thousand to one thousand five hundred feet (1,000'–1,500') thick.

- Weverton and Loudoun Formations – Undivided (Ꞓwl) – This is the lower unit of rock that makes up the Chilhowee Group. Rock of these formations is quartzitic and conglomeratic with sericitic matrix and is estimated to be three thousand to five thousand feet (3,000'–5,000') thick.

- Zullinger Formation (Ꞓzl) – This formation is part of the Conococheague Group. It is composed of thick beds of medium-gray, sand- to pebble-sized detrital limestones, stromatolitic limestones, and banded limestones with siliceous seams. There are some

thick beds of dolomite and calcareous coarse-grained, well-sorted sandstone. This formation forms rolling hills and valleys of moderate relief and slope with some prominent steep ridges supported by sandstones. In the upper part, beds of light-gray micritic limestones of Shadygrove aspect occur. Thickness is estimated to be two thousand five hundred feet (2,500').

Representative geologic units are described for their hydrologic, engineering, and mineral resource properties on Table 1-3. As can be seen in Table 1-3, regions underlain with limestone and dolomite have good foundation stability for medium to heavy structures, though there exists a potential for sinkholes that should be investigated before all construction. Excavation in these areas may require blasting, and bedrock pinnacles may be a problem during general site grading. Natural surface subsidence is most pronounced in carbonate rock areas, and is seen with the formation of sinkholes and significant dissolution in the rocks.

A sinkhole is a depression in the surface of the ground that results from collapse of the roof of a cave in carbonate rocks, or from subsidence of surface material into subsurface openings produced by solution of the carbonate rock. Both limestone (calcium carbonate) and dolomite (calcium magnesium carbonate) are soluble in acid. Rainwater, which is slightly acidic from picking up carbon dioxide from the atmosphere, becomes more acidic by ponding where decaying vegetation is present as the water moves through the soil into the bedrock. Joints and fractures in the bedrock permit water to move several hundred feet beneath the surface. As water seeps through the subsurface, it may help to widen these fractures by solution, leaving a residue of insoluble material from the rock. Residual soil eventually extends over this irregular limestone surface, which develops pinnacles and small depressions.

Some subsidence in carbonate terrain does not result in sinkholes. Closed depressions occur, but no formation is present with a distinct area of collapse into a hole. Areas of karst topography susceptible to sinkholes or closed depressions as mapped by the Pennsylvania Department of Conservation and Natural Resources' Bureau of Topographic and Geologic Survey are shown in Figure 1-7. Heavy use and hidden bedrock conditions can combine to cause costly construction problems. Carbonate rock areas are highly susceptible to groundwater pollution due to the fact that water moves readily from the surface down through solution cavities and fractures with very little filtration along the way.

In the vicinity of South Mountain there is potential for landslides. The soil and rock material moves downslope either by creeping or by sliding. The landslide-prone areas are usually unstable, steep-sloped surfaces. They are further compounded by drainage, blasting, or other disturbances.

Groundwater Resources: Monroe Township is estimated to contain capacity for twenty-five million, four hundred sixty thousand gallons per day (25,460,000 gpd) of groundwater supplies. Water usage and loss accounts for an estimated one million, two hundred fifteen thousand, nine hundred gallons per day (1,215,900 gpd), or about five percent (5%) of the available groundwater budget. Most of the water available for use in the Township is groundwater discharged to streams.

Table 1-3: Representative Geologic Units

Geologic Unit	Hydrologic Properties	Engineering Properties	Mineral Resources
Alluvium (Qal)	Water yields are large, but special well completion procedures are required for unconsolidated sediments. Limitations include susceptibility to surface pollution.	Areas of alluvium are frequently flooded; will support light structures such as small homes; larger structures pose foundation problems; easy excavation with light to medium power equipment; cut-slopes are unstable, requiring moderate to fairly gentle cuts.	Source of fine and some course aggregate.
Antietam Formation (Ꞓa) (Chilhowee Group)	Aquifer generally impermeable, but some fracture porosity exists; yields vary up to 20 gpm; limitations include soft water, low iron, and total dissolved solids.	Good quality foundation for heavy structures, but for large sites considerable excavation is required, particularly where colluvial cover is thick and slopes are steep; excavation is difficult requiring blasting and heavy power equipment; slow drilling rate with heavy bit wear, particularly in vitreous quartzite; good cut-slope stability, will maintain near vertical cuts.	Possible source of coarse aggregate; possible source of silica; possibly may be mechanically disaggregated; possible building stone.
Colluvium (Qc)	Water yields are moderate to large, with a median specific capacity of 1.4 gpm/ft and a calculated median sustained yield of 42 gpm, but special well completion procedures may be required. Limitations include susceptibility to surface pollution.	Suitable foundation for light structures; larger structures pose foundation problems, and considerable excavation is required for large sites; excavation easy in areas underlain by small quartz blocks, but more difficult in areas underlain with large boulders; can be excavated by light to medium power equipment; apparently the colluvial mass is at static equilibrium, even in areas of steepest slope, because there is no evidence of historical movement; cut-slopes are unstable, requiring moderate to gentle cuts.	Negligible deposits.
Diabase Dike – Jurassic (Jd)	Topographic low areas are best sites for wells, but should not be drilled deeper than 150'; chance for good yield if well penetrates below pluton into sedimentary rocs; yields 10 gpm or less. Limitations include possibility of high iron content and moderately hard water.	Good- to excellent-quality foundation material for heavy structures; extremely difficult to excavate, requiring blasting and heavy power equipment; large boulders are a special problem; very slow drilling rate with rotary equipment; will stand vertically in high cuts; usually shallow soil cover.	Source of coarse, and possibly skid resistant, aggregate.

Table 1-3 Continued: Representative Geologic Units

Geologic Unit	Hydrologic Properties	Engineering Properties	Mineral Resources
Elbrook Formation (Ꞓe)	Median specific capacity is 3.8 gpm/ft and calculated median sustained yield is 218 gpm. An existing production well has a sustained yield of 2,000 gpm. Yielding zones decrease significantly below depth of 150 feet.	Good-quality foundation for light to medium structures and locally heavy structures on massive carbonate rocks; should be excavated to sound bedrock. Shaley portion is moderately easily excavated with medium to heavy power equipment; massive limestones require blasting and heavy power equipment; slow drilling rate in local sandstone may cause damage to bit; should be investigated for sinkholes and pinnacle development. Massive limestone will maintain near vertical cut slopes, but shaley portions maintain only moderate slopes.	Shaley portions may possibly be used for random fill; limestone is source of agricultural lime.
Harpers Formation – Montalto Member (Ꞓhm) (Chilhowee Group)	Aquifer generally impermeable, but some fracture porosity exists; yields vary up to 20 gpm; limitations include soft water, low iron, and total dissolved solids	Good quality foundation for heavy structures, but for large sites considerable excavation is required, particularly where colluvial cover is thick and slopes are steep; excavation is difficult requiring blasting and heavy power equipment; slow drilling rate with heavy bit wear, particularly in vitreous quartzite; good cut-slope stability, will maintain near vertical cuts	Possible source of coarse aggregate; possible source of silica; possibly may be mechanically disaggregated; possible building stone.
High Terrace Deposit (Qht)	Negligible water yields.	Negligible construction potential.	Negligible deposits.
Martinsburg Formation, Allochthonous (Transported) (Omac)	Non-carbonate rocks of this unit (Omac) have a median specific capacity of 0.42 gpm/ft and a calculated median sustained yield of 15 gpm. Carbonate lenses have a median specific capacity of 1.4 gpm/ft and a calculated median sustained yield of 48 gpm. Maximum known well production from this unit is 90 gpm. Yielding zones are evenly distributed to depths of 200 feet.	Generally good quality foundation for heavy structures; should be excavated to sound rock; limestone is suitable for light to medium structures, and sinkhole investigation should be made. Moderately easy excavation in shale; moderately difficult in limestone, possibly requiring blasting; difficult in greywacke, requiring blasting and heavy power machinery; fair cut-slope stability, but moderate to gentle cuts are necessary; greywacke generally has good cut-slope stability and will maintain fairly steep cuts.	Potential for use in brick and tile products, structural clay products including sewer pipe, and lightweight aggregate; source of random fill.

Table 1-3 Continued: Representative Geologic Units

Geologic Unit	Hydrologic Properties	Engineering Properties	Mineral Resources
Rockdale Run Formation (Orr) (Beekmantown Group)	Median specific capacity is 12 gpm/ft and a calculated median sustained yield is 405 gpm. The maximum sustained yield reported for the unit is 600 gpm. Most yielding zones are less than 100 feet in depth. Limitations include very hard water.	Good-quality formation for heavy structures; should be investigated for cavern development and local intense pinnacle development; difficult excavation, blasting and medium to heavy power machinery required; chert in upper part may slow the moderate rotary drilling rate; good cut-slope stability; will maintain steep to near vertical cuts.	Yields coarse aggregate; source of agricultural lime; good building stone.
Shadygrove Formation (Ꞓsg) (Conococheague Group)	The median specific capacity of 0.46 gpm/ft indicates that this is a poor-yielding formation. A median calculated sustained yield of 26 gpm is estimated for the unit. Maximum yielding zones at 150 to 200 feet. Limitations include very hard water.	Good-quality foundation for heavy structures, but should be thoroughly studied as it may be cavernous; difficult excavation, requiring blasting; bedrock pinnacles are a problem; thin sandstone interbeds and chert nodules will slow the normally moderate rotary drilling rate; good cut-slope stability; will maintain near vertical cuts.	Source of agricultural lime.
Stonehenge Formation (Os) (Beekmantown Group)	Although scanty, data indicate a median specific capacity of 2 gpm/ft for wells in this unit. A median sustained yield of 57 gpm is calculated for this formation. The maximum sustained yield from a production well is 125 gpm. The greatest development of yielding zones is at depths less than 100 feet. Limitations include very hard water.	Good-quality foundation for heavy structures; should be investigated for cavern development; difficult excavation, requires blasting and medium power machinery; bedrock pinnacles are a problem; moderate rotary-drilling rate; good slope stability, generally maintains near vertical cuts.	Yields coarse aggregate; source of agricultural lime.
Terrace Deposit (Qt)	Generally yields large amounts of good-quality water at depths up to 350 feet; special well completion procedures are required for unconsolidated sediments. Limitations include susceptibility to surface pollution.	Lower elevations may be occasionally flooded; will support medium structures; larger structures may require special foundation procedures; cut-slopes are unstable, requiring fairly gentle cuts.	Possible source of aggregate.

Table 1-3 Continued: Representative Geologic Units

Geologic Unit	Hydrologic Properties	Engineering Properties	Mineral Resources
Tomstown Formation (Єt)	Median specific capacity is 19 gpm/ft and calculated median sustained yield is 1,050 gpm. Production wells sustain yields of up to 1,400 gpm. Yielding zones are evenly distributed through the upper 200 feet of bedrock. Colluvium provides groundwater storage for the unit, but may also create drilling and development problems. Additional limitations include moderately hard to hard water.	Areas underlain by dolomite form good-quality foundation for heavy structures; areas underlain by limestone will support heavy structures only after extensive foundation study because of intense sinkhole and pinnacle development; siltstones and claystone are deeply weathered and will support medium structures, but should be excavated to sound bedrock, or pilings should be used; drilling and excavation are difficult in limestone and dolomite, requiring blasting and heavy power equipment; cut-slope stability is poor in weathered shale and claystone, but steep to vertical slopes are maintained in dolomites and some of the limestones.	Massive portions are possible source of coarse aggregate; source of agricultural magnesian lime.
Waynesboro Formation (Єwb)	Scanty data indicates a median specific capacity of about 5.7 gpm/ft and a calculated median sustained yield of 172 gpm for this formation. Yield zones extend to 150 feet. Quartzitic sandstones and siltstones are poor aquifers. Limitations include very hard water.	Good-quality formation for heavy structures, but should be excavated to sound bedrock; difficult excavation, requires blasting and medium power equipment; slow drilling rate in tough sandstones; probably will maintain steep to near vertical cut-slopes, but where jointing is well developed slumping and rock falls will occur.	Sandstone may possibly yield coarse aggregate; limestones are source of agricultural lime.
Weverton and Loudoun Formations – Undivided (Єwl) (Chilhowee Group)	Aquifer generally impermeable, but some fracture porosity exists; yields vary up to 20 gpm; limitations include soft water, low iron, and total dissolved solids	Good quality foundation for heavy structures, but for large sites considerable excavation is required, particularly where colluvial cover is thick and slopes are steep; excavation is difficult requiring blasting and heavy power equipment; slow drilling rate with heavy bit wear, particularly in vitreous quartzite; good cut-slope stability, will maintain near vertical cuts	Possible source of coarse aggregate; possible source of silica; possibly may be mechanically disaggregated; possible building stone

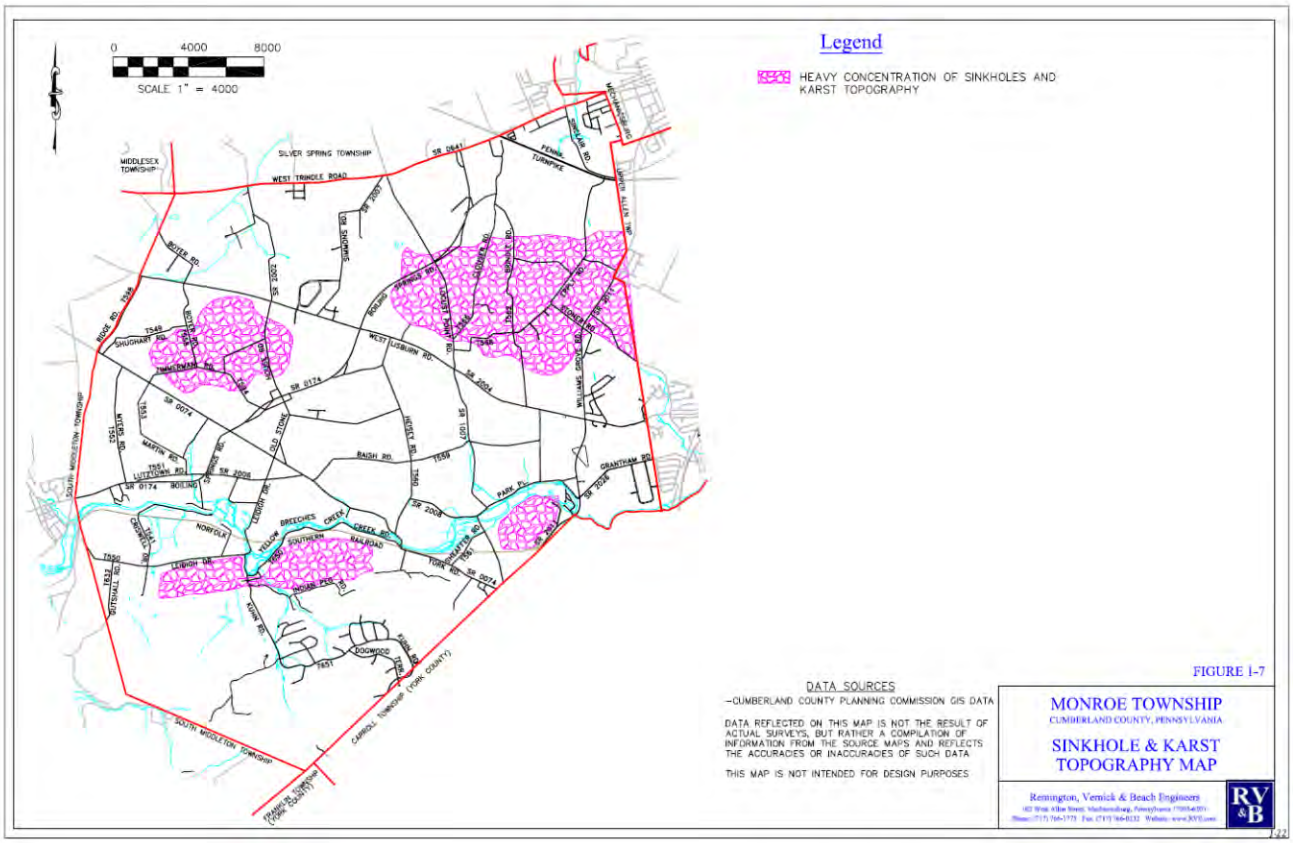
Table 1-3 Continued: Representative Geologic Units

Geologic Unit	Hydrologic Properties	Engineering Properties	Mineral Resources
Zullinger Formation (Ꞓzl) (Conococheague Group)	Median specific capacity is 1.5 gpm/ft and calculated median sustained yield is 82 gpm. Distribution of yielding zones with depth varies little to 450 feet, the maximum depth for which data are available. Limitations include very hard water.	Good-quality foundation for heavy structures, but valleys should be examined for caverns and pinnacles; difficult excavation, requires blasting and heavy power machinery; sandstone beds will slow drilling rate and cause bit wear; will maintain near vertical cut-slopes.	Possible coarse aggregate; source of agricultural lime; possible building stone.

Note: gpm = gallons per minute

Sources: *Geology and Minerals Resources of the Carlisle and Mechanicsburg Quadrangle, Cumberland County, Pennsylvania, Atlas 138 ab.* Pennsylvania Geological Survey, 1978.

Groundwater and Geology of the Cumberland Valley, Cumberland County, Pennsylvania, Water Resource Report 50. U.S. Geological Survey with the Pennsylvania Geological Survey, 1981.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Legend
HEAVY CONCENTRATION OF SINKHOLES AND KARST TOPOGRAPHY
MIDDLESEX TOWNSHIP
SILVER SPRING TOWNSHIP
WEST TRINDLE ROAD
SOUTH MIDDLETON TOWNSHIP
CARROLL TOWNSHIP (YORK COUNTY)
DOGWOOD
DATA SOURCES
-CUMBERLAND COUNTY PLANNING COMMISSION GIS DATA
DATA REFLECTED ON THIS MAP IS NOT THE RESULT OF ACTUAL SURVEYS, BUT RATHER A COMPILATION OF INFORMATION FROM THE SOURCE MAPS AND REFLECTS THE ACCURACIES OR INACCURACIES OF SUCH DATA
THIS MAP IS NOT INTENDED FOR DESIGN PURPOSES
FIGURE 1-7
MONROE TOWNSHIP
CUMBERLAND COUNTY, PENNSYLVANIA
SINKHOLE & KARST TOPOGRAPHY MAP
Remington, Vernick & Beach Engineers
RV &B

Contours show a groundwater surface that slopes generally northward. A groundwater divide extends eastward from Stony Ridge, northeast of Boiling Springs, via Churchtown to the east and then in a northeasterly direction toward Trindle Spring, separating the drainage areas of the Conodoguinet and Yellow Breeches Creeks.

Rocks that can supply usable quantities of water to wells and springs are called aquifers. Openings in the unconsolidated rock aquifers, such as the colluvium adjacent to South Mountain, occur primarily as voids between packed grains. However, most of the openings in rocks of the Cumberland Valley Sequence occur as a separation along breaks in the rock formations. Some formations tend to develop more openings or breaks than others, and are therefore considered better aquifers. The breaks in the formation may be bedding surfaces, faults, joints, or cleavage surfaces produced by physical stress. Any of these types of openings may be enlarged by chemical action. The size, spacing, distribution, and extent of interconnection of these openings determine the ability of an aquifer to store and transmit water and, therefore, the ability of wells to yield water from the aquifer.

Specific capacity data are used to compare the yield of wells grouped according to geologic units, as well as other criteria that are related to groundwater yield. Specific capacity data also can be used to estimate a sustained yield – a quantity more directly useful in selecting areas for development of high production wells. Sustained yield is defined as the amount of water, in gallons per minute (gpm), that can be obtained continuously from a well for twenty-four (24) hours. It is calculated by multiplying the median specific capacity obtained after twenty-four (24) hours of pumping, by the available drawdown. Table 1-4 summarizes the water yielding capabilities of representative geologic units in Monroe Township.

Large quantities of water can be obtained from openings formed along bedding and joints in carbonate rocks, especially when enlarged by solution. Colluvium on the north flank of South Mountain enhances the yielding ability of the underlying carbonate rocks in the Tomstown, Waynesboro, and Elbrook Formations by serving as an extra storage container by releasing water that dissolves carbonate rocks. Sustained yields of more than one thousand gallons per minute (1,000 gpm) may be obtained from wells in the Tomstown and Elbrook Formations, and are potentially available from the Waynesboro and Rockdale Run Formations. Well yields in excess of four hundred gallons per minute (400 gpm) can be obtained from rocks in the Stonehenge and Zullinger Formations. The Shadygrove Formation can supply one hundred fifty gallons per minute (150 gpm). The allochthonous (transported) Martinsburg Formation can produce up to one hundred gallons per minute (100 gpm) from wells in carbonate rock lenses, but only up to about forty gallons per minute (40 gpm) from non-carbonate rocks. The basal limestone member of the Martinsburg Formation is able to support little water to wells, but the remaining non-carbonate rock can provide yields up to seventy-five gallons per minute (75 gpm).

Table 1-4: Summary of Water-Yielding Capability for Representative Geologic Units

Geologic Unit	Median Specific Capacity[1] (gal/min/ft)	Calculated Median Sustained Yield (gal/min)
Colluvium (Qc)	1.4	42
Elbrook Formation (Ꞓe)	3.8	218
Martinsburg Formation, Allochthonous (Transported) (Omac)		
Carbonate	1.4	48
Non-carbonate	0.42	15
Rockdale Run Formation (Orr) – Beekmantown Group	12.0	405
Shadygrove Formation (Ꞓsg) – Conococheague Group	0.46	26
Stonehenge Formation (Os) – Beekmantown Group	2.0	57
Tomstown Formation (Ꞓt)	19.0	1,050
Waynesboro Formation (Ꞓwb)	5.7	172
Zullinger Formation (Ꞓzl) – Conococheague Group	1.5	82

[1]Based on frequency distributions of one-hour pumping tests.
Source: *Groundwater and Geology of the Cumberland Valley, Cumberland County, Pennsylvania, Water Resource Report 50.* U.S. Geological Survey with the Pennsylvania Geological Survey, 1981.

Most of the water in the carbonate aquifer may move north or northeast. Groundwater, amounting to at least thirty percent (30%) of the total flow at the Yellow Breeches Creek, moves northward under the creek. Some of the water, after moving under the creek, is discharged to it through Boiling Springs, Baker Spring, and numerous fall perennial springs. An average of about nine thousand gallons per minute (9,000 gpm) continues to move under the basin divide and discharges from the Big Spring into the Conodoguinet Creek basin. The diabase dike that extends northward along Stony Ridge is a major groundwater divide that acts like a leaky dam and separates the western and eastern parts of the carbonate aquifer. Folds and faults may divert the flow of groundwater to the surface. Shale, siltstone, and other non-carbonate lithologies in the Cambrian carbonate rocks tend to inhibit the flow of water. Transmissivity estimates for the carbonate aquifer range from about five hundred to one thousand four hundred square feet per day (500 to 1,400 ft^2/d). Transmissivity values for the Martinsburg Formation are much smaller, less valuable, and average about two hundred square feet per day (200 ft^2/d), or one hundred square feet per day (100 ft^2/d) for the transported Martinsburg. Production wells that sustain high yields should be spaced at least five hundred feet (500') apart to avoid the overlapping drawdown and reduced yields effects of mutual interference.

Wells located in lower topographic positions have greater yield potential then those in higher topographic positions. Those on fracture traces have much greater yield potential then randomly located wells, but not as great as wells in low topographic positions. Successful use of fracture traces requires careful geologic evaluation of sites in the field.

Groundwater is generally of good chemical quality, although large quantities of calcium bicarbonate cause it to be hard to very hard. The Martinsburg Formation, in places, yields water that is unfit for most uses because it contains hydrogen sulfide and excessive iron. Moderate levels

of nitrate and presence of fecal coliform bacteria in water from many wells in the carbonate rock indicates some degradation of the natural water quality.

The protection and preservation of groundwater supplies and quality is an important factor that must be considered in the growth and development of portions of the Township not served by public water systems.

Locust Point Quarry Groundwater Investigation of 2002: It is worth noting that on January 10, 2002, a group of twenty-seven (27) complaints were registered with the Pennsylvania Department of Environmental Protection's (PADEP's) Pottsville District Mining Office by the Cumberland County Emergency Preparedness Office. Residents of Monroe and Silver Spring Townships had been experiencing muddy water, low flow, or complete loss of well water. The complaints were forwarded to PADEP due to the suspicion that operations at the Locust Point quarry, owned and operated by Hempt Bros., Inc., were the cause of the problems in the residential wells. Most of the complaints were filed by residents within a half-mile of the quarry.

The complaints prompted an investigation by PADEP, which conducted field studies in January and February 2002. Initially, it was believed that severe drought conditions were the cause of the well problems. By mid-February 2002, a drought emergency had been declared for Cumberland County among many others in southern and eastern Pennsylvania. Monitoring wells in the area were reported at record lows. Nonetheless, the purpose of the PADEP study was to determine if quarry operations were exacerbating the drought situation to the point that the yield of homeowners' wells could no longer sustain their households. Many of the wells were at depths of less than one hundred twenty five feet (125'); while well drillers were reporting good yields at depths only twenty to thirty feet (20'–30') lower.

The quarry is located in Silver Spring Township, north of the intersection of Locust Point Road and Trindle Road. The quarry is bounded by Locust Point Road to the east, Trindle Road to the south, and Timber Road to the north. A cluster of complaints came from Kiner Boulevard (T-564) and other areas in Monroe Township directly southwest of the quarry, which is in the direction of an existing fault trend.

A PADEP Noncoal Surface Mining Permit for the quarry, first issued on March 23, 1978, has been amended periodically to include additional support areas, bringing the total site to approximately one hundred seventy-one (171) acres in size. The floor of the quarry is located at about three hundred eighty feet (380') above mean sea level (M.S.L.), which varies from roughly sixty to eight feet (60'–80') below the original ground surface. The ultimate bottom elevation for the quarry is two hundred ninety feet (290') above M.S.L. in all areas. When mining operations cease, the quarry will be reclaimed as an impoundment with an expected maximum water surface elevation of four hundred twenty-three feet (423') above M.S.L.

Operations at the quarry have prompted a number of well complaints prior to January 2002, generally in relation to the fault zone extending southwest of the quarry. These complaints resulted in numerous hydrogeologic studies, quarterly then monthly well monitoring, and some

well replacements. These investigations confirmed that the fault zone intersects the quarry and is a preferred area of flow, significantly elongating the estimated zone of influence for the quarry to the southwest. Wells located along the fault react differently and more pronounced than wells off the fault line.

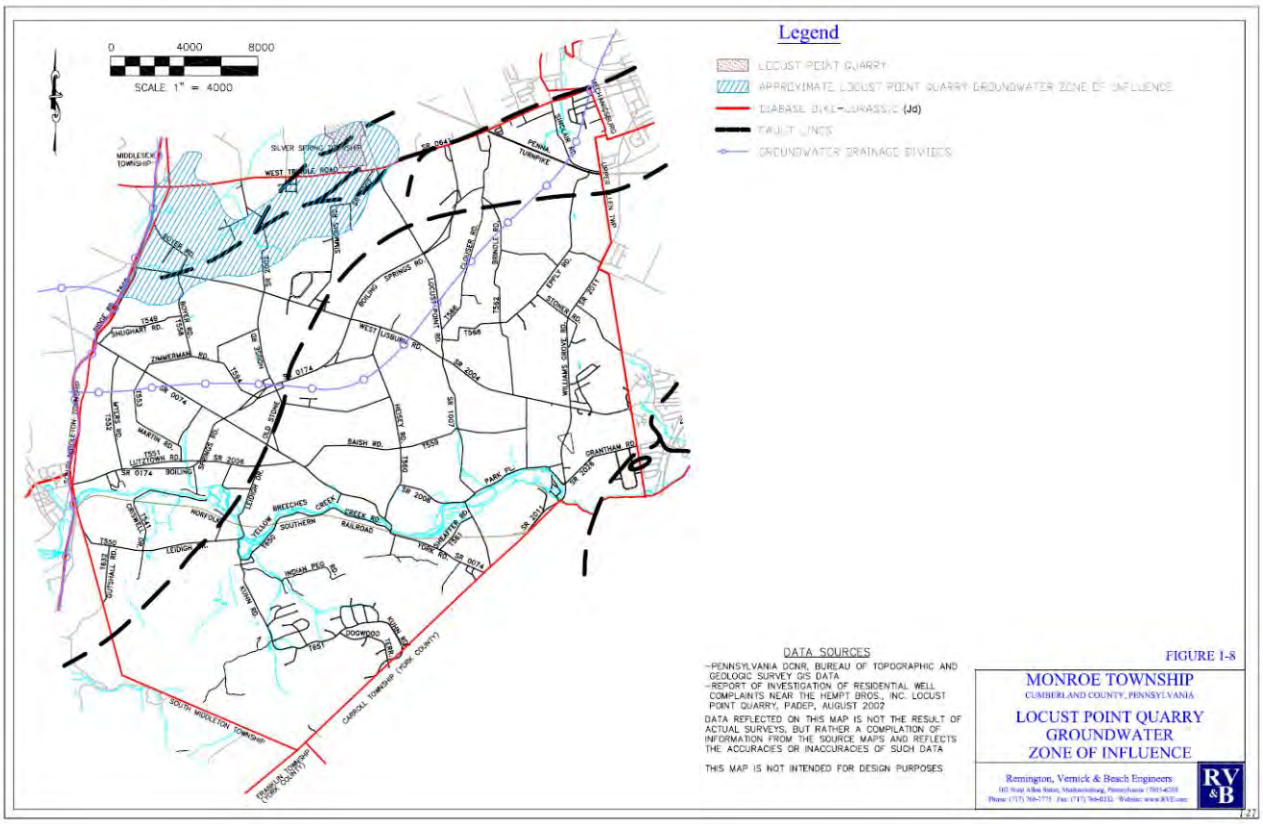
The PADEP investigation of 2002 expanded upon the previous studies through review of new and historical well water level measurements, spatial analysis, and drought effect adjustments. By the time PADEP held a public meeting on August 1, 2002 to discuss the study findings, the number of related complaints had reached fifty-nine (59). PADEP's *Report on Investigation of Residential Well Complaints Near the Hempt Bros., Inc., Locust Point Quarry*, revised in August 2002, reiterated the findings of prior groundwater studies that established an elongated zone of influence from the quarry along the fault zone. The report cited the prolonged drought as influencing well water levels, but also found that dewatering operations at the quarry affected thirty-two (32) private wells as far as two (2) miles away, including twenty-four (24) in Monroe Township. Figure 1-8 shows the estimated zone of influence in the Township for the quarry as determined by the PADEP study.

The PADEP report recommended that Hempt Bros., Inc., restore or replace all private water supplies affected by quarry dewatering and conduct additional well monitoring and reporting activities. The report also recommended that Hempt Bros., Inc., survey all well owners in the study area to compile an inventory of shallow wells (generally less than 125') that serve as the primary water supply for a household. PADEP also suggested that well owners attempt to negotiate with Hempt Bros., Inc., to reach settlement in how much water the quarry operators are required to restore or replace.

In October 2002, PADEP announced that an agreement had been reached whereby Hempt Bros., Inc., would reimburse the owners of water supplies affected by the quarry for the well-replacement expenses they incurred and to replace any water supply in the future adversely affected by operations at the quarry.

In July 2005, Hempt Bros., Inc., sent out a notification to property owners that groundwater levels could be further affected by a proposed forty-foot (40') lowering of the quarry. It is unknown at this time if the proposed lowering has taken place. Recent coordination with PADEP indicates that no amended permit application has been filed requesting approval of this action; however, this does not mean that the activity is not allowable within the parameters and conditions of the existing permit.

The existing Noncoal Surface Mining Permit for the Locust Point quarry was last renewed on September 28, 2004 under PADEP Application/Permit No. 7575SM1A1C6 for NPDES Permit No. PA0594296. The expiration date of the existing permit is November 2, 2007, although it is expected that Hempt Bros., Inc., will request a renewal.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LOCUST POINT QUARRY
APPROXIMATE LOCUST POINT QUARRY GROUNDWATER ZONE OF INFLUENCE
DIABASE DIKE-JURASSIC (Jd)
FAULT LINES
GROUNDWATER DRAINAGE DIVIDES
MIDDLESEX TOWNSHIP
SILVER SPRING TOWNSHIP
WEST PENNSDALE ROAD
PENNA TURNPIKE
SILVER RD
SHUGHART RD
ZINNERMAN RD
WEST LISBURN RD
LOCUST POINT RD
BOILING SPRINGS RD
DOUGHER RD
BRINDLE RD
LEPLY RD
STONER RD
SPRING VALLEY RD
MARTIN RD
LUTZTOWN RD
BOILING
BAISH RD
HECKLY RD
GRANTHAM RD
PARK PLZ
YELLOW BREECHES CREEK
SOUTHERN RAILROAD
YORK RD
LEDIGH DR
INDIAN PEG RD
DOGWOOD
CARLISLE TOWNSHIP (YORK COUNTY)
SOUTH MIDDLETON TOWNSHIP
DATA SOURCES
-PENNSYLVANIA DCNR, BUREAU OF TOPOGRAPHIC AND GEOLOGIC SURVEY GIS DATA
-REPORT OF INVESTIGATION OF RESIDENTIAL WELL COMPLAINTS NEAR THE HEMPT BROS., INC. LOCUST POINT QUARRY, PADEP, AUGUST 2002
DATA REFLECTED ON THIS MAP IS NOT THE RESULT OF ACTUAL SURVEYS, BUT RATHER A COMPILATION OF INFORMATION FROM THE SOURCE MAPS AND REFLECTS THE ACCURACIES OR INACCURACIES OF SUCH DATA
THIS MAP IS NOT INTENDED FOR DESIGN PURPOSES
FIGURE 1-8
MONROE TOWNSHIP
CUMBERLAND COUNTY, PENNSYLVANIA
LOCUST POINT QUARRY
GROUNDWATER
ZONE OF INFLUENCE
Remington, Vernick & Beach Engineers
RV &B

Whereas numerous studies have shown a definite correlation between dewatering at the Locust Point quarry and groundwater supplies along the fault zone extending into Monroe Township, careful consideration should be given to land use and development activities within the quarry's zone of influence that may affect water levels in existing wells.

1.8 Soils

Soils are one of the most basic of all natural resources. Unfortunately, they are virtually non-replaceable once depleted or developed. For this reason, it is important for partially developed communities to be knowledgeable about their soils in order to practice conservation of the resource. For example, a desirable conservation policy would be to delay, as long as possible, the development utilization of soils that are best suited for non-urban uses, such as agriculture.

Soil characteristics can also be an important part in determining the proper location for various land uses such as highway, residential, commercial, industrial, and institutional development. For example, soils that have problems of bedrock excavation should be avoided when seeking sites for development requiring deep foundations.

It is possible to group soils into patterns termed soil associations (See Figure 1-9). Each association is made up of several major and minor soil types that, although not identical, exhibit a characteristic pattern. It provides a general impression of soil quality and character. In Monroe Township, there are four (4) soil associations:

- Hagerstown-Duffield Association
- Hazelton-Clymer Association
- Monongahela-Atkins-Middlebury Association
- Murrill-Laidig-Buchanan Association

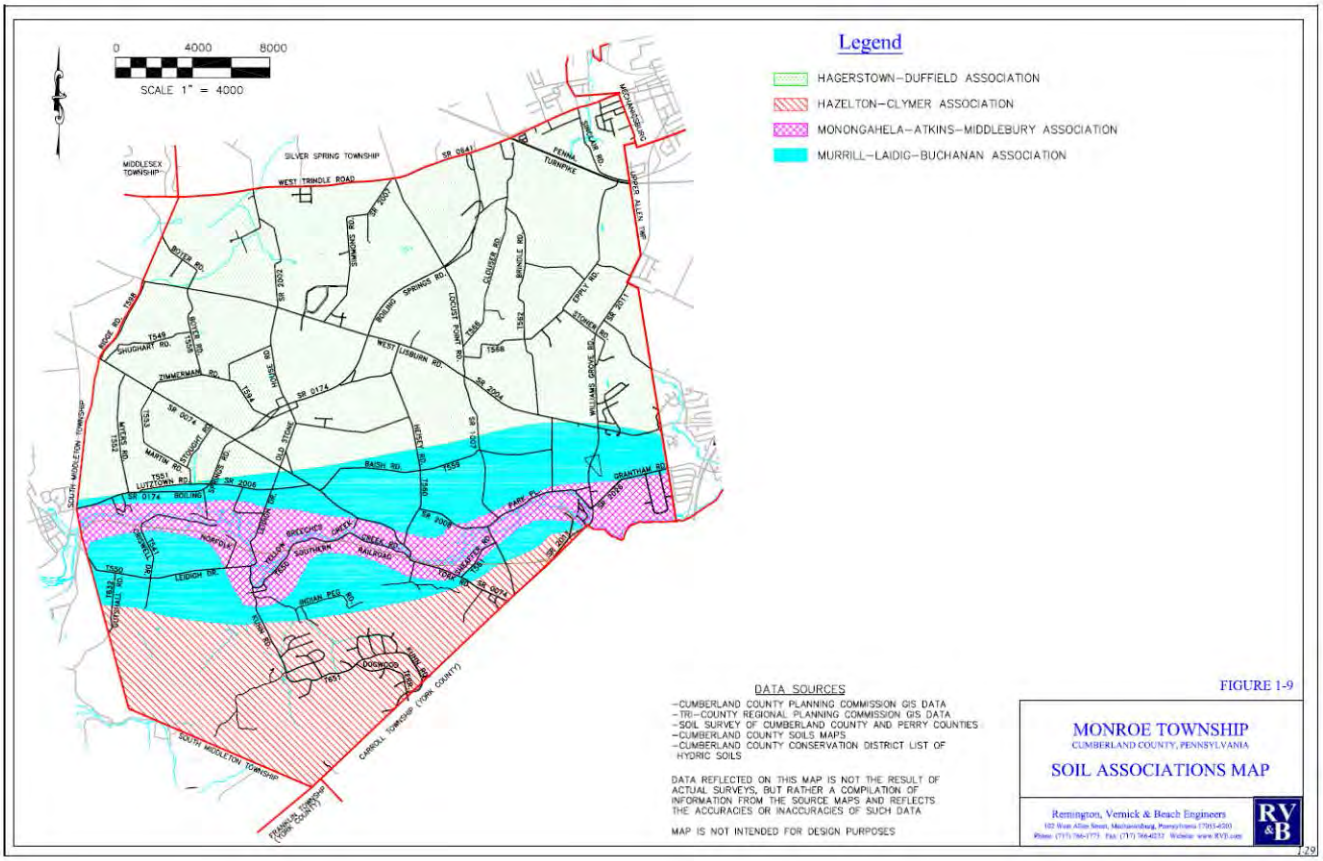
Hagerstown-Duffield Association: This association is situated in areas between West Trindle Road (S.R. 0641) and an imaginary line running west to east along Boiling Springs Road (S.R. 0174), Lutztown Road (T-551), Baish Road (T-559), and West Lisburn Road (S.R. 2004).

It consists of deep, nearly level, and gently sloping soils on valley floors, and sloping and moderately steep soils on intermediate ridges and upland areas. It is about sixty percent (60%) Hagerstown soils, twenty percent (20%) Duffield soils, and twenty percent (20%) soils of minor extent. It was formed in material weathered from limestone.

Hagerstown soils are deep and well-drained. They are mainly nearly level to moderately steep.

Duffield soils are also deep and well-drained. They are mainly nearly level to sloping.

Of minor extent in this association are Huntington, Edom, Penlaw, Murrill, and Neshaminy soils on uplands; and Lindside and Melvin soils on floodplains.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HAGERSTOWN–DUFFIELD ASSOCIATION
HAZELTON–CLYMER ASSOCIATION
MONONGAHELA–ATKINS–MIDDLEBURY ASSOCIATION
MURRILL–LAIDIG–BUCHANAN ASSOCIATION
MIDDLESEX TOWNSHIP
SILVER SPRING TOWNSHIP
WEST TRINDLE ROAD
PENNA TURNPIKE
SOUTH MIDDLETON TOWNSHIP
CARROLL TOWNSHIP (YORK COUNTY)
DUBOISTOWN
DATA SOURCES
–CUMBERLAND COUNTY PLANNING COMMISSION GIS DATA
–TRI–COUNTY REGIONAL PLANNING COMMISSION GIS DATA
–SOIL SURVEY OF CUMBERLAND COUNTY AND PERRY COUNTIES
–CUMBERLAND COUNTY SOILS MAPS
–CUMBERLAND COUNTY CONSERVATION DISTRICT LIST OF HYDRIC SOILS
DATA REFLECTED ON THIS MAP IS NOT THE RESULT OF ACTUAL SURVEYS, BUT RATHER A COMPILATION OF INFORMATION FROM THE SOURCE MAPS AND REFLECTS THE ACCURACIES OR INACCURACIES OF SUCH DATA
MAP IS NOT INTENDED FOR DESIGN PURPOSES
FIGURE 1-9
MONROE TOWNSHIP
CUMBERLAND COUNTY, PENNSYLVANIA
SOIL ASSOCIATIONS MAP
Remington, Vernick & Beach Engineers
RV &B

The soils in this association are best suited for use as cropland, pasture, and woodland. The major limitations are slope, erosion, rock outcrops, and sinkholes.

In most areas, these soils are suited to many non-farm uses. Detailed investigation is needed to determine suitability for a specific use. The main limitations are hazard of groundwater contamination, sinkholes, rock outcrops, and slope.

Hazelton-Clymer Association: This association is situated in areas between the Township boundary lines with South Middleton Township and York County, and an imaginary line running west to east south of Leidigh Drive (T-550), Indian Peg Road, and Sheaffer Road (T-561).

It consists of deep, nearly level to very steep, well-drained soils that formed in material weathered from gray sandstone and quartzite found on uplands.

This association consists of nearly level to steep soils on ridge tops and very steep soils on side slopes of mountains. It is about forty percent (40%) Hazelton soils, fifteen percent (15%) Clymer soils, and forty-five percent (45%) soils of minor extent.

Hazelton soils are deep and well-drained. They are mainly sloping to very steep.

Clymer soils are deep and well-drained. They are mainly nearly level to moderately steep.

Minor extents in this association are Andover, Buchanan Catoctin, Glenville, Highfield, and Laidig soils on uplands; and Atkins and Middlebury soils on floodplains.

Nearly all the soils in this association are in woodland. In some areas, they are used for orchards, and in a few areas for cultivated crops and as pasture. In some areas, they are used as home sites and for hunting camps and other non-farm uses.

In most areas, the soils in this association are suited to use as woodland and pasture. The major limitations are steep slopes and stones on the surface.

In some areas, these soils are suited to most non-farm uses. Onsite investigation is needed to determine suitability for specific uses. The major limitations are slope and stones on the surface.

Monongahela-Atkins-Middlebury Association: This association is situated in areas along the Yellow Breeches Creek, and extending to the east of Williams Grove Road (S.R. 2011).

It consists of deep, nearly level and gently sloping, moderately well-drained to poorly-drained soils that formed in alluvium found on terraces and floodplains.

This association consists of nearly level and gently sloping soils along streams, river terraces, and nearly level soils on floodplains. It is about thirty-five percent (35%) Monongahela soils, twenty-

five percent (25%) Atkins soils, ten percent (10%) Middlebury soils, and thirty percent (30%) soils of minor extent.

Monongahela soils are deep and moderately well-drained. They are mainly nearly level and gently sloping, and are found on stream terraces.

Atkins soils are deep and poorly-drained. They are nearly level and are found on floodplains.

Middlebury soils are deep and moderately well-drained and somewhat poorly-drained. They are nearly level and are found on floodplains as well.

Of minor extent in this association are Allegheny, Purdy, Tyler, Raritan, and Birdsboro soils on terraces, and Tioga soils on floodplains.

In most areas, the soils in this association are used as pasture and woodland. In some areas, they are used as cropland, and in a few areas as home sites.

The soils in this association are well- to fairly-suited to use for cultivated crops and to use as pasture and woodland. The major limitations are a seasonal high water table and flooding.

In a few areas, these soils are suited to many non-farm uses. Detailed investigation is needed to determine suitability for a specific use. The main limitations are flooding and a seasonal high water table.

Murrill-Laidig-Buchanan Association: This association is situated in areas to the north of the Yellow Breeches Creek along an imaginary line running west to east along Boiling Springs Road (S.R. 0174), Lutztown Road (T-551), Baish Road (T-559), and West Lisburn Road (S.R. 2004), and extending to the east of Williams Grove Road (S.R. 2011). It is also situated in areas south of the Yellow Breeches Creek along an imaginary line running west to east along Leidigh Drive (T-550), Indian Peg Road, and Sheaffer Road (T-561), extending to Williams Grove Road (S.R. 2011).

It consists of deep, nearly level to moderately steep, well-drained to somewhat poorly-drained soils that formed in colluvium from gray sandstone, conglomerate quartzite, and limestone found on uplands.

This association consists of nearly level to moderately steep soils at the base of mountain slopes and in undulating upland areas. It is about thirty-five percent (35%) Murrill soils, twenty percent (20%) percent Laidig soils, fifteen percent (15%) Buchanan soils, and thirty percent (30%) soils of minor extent.

Murrill soils are deep and well-drained. They are mainly nearly level or gently sloping.

Laidig soils are deep and well-drained. They are gently sloping to moderately steep. A fragipan is in the subsoil.

Buchanan soils are deep and moderately well-drained and somewhat poorly-drained. They are mainly gently sloping to moderately steep. A fragipan is in the subsoil.

Of minor extent in this association are Andover, Clymer, and Hazelton soils on uplands, and Atkins and Middlebury soils on floodplains.

In most areas, the soils in this association are used as cropland, pasture, and woodland. In some areas, they are used as home sites, as a source of sand and gravel, for orchards, and as industrial sites.

The soils in this association are suited to use for cultivated crops and to use as pasture and woodland. The major limitations are slope, stones on the surface, and a seasonal high water table.

In some areas, these soils are suited to most non-farm uses. Detailed investigation is needed to determine the suitability for many specific uses. The main limitations are slope, stones on the surface, slow permeability, and a seasonal high water table.

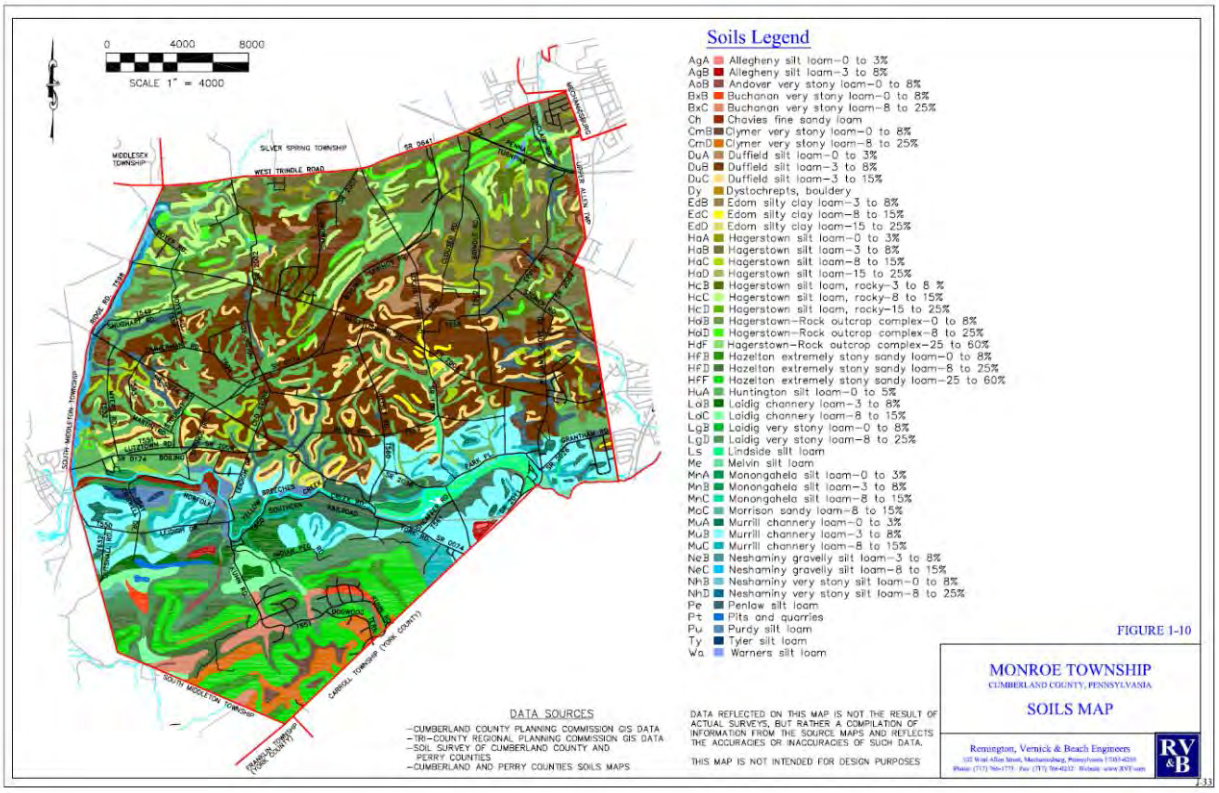
As stated earlier, each association is made up of several major and minor soil types. According to the *Soil Survey for Cumberland and Perry Counties*, in Monroe Township there are fifty-one (51) mapped soil types within several soil series (See Figure 1-10).

In making soil interpretations, the U.S. Department of Agricultural (USDA), Natural Resources Conservation Service (NRCS), has rated the various soils in terms of degrees of limitation. By assigning a degree of limitation to each soil type, there is an indication of the severity of the problems to be encountered and the soils to be used for a specific purpose. The degrees of soil limitation as defined by the NRCS are listed below:

- None to Slight Limitation – Soil properties and site features are generally favorable for the rated use, and limitations are minor and easily overcome.
- Moderate Limitation – Soil properties or site features are unfavorable for the rated use, and special planning, design, or maintenance is needed to overcome or minimize the limitations.
- Severe Limitation – Soil properties or site features are so unfavorable or so difficult to overcome that special design, significant increases in construction costs, and possibly increased maintenance are required.

Using the NRCS interpretations, it is possible to demonstrate soil limitations for the following development purposes:

- Onsite sewage disposal
- Building site development
- Agricultural suitability
- Soil erosion potential
- Water infiltration capabilities


0 4000 8000
SCALE 1" = 4000
MIDDLESEX TOWNSHIP
SILVER SPRING TOWNSHIP
WEST TRINDLE ROAD
SOUTH MIDDLETON TOWNSHIP
CARROLL TOWNSHIP (YORK COUNTY)
Soils Legend
AgA Allegheny silt loam–0 to 3%
AgB Allegheny silt loam–3 to 8%
AoB Andover very stony loam–0 to 8%
BxB Buchanan very stony loam–0 to 8%
BxC Buchanan very stony loam–8 to 25%
Ch Chavies fine sandy loam
CmB Clymer very stony loam–0 to 8%
CmD Clymer very stony loam–8 to 25%
DuA Duffield silt loam–0 to 3%
DuB Duffield silt loam–3 to 8%
DuC Duffield silt loam–3 to 15%
Dy Dystochrepts, bouldery
EdB Edom silty clay loam–3 to 8%
EdC Edom silty clay loam–8 to 15%
EdD Edom silty clay loam–15 to 25%
HaA Hagerstown silt loam–0 to 3%
HaB Hagerstown silt loam–3 to 8%
HaC Hagerstown silt loam–8 to 15%
HaD Hagerstown silt loam–15 to 25%
HcB Hagerstown silt loam, rocky–3 to 8 %
HcC Hagerstown silt loam, rocky–8 to 15%
HcD Hagerstown silt loam, rocky–15 to 25%
HoB Hagerstown–Rock outcrop complex–0 to 8%
HoD Hagerstown–Rock outcrop complex–8 to 25%
HdF Hagerstown–Rock outcrop complex–25 to 60%
HfB Hazelton extremely stony sandy loam–0 to 8%
HfD Hazelton extremely stony sandy loam–8 to 25%
HfF Hazelton extremely stony sandy loam–25 to 60%
HuA Huntington silt loam–0 to 5%
LaB Laidig channery loam–3 to 8%
LaC Laidig channery loam–8 to 15%
LgB Laidig very stony loam–0 to 8%
LgD Laidig very stony loam–8 to 25%
Ls Lindside silt loam
Me Melvin silt loam
MnA Monongahela silt loam–0 to 3%
MnB Monongahela silt loam–3 to 8%
MnC Monongahela silt loam–8 to 15%
MoC Morrison sandy loam–8 to 15%
MuA Murrill channery loam–0 to 3%
MuB Murrill channery loam–3 to 8%
MuC Murrill channery loam–8 to 15%
NeB Neshaminy gravelly silt loam–3 to 8%
NeC Neshaminy gravelly silt loam–8 to 15%
NhB Neshaminy very stony silt loam–0 to 8%
NhD Neshaminy very stony silt loam–8 to 25%
Pe Penlaw silt loam
Pt Pits and quarries
Pu Purdy silt loam
Ty Tyler silt loam
Wa Warners silt loam
FIGURE 1-10
DATA SOURCES
–CUMBERLAND COUNTY PLANNING COMMISSION GIS DATA
–TRI–COUNTY REGIONAL PLANNING COMMISSION GIS DATA
–SOIL SURVEY OF CUMBERLAND COUNTY AND PERRY COUNTIES
–CUMBERLAND AND PERRY COUNTIES SOILS MAPS
DATA REFLECTED ON THIS MAP IS NOT THE RESULT OF ACTUAL SURVEYS, BUT RATHER A COMPILATION OF INFORMATION FROM THE SOURCE MAPS AND REFLECTS THE ACCURACIES OR INACCURACIES OF SUCH DATA.
THIS MAP IS NOT INTENDED FOR DESIGN PURPOSES
MONROE TOWNSHIP
CUMBERLAND COUNTY, PENNSYLVANIA
SOILS MAP
Remington, Vernick & Beach Engineers
RV &B

1.9 Onsite Sewage Disposal

The most common onsite sewage disposal system used in the areas where central sewage systems are unavailable is the septic tank system. This system has a septic tank for holding solid waste, and a distribution method for dispensing effluent into an absorption field. The effluent is distributed from the septic tank, through an absorption bed and into the natural soil. The soil material between two feet (2') and six feet (6') is evaluated. The soil properties that affect installation and absorption are permeability, depth to bedrock or to a cemented pan, susceptibility to flooding, presence of large rocks and boulders, the presence of a high water table, and slope. The presence of soil characteristics that impair proper absorption and filtering of the effluent can result in health hazards, as well as creating public nuisance situations on smaller lots.

Health hazards and public nuisance situations can arise from the following conditions: a low permeability rate of less than sixty-three one hundredths of an inch per hour (0.63 in/hr) may cause effluent to pool on the surface. While a rate of more than one inch per hour (1 in/hr) is desired, a permeability rate that is too high may pollute surface and groundwater. Bedrock that is too close to the surface may have its groundwater contaminated since the soil has not had the opportunity to properly filter the effluent. Unsatisfactory performance of septic tank absorption fields, including excessively slow absorption of effluent, surfacing of effluent, and hillside seepage, can affect public health.

Another consideration with onsite sewage disposal is the slope involved. A slope of greater than fifteen percent (15%) may have severe limitations because unfiltered effluent may surface downhill. Severe onsite disposal limitations are also present in soils with many coarse rock particles, which will increase septic field construction costs. Areas with seasonal high water tables within a foot (1') of the surface, and occasional flooding that could contaminate ground and surface water also have severe on-lot disposal limitations.

Groundwater can be polluted if highly permeable sand, gravel, or fractured bedrock is less than four feet (4') below the base of the absorption field, if slope is excessive, or if the water table is near the surface. There must be unsaturated soil material beneath the absorption field to filter the effluent effectively.

When considering the use of onsite sewage disposal systems, a determination of the soil capabilities to dispose of treated wastewater is vitally important. There is no substitute for an onsite investigation of soil. However, the soils throughout the Township can be generally described by specific types and limitations. Also, it should be noted that particular attention should be given to the installation of all septic tanks. Adequate absorption fields can further guarantee acceptable operation. Land development activities should be restricted until public sewers are made available in areas with existing or expected future septic tank malfunctions.

As shown in Figure 1-11, there are four (4) categories of soil limitation for onsite sewage disposal systems, as follows:

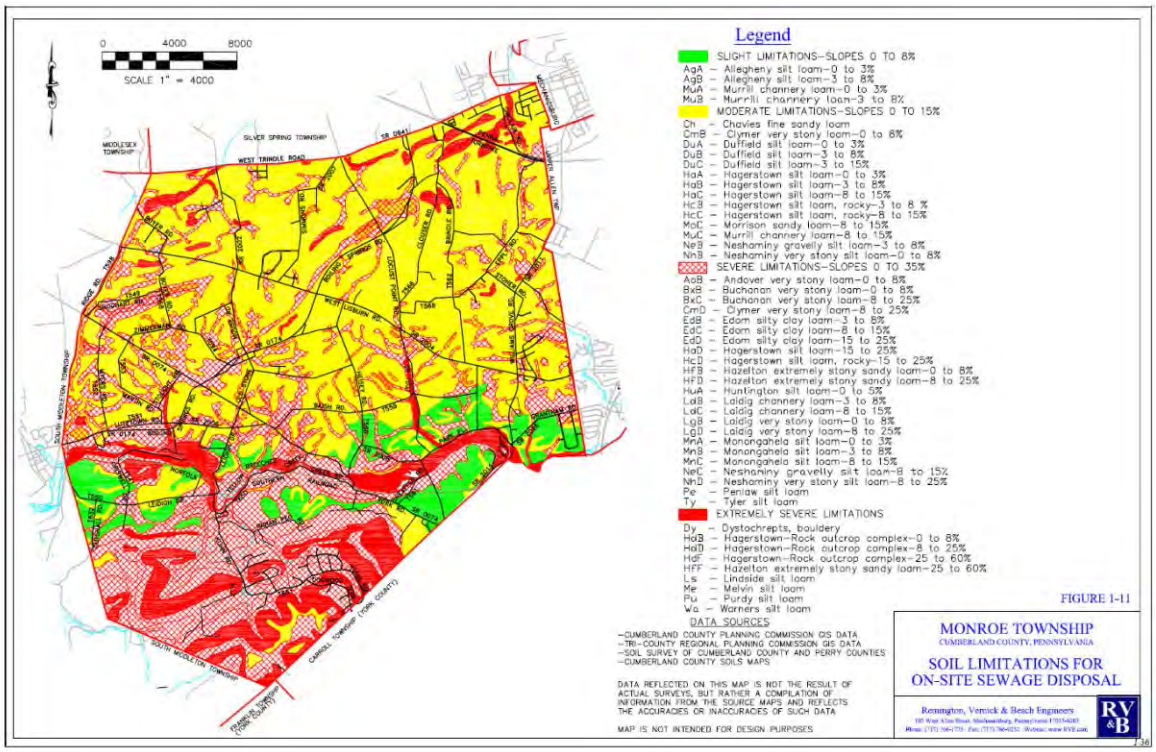
- Slight Limitation – Slopes 0 to 8 Percent
- Moderate Limitation – Slopes 0 to 15 Percent
- Severe Limitation – Slopes 0 to 35 Percent
- Extremely Severe Limitation – Slopes 0 to 60 Percent

Slight Limitation – Slopes 0 to 8 Percent: These deep, well-drained soils generally do not pose any problems for the installation of conventional onsite sewage disposal systems, when the depth to bedrock exceeds six feet (6'). When the depth to bedrock is less than six feet (6'), some type of alternate system can be installed. The majority of these soils occurs within four thousand feet (4,000') of the Yellow Breeches Creek along its course through the Township and are identified below:

AgA – Allegheny silt loam – 0 to 3 percent slopes
AgB – Allegheny silt loam – 3 to 8 percent slopes
MuA – Murrill channery loam – 0 to 3 percent slopes
MuB – Murrill channery loam – 3 to 8 percent slopes

Moderate Limitation – Slopes 0 to 15 Percent: These deep, well-drained soils have some limitations for the installation of conventional systems. These limitations would usually be depth to bedrock or hazard of flooding. Alternate systems can usually be installed, unless slopes exceed twelve percent (12%), in which case elevated sand trenches are required. The majority of these soils occurs from the Yellow Breeches Creek to the northern boundary of the Township and are identified below:

Ch – Chavies fine sandy loam – 0 to 3 percent slopes
CmB – Clymer very stony loam – 0 to 8 percent slopes
DuA – Duffield silt loam – 0 to 3 percent slopes
DuB – Duffield silt loam – 3 to 8 percent slopes
DuC – Duffield silt loam – 8 to 15 percent slopes
HaA – Hagerstown silt loam – 0 to 3 percent slopes
HaB – Hagerstown silt loam – 3 to 8 percent slopes
HaC – Hagerstown silty clay loam – 8 to 15 percent slopes
HcB – Hagerstown rocky silty clay loam – 3 to 8 percent slopes
HcC – Hagerstown rocky silty clay loam – 8 to 15 percent slopes
MoC – Morrison sandy loam – 8 to 15 percent slopes
MuC – Murrill channery loam – 8 to 15 percent slopes
NeB – Neshaminy gravelly silt loam – 3 to 8 percent slopes
NhB – Neshaminy very stony silt loam – 0 to 8 percent slopes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MIDDLESEX TOWNSHIP
SILVER SPRING TOWNSHIP
WEST TRINDLE ROAD
SOUTH MIDDLETON TOWNSHIP
CARROLL TOWNSHIP (YORK COUNTY)
Legend
SLIGHT LIMITATIONS–SLOPES 0 TO 8%
AgA – Allegheny silt loam–0 to 3%
AgB – Allegheny silt loam–3 to 8%
MuA – Murrill channery loam–0 to 3%
MuB – Murrill channery loam–3 to 8%
MODERATE LIMITATIONS–SLOPES 0 TO 15%
Ch – Chavies fine sandy loam
CmB – Clymer very stony loam–0 to 8%
DuA – Duffield silt loam–0 to 3%
DuB – Duffield silt loam–3 to 8%
DuC – Duffield silt loam–3 to 15%
HaA – Hagerstown silt loam–0 to 3%
HaB – Hagerstown silt loam–3 to 8%
HaC – Hagerstown silt loam–8 to 15%
HcB – Hagerstown silt loam, rocky–3 to 8 %
HcC – Hagerstown silt loam, rocky–8 to 15%
MoC – Morrison sandy loam–8 to 15%
MuC – Murrill channery loam–8 to 15%
NeB – Neshaminy gravelly silt loam–3 to 8%
NhB – Neshaminy very stony silt loam–0 to 8%
SEVERE LIMITATIONS–SLOPES 0 TO 35%
AoB – Andover very stony loam–0 to 8%
BxB – Buchanan very stony loam–0 to 8%
BxC – Buchanan very stony loam–8 to 25%
CmD – Clymer very stony loam–8 to 25%
EdB – Edom silty clay loam–3 to 8%
EdC – Edom silty clay loam–8 to 15%
EdD – Edom silty clay loam–15 to 25%
HaD – Hagerstown silt loam–15 to 25%
HcD – Hagerstown silt loam, rocky–15 to 25%
HfB – Hazelton extremely stony sandy loam–0 to 8%
HfD – Hazelton extremely stony sandy loam–8 to 25%
HuA – Huntington silt loam–0 to 5%
LaB – Laidig channery loam–3 to 8%
LaC – Laidig channery loam–8 to 15%
LgB – Laidig very stony loam–0 to 8%
LgD – Laidig very stony loam–8 to 25%
MnA – Monongahela silt loam–0 to 3%
MnB – Monongahela silt loam–3 to 8%
MnC – Monongahela silt loam–8 to 15%
NeC – Neshaminy gravelly silt loam–8 to 15%
NhD – Neshaminy very stony silt loam–8 to 25%
Pe – Penlaw silt loam
Ty – Tyler silt loam
EXTREMELY SEVERE LIMITATIONS
Dy – Dystochrepts, bouldery
HdB – Hagerstown–Rock outcrop complex–0 to 8%
HdD – Hagerstown–Rock outcrop complex–8 to 25%
HdF – Hagerstown–Rock outcrop complex–25 to 60%
HfF – Hazelton extremely stony sandy loam–25 to 60%
Ls – Lindside silt loam
Me – Melvin silt loam
Pu – Purdy silt loam
Wa – Warners silt loam
FIGURE 1-11
DATA SOURCES
–CUMBERLAND COUNTY PLANNING COMMISSION GIS DATA
–TRI–COUNTY REGIONAL PLANNING COMMISSION GIS DATA
–SOIL SURVEY OF CUMBERLAND COUNTY AND PERRY COUNTIES
–CUMBERLAND COUNTY SOILS MAPS
DATA REFLECTED ON THIS MAP IS NOT THE RESULT OF ACTUAL SURVEYS, BUT RATHER A COMPILATION OF INFORMATION FROM THE SOURCE MAPS AND REFLECTS THE ACCURACIES OR INACCURACIES OF SUCH DATA
MAP IS NOT INTENDED FOR DESIGN PURPOSES
MONROE TOWNSHIP
CUMBERLAND COUNTY, PENNSYLVANIA
SOIL LIMITATIONS FOR ON-SITE SEWAGE DISPOSAL
Remington, Vernick & Beach Engineers
RV &B

Severe Limitation – Slopes 0 to 35 Percent: These soils have severe limitations for the installation of conventional and alternate systems. They will generally have one or more of the following restrictions: wetness, fragipan layer, seasonal high water table, slow permeability, excessive slope, depth t o bedrock, and flooding.

When soils in this category are considered for onsite sewage disposal systems, extreme caution should be observed in testing the site. Soils in this category occur throughout the entire Township and are identified below:

AoB – Andover very stony loam – 0 t o 8 percent slopes
BxB – Buchanan very stony loam – 0 t o 8 percent slopes
BxC – Buchanan very stony loam – 8 t o 25 percent slopes
CmD – Clymer very stony loam – 8 to 25 percent slopes
EdB – Edom silty clay loam – 3 to 8 percent slopes
EdC – Edom silty clay loam – 8 t o 15 percent slopes
EdD – Edom silty clay loam – 15 t o 25 percent slopes
HaD – Hagerstown silty clay loam – 15 t o 25 percent slopes
HcD – Hagerstown rocky silty clay loam – 15 t o 25 percent slopes
HfB – Hazelton extremely stony sandy loam – 0 t o 8 percent slopes
HfD – Hazelton extremely stony sandy loam – 8 t o 25 percent slopes
HuA – Huntington silty loam – 0 to 5 percent slopes
LdB – Laidig channery loam – 3 t o 8 percent slopes
LdC – Laidig channery loam – 8 t o 15 percent slopes
LgB – Laidig very stony loam – 0 to 8 percent slopes
LgD – Laidig very stony loam – 8 to 25 percent slopes
MnA – Monongahela silt loam – 0 to 3 percent slopes
MnB – Monongahela silt loam – 3 to 8 percent slopes
MnC – Monongahela silt loam – 8 to 15 percent slopes
NeC – Neshaminy gravelly silt loam – 8 to 15 percent slopes
NhD – Neshaminy very stony silt loam – 8 to 35 percent slopes
Pe – Penlaw silt loam – 0 to 5 percent slopes
Ty – Tyler silt loam – 0 to 5 percent slopes

Extremely Severe Limitation – Slopes 0 to 60 Percent: These soils are severely restricted and normally preclude the installation of onsite sewage disposal systems of any type. Extreme caution should be observed in testing these sites. Other than rock outcrops, the majority of these soils occur along small streams in the Yellow Breeches Creek basin. Slope limitations are generally on the mountainous terrain at the southern end of the Township. Soils in this limitation category are identified below:

Dy - Dystrochrepts – bouldery – 0 to 60 percent slopes
HdB – Hagerstown rock outcrop complex – 0 to 8 percent slopes
HdD – Hagerstown rock outcrop complex – 8 to 25 percent slopes
HdF – Hagerstown rock outcrop complex – 25 to 60 percent slopes

HfF – Hazelton extremely stony soils – 25 to 60 percent slopes
Ls – Linside silt loam – 0 to 3 percent slopes
Me – Melvin silt loam – 0 to 3 percent slopes
Pu – Purdy silt loam – 0 to 3 percent slopes
Pt – Pits and quarries
Wa – Warners silt loam – 0 to 3 percent slopes

1.10 Building Site Development

This interpretation indicates the degree of soil limitation for construction and maintenance of homes and small commercial buildings having three (3) stories or less (See Figure 1-12). The ratings shown on Table 1-5 are made for buildings having basements.

Soils are important in construction and maintenance of building foundation and basements. The cost of excavation, the bearing strength of foundations, and the drainage around basements depend upon the soil. The properly constructed basement will not only support the building without undue settling and cracking, but will also be dry throughout the year. Sound construction techniques should provide adequate drainage around the building foundation or footing to prevent undue settlement and wet basements. A high water table, flooding, shrink-swell potential, and organic layers can cause the movement of footings.

Soil characteristics affecting construction include depth to seasonal high water table, slope, depth to bedrock, stoniness, and flooding hazards. Those that effect excavation are wetness, slope, depth to bedrock, and content of stones and rocks. Landscaping and grading that require cuts and fills of more than six feet (6') are not considered.

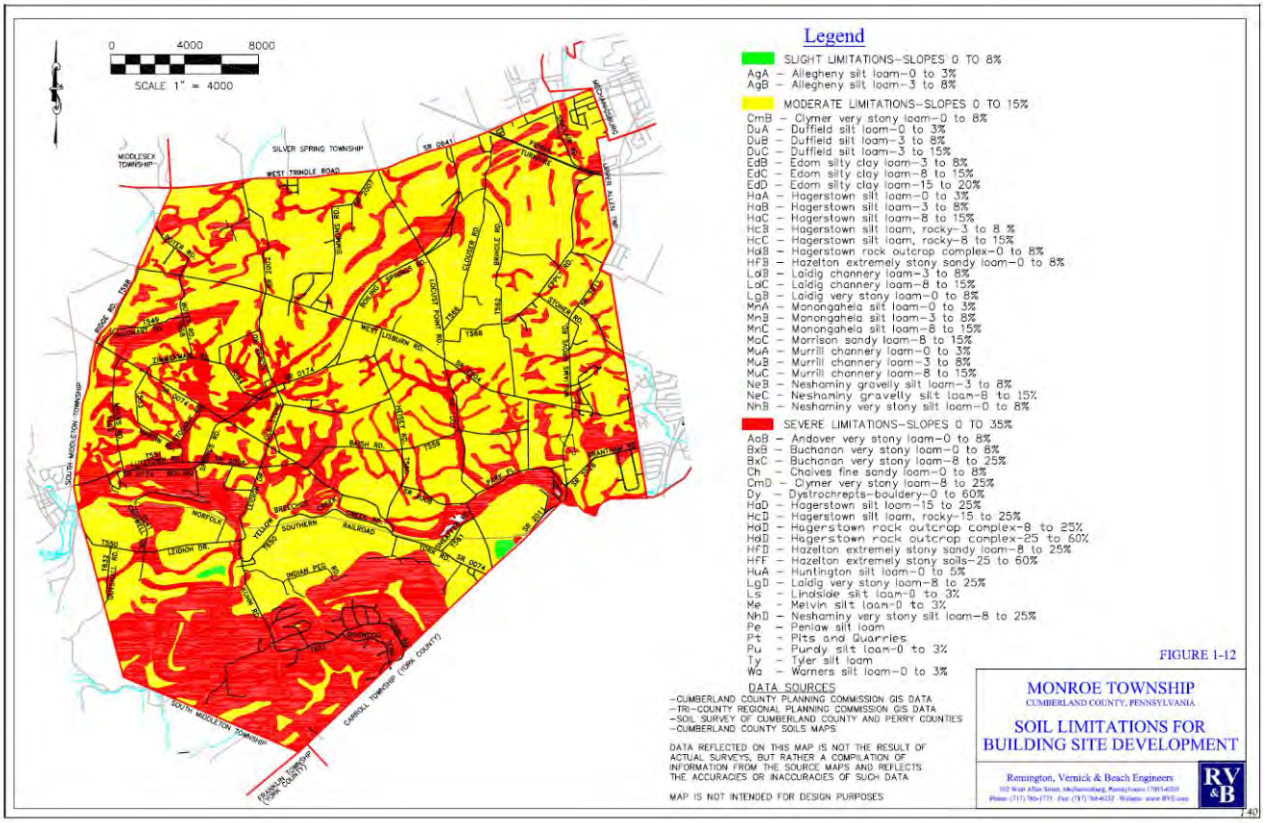
Table 1-5: Building Site Development Limitations

Soil Type	Building Site Development Limitation	Extent of Limitation
AgA	Slight	None
AgB	Slight	None
AoB	Severe	Wetness
BxB	Severe	Wetness
BxC	Severe	Slope, Wetness
Ch	Severe	Flooding
CmB	Moderate	Depth to rock
CmD	Severe	Slope
DuA	Moderate	Shrink-swell
DuB	Moderate	Shrink-swell
DuC	Moderate	Shrink-swell, Slope
Dy	Severe	Depth to rock, Large stones, Slope
EdB	Moderate	Shrink-swell
EdC	Moderate	Shrink-swell, Slope
EdD	Moderate	Slope
HaA	Moderate	Depth to rock, Shrink-swell

Table 1-5 Continued: Building Site Development Limitations

Soil Type	Building Site Development Limitation	Extent of Limitation
HaB	Moderate	Depth to rock, Shrink-swell
HaC	Moderate	Depth to rock, Shrink-swell, Slope
HaD	Severe	Slope
HcB	Moderate	Depth to rock, Shrink-swell
HcC	Moderate	Depth to rock, Shrink-swell, Slope
HcD	Severe	Slope
HdB	Moderate	Depth to rock, Shrink-swell
HdD	Severe	Slope
HdF	Severe	Slope
HfB	Moderate	Depth to rock, Large stones
HfD	Severe	Slope
HfF	Severe	Slope
HuA	Severe	Flooding
LdB	Moderate	Wetness
LdC	Moderate	Slope, Wetness
LgB	Moderate	Wetness
LgD	Severe	Slope
Ls	Severe	Flooding, Wetness
Me	Severe	Flooding, Wetness
MnA	Moderate	Wetness
MnB	Moderate	Wetness
MnC	Moderate	Slope, Wetness
MoC	Moderate	Slope
MuA	Moderate	Shrink-swell
MuB	Moderate	Shrink-swell
MuC	Moderate	Shrink-swell, Slope
NeB	Moderate	Depth to rock
NeC	Moderate	Depth to rock, Slope
NhB	Moderate	Depth to rock
NhD	Severe	Slope
Pe	Severe	Wetness
Pt	Severe	Depth to rock, Slope
Pu	Severe	Wetness
Ty	Severe	Wetness
Wa	Severe	Flooding, Wetness

Source: *Soil Survey of Cumberland and Perry Counties, Pennsylvania.* United States Department of Agriculture, Soil Conservation Service. 1986.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SCALE 1" = 4000
MIDDLESEX TOWNSHIP
SILVER SPRING TOWNSHIP
WEST TRINDLE ROAD
SOUTH MIDDLETON TOWNSHIP
CARLISLE TOWNSHIP (YORK COUNTY)
Legend
SLIGHT LIMITATIONS–SLOPES 0 TO 8%
AgA – Allegheny silt loam–0 to 3%
AgB – Allegheny silt loam–3 to 8%
MODERATE LIMITATIONS–SLOPES 0 TO 15%
CmB – Clymer very stony loam–0 to 8%
DuA – Duffield silt loam–0 to 3%
DuB – Duffield silt loam–3 to 8%
DuC – Duffield silt loam–3 to 15%
EdB – Edom silty clay loam–3 to 8%
EdC – Edom silty clay loam–8 to 15%
EdD – Edom silty clay loam–15 to 20%
HaA – Hagerstown silt loam–0 to 3%
HaB – Hagerstown silt loam–3 to 8%
HaC – Hagerstown silt loam–8 to 15%
HcB – Hagerstown silt loam, rocky–3 to 8 %
HcC – Hagerstown silt loam, rocky–8 to 15%
HdB – Hagerstown rock outcrop complex–0 to 8%
HFB – Hazelton extremely stony sandy loam–0 to 8%
LaB – Laidig channery loam–3 to 8%
LaC – Laidig channery loam–8 to 15%
LgB – Laidig very stony loam–0 to 8%
MnA – Monongahela silt loam–0 to 3%
MnB – Monongahela silt loam–3 to 8%
MnC – Monongahela silt loam–8 to 15%
MoC – Morrison sandy loam–8 to 15%
MuA – Murrill channery loam–0 to 3%
MuB – Murrill channery loam–3 to 8%
MuC – Murrill channery loam–8 to 15%
NeB – Neshaminy gravelly silt loam–3 to 8%
NeC – Neshaminy gravelly silt loam–8 to 15%
NhB – Neshaminy very stony silt loam–0 to 8%
SEVERE LIMITATIONS–SLOPES 0 TO 35%
AoB – Andover very stony loam–0 to 8%
BxB – Buchanan very stony loam–0 to 8%
BxC – Buchanan very stony loam–8 to 25%
Ch – Chalves fine sandy loam–0 to 8%
CmD – Clymer very stony loam–8 to 25%
Dy – Dystrochrepts–bouldery–0 to 60%
HaD – Hagerstown silt loam–15 to 25%
HcD – Hagerstown silt loam, rocky–15 to 25%
HdD – Hagerstown rock outcrop complex–8 to 25%
HdD – Hagerstown rock outcrop complex–25 to 60%
HFD – Hazelton extremely stony sandy loam–8 to 25%
HFF – Hazelton extremely stony soils–25 to 60%
HuA – Huntington silt loam–0 to 5%
LgD – Laidig very stony loam–8 to 25%
Ls – Lindslole silt loam–0 to 3%
Me – Melvin silt loam–0 to 3%
NhD – Neshaminy very stony silt loam–8 to 25%
Pe – Penlaw silt loam
Pt – Pits and Quarries
Pu – Purdy silt loam–0 to 3%
Ty – Tyler silt loam
Wa – Warners silt loam–0 to 3%
DATA SOURCES
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MAP IS NOT INTENDED FOR DESIGN PURPOSES
FIGURE 1-12
MONROE TOWNSHIP
CUMBERLAND COUNTY, PENNSYLVANIA
SOIL LIMITATIONS FOR BUILDING SITE DEVELOPMENT
Remington, Vernick & Beach Engineers
RV &B

1.11 Agricultural Suitability

Agriculture has traditionally been an important element of the local economy of Monroe Township. Farmland is certainly one of the most valuable of all natural resources. Once developed, it is extremely difficult, if not impossible, to restore the land to agricultural use. Adverse natural and soil conditions may render some presently cultivated lands eventually unsuitable for farming. At the same time, prime farmland is being converted to urban uses in Cumberland County.

Prime farmland, as defined by USDA, is land that is best suited to produce food, feed, forage, fiber, and oil seed crops. It has the soil quality, growing season, and water supply needed to economically produce a sustained high yield of crops when it is treated and managed using acceptable farming methods. Prime farmland produces the highest yields with minimum inputs of energy and economic resources; farming it results in the least damage to the environment.

Prime farmland may presently be categorized as cropland, pasture, woodland, or fallow. It cannot be urban, built-up areas, or water areas. It must either be used for producing food or fiber, or be available for these uses.

Prime farmland generally has an adequate and dependable supply of water from precipitation or irrigation. It also has favorable temperatures in the growing season and acceptable degrees of acidity or alkalinity. It has few or no rocks, and is permeable to water and air. Prime farmland is not excessively erodible or saturated with water for long periods, and is not flooded during the growing season. The slopes range mainly from zero to eight percent (0%–8%).

The loss of prime farmland to other uses puts pressure on marginal lands, which generally are more erodible, droughty, difficult to cultivate, and generally less productive. Marginal soils require more energy inputs and economic resources to attain the yields of prime farmland. Therefore, prime farmland soils should be identified and conserved wherever possible.

Land capability classification shows the suitability of soils for most kinds of field crops. Soils are grouped according to the limitation for field crops, the risk and damage if they are used for crops, and the way they respond to management. Class I and Class II soils are considered prime farmland. Class I soils have few limitations that restrict their use; while Class II soils have moderate limitations that reduce the choice of crops planted, or that require moderate conservation practices. The Cumberland County Conservation District (CCCD) maintains a list of soils that meet the requirements for prime farmland. Prime farmland soils in Monroe Township are identified below and illustrated in Figure 1-13.

AgA – Allegheny silt loam – 0 to 3 percent slopes
AgB – Allegheny silt loam – 3 to 8 percent slopes
Ch – Chavies fine sandy loam
DuA – Duffield silt loam – 0 to 3 percent slopes

DuB – Duffield silt loam – 3 to 8 percent slopes
EdB – Edom silty clay loam – 3 to 8 percent slopes
HaA – Hagerstown silt loam – 0 to 3 percent slopes
HaB – Hagerstown silt loam – 3 to 8 percent slopes
HuA – Huntington silt loam – 0 to 5 percent slopes
LdB – Laidig channery loam – 3 to 8 percent slopes
Ls – Lindside silt loam
MnA – Monongahela silt loam – 0 to 3 percent slopes
MuA – Murrill channery loam – 0 to 3 percent slopes
MuB – Murrill channery loam – 3 to 8 percent slopes
NeB – Neshaminy gravelly silt loam – 3 to 8 percent slopes

1.12 Soil Erosion Potential

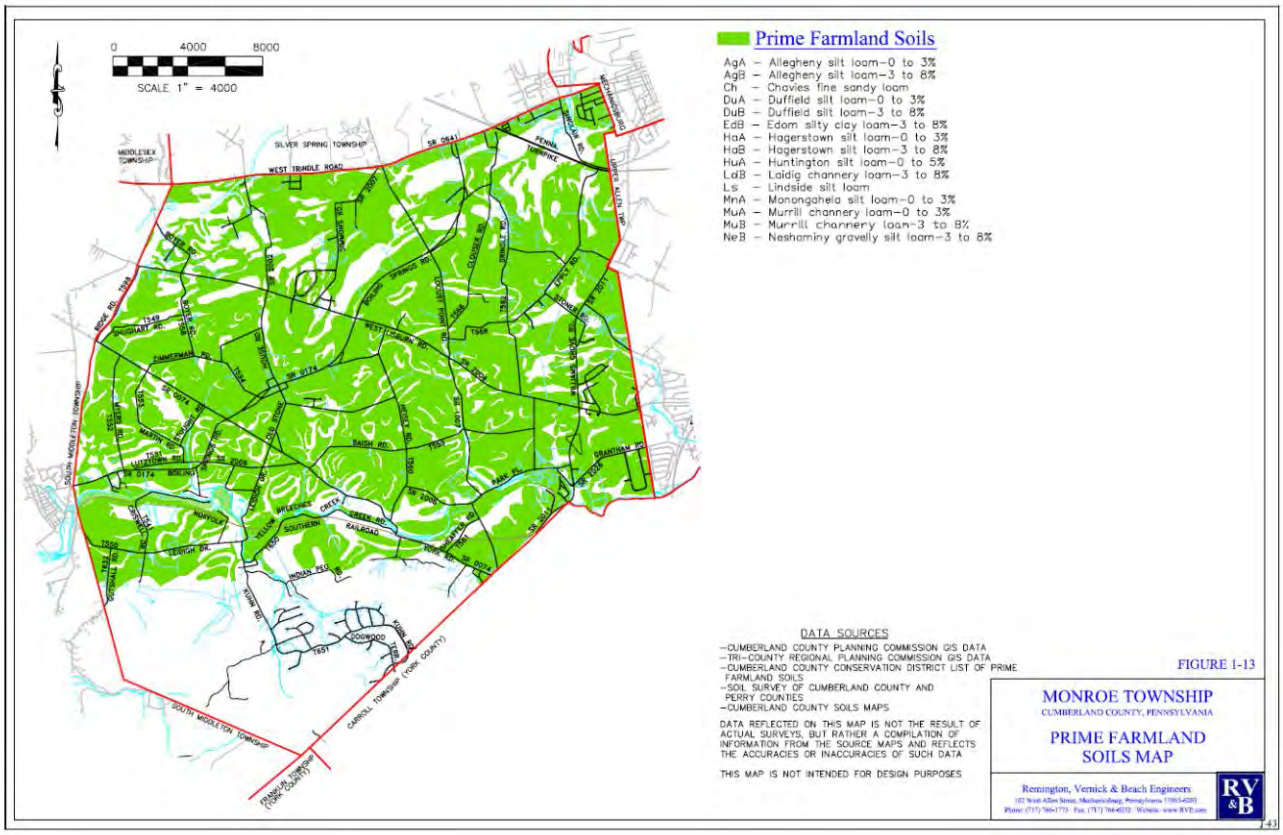
Soil erosion and the resultant downstream sedimentation become tremendous problems in urban areas and agricultural areas with poor farming practices. As protective vegetation is removed from the soil, it is subjected to erosion. As surface water runoff is removed from roofs and paved areas, it is often concentrated and leads to gully formation. In place, soil is a valuable resource. Out of place, it is a pollutant that damages property, is harmful to aquatic life, and is costly to cleanup.

Each soil series has an erodibility factor, which indicates that soil's susceptibility to sheet and rill erosion by water. Using this factor in the NRCS universal soil loss equation, the amount of soil that could be eroded from a construction site can be calculated. The appropriate erosion and sedimentation control measures to prevent excessive soil loss can then be implemented.

Erodibility is based on a typical profile of the soil series. The values are based on subsoils, since they are usually left on the surface of a disturbed site. The values noted below are used for construction sites and similarly disturbed and non-vegetated areas within Cumberland County. The higher the value, the more susceptible the soil is to sheet and rill erosion by water. The erosion class and the norm for the class are based on the following groups:

Class	Erosion Factors ("K" Range)	Norm
Low	0.10 – 0.23	0.17
Medium	0.24 – 0.36	0.28
High	0.37 – 0.49	0.43

Erosion factors ("K" range) were used to classify soils by their general tendency to erode. A low erodibility class will show as being very resistant to sheet and rill erosion when compared with other soils. The norm is the average value of soils tested in that class. The erodibility class of soils in Monroe Township is identified in Table 1-6.


0 4000 8000
SCALE 1" = 4000
Prime Farmland Soils
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AgB – Allegheny silt loam–3 to 8%
Ch – Chavies fine sandy loam
DuA – Duffield silt loam–0 to 3%
DuB – Duffield silt loam–3 to 8%
EdB – Edom silty clay loam–3 to 8%
HaA – Hagerstown silt loam–0 to 3%
HaB – Hagerstown silt loam–3 to 8%
HuA – Huntington silt loam–0 to 5%
LaB – Laidig channery loam–3 to 8%
Ls – Lindside silt loam
MnA – Monongahela silt loam–0 to 3%
MuA – Murrill channery loam–0 to 3%
MuB – Murrill channery loam–3 to 8%
NeB – Neshaminy gravelly silt loam–3 to 8%
DATA SOURCES
–CUMBERLAND COUNTY PLANNING COMMISSION GIS DATA
–TRI–COUNTY REGIONAL PLANNING COMMISSION GIS DATA
–CUMBERLAND COUNTY CONSERVATION DISTRICT LIST OF PRIME FARMLAND SOILS
–SOIL SURVEY OF CUMBERLAND COUNTY AND PERRY COUNTIES
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FIGURE 1-13
MONROE TOWNSHIP
CUMBERLAND COUNTY, PENNSYLVANIA
PRIME FARMLAND SOILS MAP
Remington, Vernick & Beach Engineers
RV &B

1.13 Water Infiltration Capability

Infiltration rates can determine runoff potential in soils. Hydrologic soil groups (HSG's) are used to estimate runoff and precipitation. They are grouped according to the intake of water when the soils are thoroughly wet and receive precipitation from long duration storms. The four (4) HSG's are:

- Group A: These soils have a high infiltration rate (low runoff potential) when thoroughly wet. They consist mainly of deep, well-drained to excessively-drained sands or gravelly sands. These soils have a high rate of water transmission.

- Group B: These soils have a moderate infiltration rate when thoroughly wet. They consist chiefly of moderately-deep or deep, moderately well-drained or well-drained soils that are of moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

- Group C: These soils have a slow infiltration rate when thoroughly wet. They consist chiefly of soils having a layer that impedes the downward movement of water, or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

- Group D: These soils have a very slow infiltration rate (high runoff potential) when thoroughly wet. They consist chiefly of clays that have a high shrink-swell potential, soils that have a permanent high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

These HSG's are then classified by infiltration rates as follows, and applied to each soil in Monroe Township as shown in Table 1-6.

HSG	Infiltration Rate
A	High
B	Moderate
C	Slow
D	Very Slow

Monroe Township is situated in the middle of the Yellow Breeches Creek subwatershed, which extends from Mount Holly Springs to Fairview Township. North of the Yellow Breeches, the majority of the soils are Group B mixed with a lesser amount of Group C soils. The northern slopes along the South Mountain ridge generally consist of Group C soils, while the southern slopes are primarily Group B soils. In the far southeastern corner of the Township, the majority of soils are Group C with significant amounts of Group D soils found on both the top of ridges and on floodplains.

Table 1-6: Soil Limitations by Erodibility Class and Infiltration Rate

Soil Type	Erodibility Class	Infiltration Rate
AgA	Medium	Moderate
AgB	Medium	Moderate
AoB	Low	Very Slow
BxB	Medium	Slow
BxC	Medium	Slow
Ch	Medium	Moderate
CmB	Low	Moderate
CmD	Low	Moderate
DuA	Medium	Moderate
DuB	Medium	Moderate
DuC	Medium	Moderate
Dy	Low	Moderate
EdB	Medium	Slow
EdC	Medium	Slow
EdD	Medium	Slow
HaA	Medium	Slow
HaB	Medium	Slow
HaC	Medium	Slow
HaD	Medium	Slow
HcB	Medium	Slow
HcC	Medium	Slow
HcD	Medium	Slow
HdB	Medium	Slow
HdD	Medium	Slow
HdF	Medium	Slow
HfB	Low	Moderate
HfD	Low	Moderate
HfF	Low	Moderate
HuA	Medium	Moderate
LdB	Medium	Slow
LdC	Medium	Slow
LgB	Medium	Slow
LgD	Medium	Slow
Ls	High	Slow
Me	High	Very Slow
MnA	High	Slow
MnB	High	Slow
MnC	High	Slow
MoC	Low	Moderate
MuA	Medium	Moderate
MuB	Medium	Moderate
MuC	Medium	Moderate
NeB	Medium	Moderate
NeC	Medium	Moderate
NhB	Medium	Moderate
NhD	Medium	Moderate
Pe	High	Slow

Table 1-6 Continued: Soil Limitations by Erodibility Class and Infiltration Rate

Soil Type	Erodibility Class	Infiltration Rate
Pt	Low	Moderate
Pu	High	Very Slow
Ty	High	Very Slow
Wa	High	Very Slow
Source: *Soil Survey of Cumberland and Perry Counties, Pennsylvania.* United States Department of Agriculture, Soil Conservation Service. 1986.		

1.14 Natural Diversity Inventory

The identification and conservation of environmental, ecological, and natural features is essential to the protection of suitable habitats for animal species and in providing a natural beauty and healthy quality of life for Monroe Township and its residents. This section of the plan identifies plant and animal species of special concern and important natural areas.

Generally, common species of plants and animals inhabit the Township. However, a number of species listed on the Pennsylvania Natural Diversity Inventory (PNDI) are known to either be present or have the potential to be found in Monroe Township. These species of special concern are listed in Table 1-7.

Table 1-7: Species of Special Concern in Monroe Township

Common Name	Scientific Name	Habitat	Status
Plant Species			
American dragonhead	*Dracocephalum parviflorum*	Dry, rocky or gravelly calcareous soils, often in recent clearings	State Tentatively Undetermined
Northern water-milfoil	*Myriophyllum sibiricum*	Shallow to deep water of lakes, ponds, marshes, ditches, and sluggish streams	State Endangered
Red-head pondweed	*Potamogeton richardsonii*	Shallow to moderately deep water of lakes, ponds, marshes, and sluggish streams	State Threatened
White water-crowfoot	*Ranunculus aquatilis var. diffusus*	Shallow water of lakes, ponds, marshes, and sluggish streams	Proposed State Rare
Animal Species			
Barn owl	*Tyto alba*	Open country, forest edges and clearings, cultivated areas	State Special Concern
Bog turtle	*Clemmys muhlenbergii*	Relatively open portions of sphagnum bogs, swamps, or marshy meadows with slow-moving, spring-fed streams or spring runs with soft bottoms	State Endangered; Federally Threatened
Sedge wren	*Cistothorus platensis*	Damp meadows, marshes with grasses and small shrubs	State Threatened
Timber rattlesnake	*Crotalus horridus*	Upland forested areas, talus slopes, rocky ledges and outcrops, and boulder fields with open, primarily southern-facing exposures	State Candidate
Source: PNDI review coordination with state and federal environmental resource agencies.			

The protection of habitat is critical to threatened and endangered plants and animals as well as the preservation of species diversity. Habitat protection does not mean that all individuals of all species must be protected, but it does require land use planning to be sensitive to the importance of preserving and protecting crucial environments.

In addition to plant and animal species of concern, there are a number of important natural areas and habitat located in Monroe Township. These areas have been identified both through the PNDI review process and as included in the 2005 update of the natural areas inventory of Cumberland County and are shown on Figure 6-7. Specifically, these areas include…

Lisburn Road Farm: A barn owl, a state species of concern, was observed using a silo at this farm in 1996. However, it is currently unknown whether the species is still present or breeding at this site.

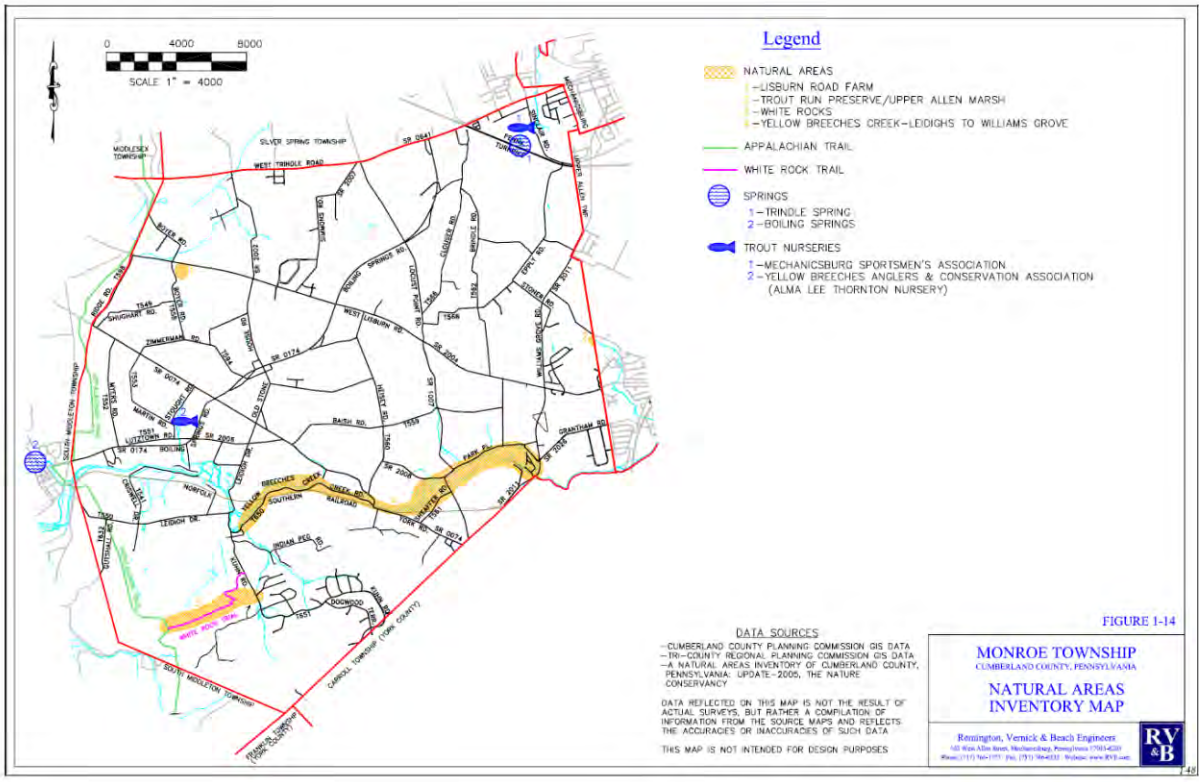
Trout Run Preserve/Upper Allen Marsh: While situated predominately in Upper Allen Township, the northwest corner of this natural area extends into Monroe Township. The site consists of a streamside wetland formerly used as a cow pasture. Vegetation is a mix of wetland species and native and invasive field species in the drier areas. The site has been used by various bird species including least bittern, great blue heron, and great egret. In 1988, a small population of state threatened sedge wrens were noted at this location. However, it is currently unknown if the species is still present or breeding at this site. The area is currently a preserve maintained by the Appalachian Audubon Society.

White Rocks: This site, approximately twenty (20) acres in size along White Rocks Ridge, is recognized as a heritage geologic feature of Pennsylvania. It is an erosional remnant; consisting of a six hundred (600) million year old pinnacled ridge of Antietam quartzite. The site is accessible via the White Rocks Trail, a spur of the Appalachian Trail, and provides exceptional views of the Great Valley physiographic province to the northwest and the South Mountain section to the southeast.

Yellow Breeches Creek – Leidighs to Williams Grove: This site extends along the Yellow Breeches Creek and supports populations of the state-threatened red-head pondweed and the rare white-water crowfoot. Populations of both these plants species of concern are relatively small and widely scattered through this length of the creek.

In addition to the plant and animal species discussed above, the PNDI identifies erosional remnants (specifically, White Rocks) and springs as geologic resources of special concern.

A spring is an emergence of groundwater at the earth's surface. A specific set of subsurface features, such as rock formations or geologic faults, must be present in the landscape for a spring to form. Springs are a source of surface water flow and provide key habitat for many types of plant and animals as well as being an important source of public and private water supply.


0 4000 8000
SCALE 1" = 4000
Legend
NATURAL AREAS
1 – LISBURN ROAD FARM
2 – TROUT RUN PRESERVE/UPPER ALLEN MARSH
3 – WHITE ROCKS
4 – YELLOW BREECHES CREEK – LEIDIGHS TO WILLIAMS GROVE
APPALACHIAN TRAIL
WHITE ROCK TRAIL
SPRINGS
1 – TRINDLE SPRING
2 – BOILING SPRINGS
TROUT NURSERIES
1 – MECHANICSBURG SPORTSMEN'S ASSOCIATION
2 – YELLOW BREECHES ANGLERS & CONSERVATION ASSOCIATION (ALMA LEE THORNTON NURSERY)
DATA SOURCES
– CUMBERLAND COUNTY PLANNING COMMISSION GIS DATA
– TRI-COUNTY REGIONAL PLANNING COMMISSION GIS DATA
– A NATURAL AREAS INVENTORY OF CUMBERLAND COUNTY, PENNSYLVANIA: UPDATE-2005, THE NATURE CONSERVANCY
DATA REFLECTED ON THIS MAP IS NOT THE RESULT OF ACTUAL SURVEYS, BUT RATHER A COMPILATION OF INFORMATION FROM THE SOURCE MAPS AND REFLECTS THE ACCURACIES OR INACCURACIES OF SUCH DATA
THIS MAP IS NOT INTENDED FOR DESIGN PURPOSES
FIGURE 1-14
MONROE TOWNSHIP
CUMBERLAND COUNTY, PENNSYLVANIA
NATURAL AREAS INVENTORY MAP
Remington, Vernick & Beach Engineers
RV&B
SILVER SPRING TOWNSHIP
MIDDLESEX TOWNSHIP
SOUTH MIDDLETON TOWNSHIP
CARLISLE TOWNSHIP (YORK COUNTY)
MECHANICSBURG
WEST TRINDLE ROAD
WEST LISBURN RD
WHITE ROCK TRAIL

Trindle Spring, located just north of the Pennsylvania Turnpike (I-76) and west of Sinclair Road (T-569) is the source of Trindle Spring Run, which drains an area of approximately 13.8 square miles as it generally flows north to its confluence with the Conodoguinet Creek. Within Monroe Township, the waters of the Trindle Spring Run basin are identified under Section 93.9o of Title 25 of the Pennsylvania Code as to be protected for cold water fishes (CWF). A trout nursery, owned and operated by the Mechanicsburg Sportsmen's Association, is situated on Trindle Spring Run just downstream of the spring.

Certain large or otherwise noteworthy springs have been identified as heritage geologic features in Pennsylvania including Boiling Springs, located along Boiling Springs Road (S.R. 0174) just outside of Monroe Township in the village of Boiling Springs in South Middleton Township. The springs area covers approximately two (2) acres and is accessible from the park that surrounds Children's Lake and includes a section of the Appalachian Trail.

Tributaries to Hogestown Run in the Township are also identified for CWF use. The Yellow Breeches Creek, designated as a Pennsylvania Scenic River on December 4, 1992, is identified, along with its tributaries, for CWF use downstream of Locust Point Road (S.R. 1007). Upstream of Locust Point Road (S.R. 1007), the Yellow Breeches and its tributaries are designated for protection as high quality waters for cold water fishes (HQ-CWF). The Yellow Breeches Anglers & Conservation Association, in cooperation with the Pennsylvania Fish & Boat Commission, operates the Alma Lee Thornton Trout Nursery on a tributary, locally known as Lutztown Run, to the Yellow Breeches Creek just off Martin Road (T-553) near the intersection with Stought Road (T-554).

1.15 Natural Features and Environmental Analysis Summary

Knowledge of the physical features and natural limitations of a particular area are extremely important in considering expansion in a community. We must control the use of our environment so that natural assets are not damaged permanently.

The Yellow Breeches Creek represents a natural resource that must be preserved for future generations. Development controls must preserve the tributaries and the aquifers that replenish this stream.

The hazards of development in sinkhole prone areas are well documented. Structural damage to roads and dwellings follow indiscriminate development.

The South Mountain area is a natural resource that should be preserved for its aesthetic beauty and recreational opportunities. In addition, this area has the potential for excessive erosion, landslides, and the loss of a future water supply if unrestricted development occurs on its steep slopes.

Much of Monroe Township has soils that are classified as Prime Farmland. These areas should be preserved wherever and whenever possible.

There are a number of known plant and animal species, as well as natural areas, of special concern in the Township. There resources should be preserved wherever possible.

2.0 POPULATION AND HOUSING ANALYSIS

2.1 Introduction

Communities may be viewed as a complex system of physical facilities and activities that are both generated by population and required by it to maintain its daily life. For future prospects, an understanding of past and present trends is useful to provide a sound basis for planning. Regional and local statistics are compared to denote the differences in growth rates.

Utilizing statistical information, the amount of future land required for the various land use purposes may be related to the composition and size of the expected population projected for the period of the plan. This may also be used to determine the amount and location of public open space, the capacity of community facilities, and the expansion plans of public utilities.

Birth and death rates determine any change in the population, which when studied with migration data (in and out of Monroe Township), provides a check for determining total population with insight on the composition of the population.

Planning is concerned with future conditions. It is necessary to project the future population. This must be done with the maximum consideration for the many factors that will cause population changes. This population and housing study is almost entirely based on U.S. Census Bureau information.

Housing is as much an indicator of development trends and patterns as is population, and its study is therefore a necessary prelude to the planning process. In this analysis, particular concern will be paid to the quantity and characteristics of the housing supply.

The following discussion deals mostly with housing units as defined by the U.S. Census Bureau, as opposed to houses or structures. A housing unit is defined as a room or group of separate living quarters. Thus, a single-family house and a housing unit are synonymous, while a multi-family structure may contain many housing units. Due to the nature of development in Monroe Township, the vast majority of housing units are in a single-family structure.

2.2 Population Trends

According to the 2000 Census, Monroe Township had an estimated population of 5,530 persons living on a total land area of 16,729.6 acres, or 26.14 square miles. This accounts for a relatively low density of 211.5 persons per square mile; or in other terms, 3.0 acres per person. In 2000, the average population density in Cumberland County was 388.4 persons per square mile. Additional comparative population densities are shown in Table 2-1.

Table 2-1: Comparative Population Density – 2000

Political Subdivision	Population	Land Area		Density	
		Acres	Sq. Mi.	Acres/Person	Persons/Sq. Mi.
United States of America	281,421,906	2,263,960,601.6	3,537,438.44	8.0	79.6
Commonwealth of Pennsylvania	12,281,054	28,682,630.4	44,816.61	2.3	274.0
Cumberland County	213,674	352,108.8	550.17	1.6	388.4
Mechanicsburg Borough	9,042	1,657.6	2.59	0.2	3,494.6
Middlesex Township	6,669	16,588.8	25.92	2.5	257.2
Monroe Township	**5,530**	**16,729.6**	**26.14**	**3.0**	**211.5**
Silver Spring Township	10,592	20,812.8	32.52	2.0	325.8
South Middleton Township	12,939	31,660.8	49.47	2.4	261.6
Upper Allen Township	15,338	8,486.4	13.26	0.6	1,156.5
York County	381,751	578,848.0	904.45	1.5	422.1
Carroll Township	4,715	9,606.4	15.01	2.0	314.2
Franklin Township	4,515	12,243.2	19.13	2.7	236.0
Source: Census 2000 Data. United States Department of Commerce, U.S. Census Bureau.					

The rate of population growth in Monroe Township slowed dramatically between the 1990 Census and 2000 Census. The population increase in the township was just over 1%. This was lower than all the contiguous townships, which averaged an increase of 18.6%. Only Mechanicsburg Borough, which saw a population decline of 4.3%, was lower. During this same period, the overall population of Cumberland County increased by 9.4%.

A comparison of population trends, and future projections, from 1930 to 2030 is provided in Table 2-2. These projections are based on information contained in the 2006 update of the Pennsylvania State Water Plan and as provided by the Tri-County Regional Planning Commission. As seen in the table, there have been exceptional increases in actual population over recent decades.

The U.S. Census Bureau estimates that the 2005 population of Monroe Township was 5,712. By using the annual average net natural change in Township population from 1990 to 2005 (See Table 2-3) of twenty-eight (28) new persons and applying an estimate of seventy-nine (79) additional persons per year from net migration, adjusted future population projections were determined as shown in Table 2-2. The adjusted projections are considered to be conservatively high, whereas they assume stable rates of net natural change and household size, which have actually been trending downward. In addition, the adjusted projections assume 100% build out of residential development that is currently proposed (approximately 1,560 dwelling units) over the next twenty (20) years in the Township.

Population projections through 2030 for Monroe Township are significant and reflect the large influx of residential development proposed during this period. In addition, population growth pressures are influenced by extensive subdivision and development activities in the surrounding municipalities.

Table 2-2: Comparative Population Counts and Projections by Census Year – 1930 – 2030

Political Subdivision	1930	1940	% Chg 1930-40	1950	% Chg 1940-50	1960	% Chg 1950-60	1970	% Chg 1960-70	1980	% Chg 1970-80
United States of America	122,775,046	131,669,275	7.2	150,697,361	14.4	179,323,175	19.0	203,320,000	13.4	226,546,000	11.4
Commonwealth of Pennsylvania	9,631,350	9,900,180	2.8	10,498,012	6.0	11,319,366	7.8	11,794,005	4.2	11,864,751	0.5
Cumberland County	68,236	74,806	9.6	94,457	26.1	124,816	32.1	158,177	26.7	179,625	13.6
Mechanicsburg Borough	5,647	5,709	1.1	6,786	18.9	8,123	19.7	9,385	15.5	9,487	1.1
Middlesex Township	1,207	1,365	13.1	1,632	19.6	2,333	43.0	2,857	22.5	4,506	57.7
Monroe Township	**1,498**	**1,567**	**4.6**	**1,875**	**19.7**	**2,298**	**22.6**	**3,326**	**44.7**	**4,836**	**45.4**
Silver Spring Township	1,849	1,958	5.9	2,509	28.1	4,044	61.1	6,324	56.4	7,148	13.0
South Middleton Township	2,813	3,240	15.2	4,204	29.8	5,424	29.0	7,521	38.7	8,941	18.9
Upper Allen Township	1,142	1,217	6.6	1,594	31.0	2,631	65.1	7,325	178.4	10,533	43.8
York County	167,135	178,022	6.5	202,737	13.9	238,336	17.6	272,603	14.4	312,963	14.8
Carroll Township	799	852	6.6	1,002	17.6	1,558	55.5	2,386	53.1	3,092	29.6
Franklin Township	739	825	11.6	958	16.1	1,179	23.1	1,598	35.5	2,830	77.1

Political Subdivision	1990	% Chg 1980-90	2000	% Chg 1990-00	2010	% Chg 2000-10	2020	% Chg 2010-20	2030	% Chg 2020-30
United States of America	248,710,000	9.8	281,421,906	13.2	308,935,581	9.8	335,804,546	8.7	363,584,435	8.3
Commonwealth of Pennsylvania	11,881,640	0.1	12,281,054	3.4	12,584,487	2.5	12,787,354	1.6	12,768,184	-0.1
Cumberland County	195,257	8.7	213,674	9.4	249,814	16.9	269,373	7.8	277,375	3.0
Mechanicsburg Borough	9,452	-0.4	9,042	-4.3	9,769	8.0	10,163	4.0	10,135	-0.3
Middlesex Township	5,853	30.0	6,669	15.4	8,039	20.5	8,781	9.2	9,142	4.1
Monroe Township	**5,468**	**13.1**	**5,530**	**1.1**	**6,449**	**16.6**	**6,946**	**7.7**	**7,145**	**2.9**
	Adjusted Comprehensive Plan Projections				**6,203**	**12.2**	**7,273**	**17.2**	**8,343**	**14.7**
Silver Spring Township	8,369	17.1	10,592	26.6	13,204	24.7	14,618	10.7	15,391	5.3
South Middleton Township	10,340	15.6	12,939	25.1	15,769	21.9	17,300	9.7	18,078	4.5
Upper Allen Township	13,347	26.7	15,338	14.9	18,628	21.4	20,409	9.6	21,302	4.4
York County	339,574	8.5	381,751	12.4	415,895	8.9	452,649	8.8	469,827	3.8
Carroll Township	3,287	6.3	4,715	43.4	5,510	16.9	6,231	13.1	6,674	7.1
Franklin Township	3,852	36.1	4,515	17.2	5,468	21.1	6,573	20.2	7,371	12.1

Sources: Census 2000 Data. United States Department of Commerce, U.S. Census Bureau.
State Water Plan Population Projections, Pennsylvania Department of Environmental Protection, 2000 (revised 2006).
Cumberland County population projections also provided by Tri-County Regional Planning Commission.

Table 2-3: Total Births and Deaths by Year – Monroe Township – 1990-2005

Year	Total Births	Total Deaths	Net Natural Change in Persons
1990	70	29	+41
1991	75	24	+51
1992	57	23	+34
1993	62	16	+46
1994	79	26	+53
1995	50	28	+22
1996	63	36	+27
1997	43	23	+20
1998	55	27	+28
1999	53	28	+25
2000	50	18	+32
2001	50	39	+11
2002	61	30	+31
2003	48	32	+16
2004	37	28	+9
2005	36	39	-3
Average Annual Net Change			+27.7
Source: Annual Birth and Death Statistics, Pennsylvania Department of Health.			

Net migration is the result of persons moving into and out of the Township for permanent residence. As evidenced by the information shown in Table 2-4, the Township population is mobile, yet stable. In 2000, of those persons five (5) years of age or older, 65.1% had resided in the same house for at least five (5) years.

Table 2-4: Persons Five Years and Over by Residence in 1995 – Monroe Township

Residence in 1995	Number	Percent
Persons 5 Years and Over	5,250	100.0
Same House in 1995	3,420	65.1
Different House in U.S. in 1995	1,813	34.5
Same County	1,137	21.7
Different County	676	12.9
Same State	370	7.0
Different State	306	5.8
Elsewhere in 1995	17	0.3
Source: Census 2000 Data. United States Department of Commerce, U.S. Census Bureau.		

2.3 Population Characteristics

In 2000, the median age in Monroe Township was 40.5 years. The majority of the Township population was in the range of 45 to 54 years of age (See Table 2-5). Between the years 1980 and 2000, the Township population aged slightly by age distribution (See Table 2-6). The 25 to 34

years of age cohort (1980) has been replaced by the 45 to 54 years of age cohort as being the highest percentage of total Township population.

Table 2-5: Population by Age Cohort – Monroe Township – 2000

Age Cohort	Number	Percent
Total Population	5,530	100.0
Under 5 Years	293	5.3
5 to 9 Years	389	7.0
10 to 14 Years	418	7.6
15 to 19 Years	386	7.0
20 to 24 Years	211	3.8
25 to 34 Years	557	10.1
35 to 44 Years	997	18.0
45 to 54 Years	1,029	18.6
55 to 59 Years	366	6.6
60 to 64 Years	262	4.7
65 to 74 Years	400	7.2
75 to 84 Years	182	3.3
85 Years and Over	40	0.7
	Median Age	40.5
Source: Census 2000 Data. United States Department of Commerce, U.S. Census Bureau.		

Table 2-6: Comparison of Age Distribution as Percentage of Population – 1980-2000

Age Cohort	1980 Percentage		1990 Percentage		2000 Percentage	
	Monroe Township	Cumberland County	Monroe Township	Cumberland County	Monroe Township	Cumberland County
Under 5 Years	8.0	6.0	6.8	5.9	5.3	5.5
5 to 9 Years	17.5	14.4	7.7	6.2	7.0	6.2
10 to 14 Years			7.7	6.1	7.6	6.5
15 to 19 Years	16.6	19.7	7.5	7.9	7.0	7.4
20 to 24 Years			5.4	8.7	3.8	7.0
25 to 34 Years	17.8	15.7	15.6	15.9	10.1	12.6
35 to 44 Years	14.9	12.0	19.1	15.6	18.0	15.9
45 to 54 Years	10.4	11.2	13.1	10.9	18.6	14.7
55 to 59 Years	7.9	10.3	4.8	4.7	6.6	5.2
60 to 64 Years			4.1	4.8	4.7	4.2
65 to 74 Years	6.9	10.7	5.3	7.9	7.2	7.6
75 to 84 Years			2.5	4.1	3.3	5.4
85 Years and Over			0.5	1.4	0.7	1.8
Source: Census Data. United States Department of Commerce, U.S. Census Bureau.						

Table 2-6 also compares the population aging of Cumberland County to that of the Township. In 1980, the 15 to 24 years of age cohort was the highest percentage of total county population. This has since been replaced by the 35 to 44 years of age cohort. It should be noted that the percentage for the 0 to 14 years of age cohort for the Township is higher than for that of the County. This

may be an indication that school and recreation needs in Monroe Township may be growing at a faster pace than elsewhere in Cumberland County.

According to the U.S. Census Bureau, in 1990 there were 1,927 households in Monroe Township. By 2000, this number had increased to 2,073. A household is defined as including all the people who occupy a housing unit as their usual place of residence. The average household size for Monroe Township is 2.67 persons, down from 3.04 in 1980. A family is defined as a group of two or more people who reside together and who are related by birth, marriage, or adoption. A household can contain only one family. A person maintaining a household alone or with unrelated persons is regarded as a householder, but not as a family. Over 71% of the households in Monroe Township are comprised of married couples (See Table 2-7).

Table 2-7: Household Characteristics – Monroe Township – 1990-2000

Type of Household	1990		2000	
	Number	Percent	Number	Percent
Total Households	1,927	100.0	2,073	100.0
Family Households (families)	1,588	82.4	1,653	79.7
With Own Children Under 18 Years	--	--	711	34.3
Married-Couple Family	1,445	75.0	1,477	71.2
With Own Children Under 18 Years	--	--	613	29.6
Female Householder, No Husband Present	102	5.3	114	5.5
With Own Children Under 18 Years	--	--	67	3.2
Other Family, Male Householder	41	2.1	--	--
Non-Family Households	339	17.6	420	20.3
Householder Living Alone	280	14.5	340	16.4
Householder 65 Years and Over	94	4.9	117	5.6
Persons Per Household	2.84		2.67	

Source: Census Data. United States Department of Commerce, U.S. Census Bureau.

The median household and family incomes in 1999 for Monroe Township were $57,351 and $62,599, respectively; and the per capita income was $23,963. While the percentage of individuals living below the poverty level in Monroe Township increased to 5.4%, this is lower than the overall percentage for Cumberland County. The percentage of families below the poverty level stayed even at 3.5%. Table 2-8 provides comparative income and poverty information for Monroe Township and Cumberland County from 1989 to 1999.

The degree of formal training obtained by Township residents relates to income levels in the community. There were 3,858 persons aged 25 years and over in 2000, of which 91.4% were high school graduates and 27.8% had attained a college degree. Table 2-9 provides comparative educational attainment information for Monroe Township and Cumberland County from 1990 to 2000.

The unemployment rate in Monroe Township for the civilian labor force aged 16 years and over was 2.8% in 2000, lower than the overall rate for Cumberland County of 3.2%. Table 2-10

provides comparative employment information for Monroe Township and Cumberland County from 1990 to 2000.

Table 2-8: Comparison of Income and Poverty Status – 1989-1999

Category	1989		1999	
	Monroe Township	Cumberland County	Monroe Township	Cumberland County
Median Household Income	$41,426	$34,493	$57,351	$46,707
Median Family Income	$45,493	$40,989	$62,599	$56,406
Per Capita Income	$16,554	$15,796	$23,963	$23,610
Individuals Below Poverty Level	3.8%	5.3%	5.4%	6.6%
Families Below Poverty Level	3.5%	2.8%	3.5%	3.8%
Source: Census Data. United States Department of Commerce, U.S. Census Bureau.				

Table 2-9: Comparison of Educational Status – 1990-2000

Category	1990		2000	
	Monroe Township	Cumberland County	Monroe Township	Cumberland County
Persons Aged 25 Years or Over	3,550	127,451	3,858	144,215
High School Graduate or Higher	87.2%	81.0%	91.4%	86.1%
Bachelor's Degree or Higher	23.6%	22.9%	27.8%	27.9%
Source: Census Data. United States Department of Commerce, U.S. Census Bureau.				

Table 2-10: Comparison of Employment Status – 1990-2000

Category	1990		2000	
	Monroe Township	Cumberland County	Monroe Township	Cumberland County
Persons Aged 16 Years or Over	4,172	157,450	4,332	172,209
In Labor Force	76.6%	67.2%	70.4%	64.5%
Civilian Labor Force	76.2%	66.5%	69.9%	64.0%
Employed	74.7%	64.6%	68.0%	62.0%
Unemployed	1.5%	2.0%	1.9%	2.0%
Percent of Civilian Labor Force	2.0%	2.9%	2.8%	3.2%
Armed Forces	0.4%	0.6%	0.4%	0.5%
Not in Labor Force	23.4%	32.8%	29.6%	35.5%
Source: Census Data. United States Department of Commerce, U.S. Census Bureau.				

The majority of workers in Monroe Township, 35.4%, are employed in management, professional, and related occupations. The next highest number of employees works in sales and office occupations, followed by production, transportation, and material moving occupations (See Table 2-11). The greatest number of employed persons, 20.5%, is found in the educational, health, and social services industries, followed by retail trade and public administration (See Table 2-12). Private wage and salary workers make of the vast majority of the labor force in Monroe Township (See Table 2-13).

Table 2-11: Employed Persons 16 Years and Over by Occupation – Monroe Township – 2000

Occupation	Number	Percent
Employed Civilian Population 16 Years and Over	2,946	100.0
Management, Professional, and Related Occupations	1,044	35.4
Service Occupations	365	12.4
Sales and Office Occupations	804	27.3
Farming, Fishing, and Forestry Occupations	33	1.1
Construction, Extraction, and Maintenance Occupations	317	10.8
Production, Transportation, and Material Moving Occupations	383	13.0
Source: Census 2000 Data. United States Department of Commerce, U.S. Census Bureau.		

Table 2-12: Employed Persons 16 Years and Over by Industry – Monroe Township – 2000

Industry	Number	Percent
Employed Civilian Population 16 Years and Over	2,946	100.0
Agriculture, forestry, fishing and hunting, and mining	49	1.7
Construction	177	6.0
Manufacturing	318	10.8
Wholesale Trade	100	3.4
Retail Trade	414	14.1
Transportation and Warehousing, and Utilities	159	5.4
Information	65	2.2
Finance, Insurance, Real Estate, and Rental and Leasing	255	8.7
Professional, Scientific, Management, Administrative, and Waste Management Services	216	7.3
Educational, Health, and Social Services	603	20.5
Arts, Entertainment, Recreation, Accommodation, and Food Services	165	5.6
Other Services (Except Public Administration)	80	2.7
Public Administration	345	11.7
Source: Census 2000 Data. United States Department of Commerce, U.S. Census Bureau.		

Table 2-13: Employed Persons 16 Years and Over by Worker Class – Monroe Township – 2000

Class of Worker	Number	Percent
Employed Civilian Population 16 Years and Over	2,946	100.0
Private Wage and Salary Workers	2,193	74.4
Government Workers	562	19.1
Self-Employed Workers in Own Not Incorporated Business	191	6.5
Unpaid Family Workers	0	0.0
Source: Census 2000 Data. United States Department of Commerce, U.S. Census Bureau.		

As shown in Table 2-14, nearly 94% of workers in Monroe Township commute to work via personal car, truck, or van. Only 1% use public transportation to get to work. In 2000, the mean travel time to work was just under twenty-two (22) minutes.

Table 2-14: Commuting to Work – Monroe Township – 2000

Means of Transportation	Number	Percent
Workers 16 Years and Over	2,922	100.0
Car, Truck, or Van – Drove Alone	2,545	87.1
Car, Truck, or Van – Carpooled	197	6.7
Public Transportation (Including Taxicab)	29	1.0
Walked	33	1.1
Other Means	0	0.0
Worked at Home	118	4.0
Mean Travel Time to Work (Minutes)	21.9	
Source: Census 2000 Data. United States Department of Commerce, U.S. Census Bureau.		

2.4 Housing Supply

There were 1,927 occupied housing units located in Monroe Township in 1990. By 2000, this number had risen to 2,073. This supply increased by 7.6% between 1990 and 2000 while the resident population grew by only 1.1% during the same period.

In 2000, approximately 88% of the housing units in the Township were owner-occupied. The remaining 246 units were renter occupied. The median value of owner-occupied housing units in Monroe Township was $136,200 in 2000, approximately 13% higher than the overall median value of $120,500 for Cumberland County. The median contract rent for renter-occupied housing units in the Township was $448 per month, approximately 9% lower than the median value for the County.

The vast majority, 86.1%, of housing units in Monroe Township are single-family, detached type homes, in sound condition, and occupied by one (1) or fewer persons per room. The highest percentage, 27.8%, of the owner-occupied housing stock in the Township was built between 1970 and 1979, with 1974 being the median construction year. Just under 19% of the housing units were built prior to 1940. The average housing unit has six (6) rooms. The vacancy rate in 2000 was just 4.2%.

Based on information provided in the Cumberland County Comprehensive Plan, the number of low-income dwelling units in Monroe Township was 329 in 2000. Based on county population projections for the year 2020, the additional number of low-income dwellings needed in Monroe Township will be 82. The overall number of additional dwelling units needed by 2020 is 565. Applying the adjusted population projections for Monroe Township, these numbers increase to 86 and 592, respectively.

2.5 Residential Sprawl and Diversity

One of the recurrent themes in the responses received from the 2006 Community Survey is the desire to preserve the rural character and natural resources of Monroe Township. With increasing development pressures from within and around the Township, sprawl is a serious threat to the preservation of farmland, natural areas, and open spaces.

Generally, sprawl is considered an inefficient use of land and infrastructure, characterized by low density, disconnected, unintegrated, motor vehicle-dominated development. Sprawl consumes open space, damages natural resources, and ruins historic sites while straining public funds to build roads, sewers, and schools to serve expanding populations.

With approximately 1,560 new dwelling units already proposed over the next twenty (20) years, future growth in Monroe Township should limit higher density development to existing service areas. The Township's existing zoning ordinance includes provisions for conservation, agricultural, suburban residential, and village zoning districts among others. It also provides for cluster developments in the agricultural and suburban residential zones including density bonuses for the integration of common open space. The existing ordinance also provides for bed and breakfasts, historic structure conversions, home occupations, office conversions, and two-family conversions, all of which aid in the adaptive reuse of existing structures.

Another tool available to the Township to provide housing, infill, and rehabilitation of developed areas is the Blighted Property Reinvestment Board administered by the Cumberland County Redevelopment Authority. The Township may submit properties to the Board for review. If the property is determined to be blighted, the Redevelopment Authority may acquire property for rehabilitation.

The Township's existing subdivision and land development ordinance (Ordinance No. 98-7) provides criteria for the protection of natural features and existing wooded areas; the conservation of steep slope areas and historical features; and the provision of parks and open space.

Monroe Township has also been very active in encouraging, supporting, and participating in the Cumberland County Agricultural Conservation Easement Program and the adoption of Agricultural Security Areas (ASA's).

The continued application, revision, and enforcement of existing zoning and development land use controls are key to effective growth planning. Other measures to address sprawl may include the expansion of the number of zoning districts that allow for cluster developments, transfer of development rights, and the implementation of "smart growth" techniques. Smart growth considerations can preserve open space and natural resources while providing pedestrian-friendly development.

Of additional importance to the growth and development of the Township is the provision of diverse and affordable housing. In addition to the provisions for cluster developments in certain

districts and other adaptive reuses of existing structures, the existing zoning ordinance includes provisions for manufactured housing parks. It also provides for Elder Cottage Housing Opportunity (ECHO) uses in the agricultural and conservation zones as well as temporary farm employee housing.

The need to provide diverse and affordable housing extends beyond Monroe Township. Multi-family zoning and the use of innovative land planning techniques including planned residential developments (PRD's), traditional neighborhood developments (TND's), and density bonuses for infill and redevelopment can provide for a variety of housing types, costs, and densities in appropriate locations.

2.6 Population and Housing Analysis Summary

The population of Monroe Township is projected to increase by approximately 100 to 110 people per year through the year 2030.

The Township has a higher percentage of school-age population than Cumberland County overall, which may be an indicator of the need for additional educational and recreational resources.

Monroe Township has grown at an average of just under 4% per year over the last 50 years. It is projected that this growth rate will slow to between 1% and 2% per year over the next 30 years.

The per capita income level in the Township increased 45% from 1989 to 1999, which is slightly less than the average for Cumberland County. A small portion, 5.4% of individuals and 3.5% of families, have income below the poverty level in Monroe Township. Both of these percentages are lower than Cumberland County overall.

Nearly 94% of workers in Monroe Township commute via privately owned vehicles.

The additional number of low-income dwellings and overall number of dwelling units needed by 2020 in Monroe Township is estimated to be 86 and 592, respectively.

The continued application, revision, and enforcement of existing zoning and development land use controls are key to effective growth planning. Innovative measures to address residential sprawl and diversity should be considered.

3.0 REGIONAL POSITION AND ECONOMIC BASE

3.1 Introduction

The purpose of this section is to define the Township's economic position and potential role in the region. U.S. Census statistics, supplemented with local and state data, were utilized to analyze the economic characteristics of Monroe Township.

3.2 Regional and Township Economies

Monroe Township is located in the tri-county Harrisburg metropolitan area, with the City of Harrisburg acting as the center of economic activity occurring within the region. Cumberland County has a diverse economic base that includes agricultural, retail, and wholesale trade; light and heavy industrial manufacturing; warehousing activities; and many federal and state government institutions. The region is strongly influenced by the defense activities in Carlisle, New Cumberland, and Mechanicsburg; the Pennsylvania State Government; and regional rehabilitation and healthcare facilities, all of which are major employers in the Harrisburg urban area. Ten (10) interstate and U.S. highways cross the area and serve a major northeast metropolitan area, making this region an important transportation center.

Table 2-12 highlights the diversity within Monroe Township by listing the number of employed persons by industry. Educational, health, and social services; retail trade; public administration; and manufacturing employ about 57% of all employed Township residents, as well as being among the largest employers in Cumberland County (See Table 3-1). Agriculture, forestry, fishing and hunting, mining, construction, wholesale trade, transportation and warehousing, utilities, information, finance, insurance, real estate, rental and leasing, professional services, entertainment, and recreation employ the remaining 43% of workers in the Township. Employment has risen from about 38% of the total population of the Township in 1960 to about 70% percent in 2000. Many employment opportunities exist outside the Township within reasonable commuting distance.

Existing industrial/commercial parks are located throughout Cumberland County. Many small industrial/commercial locations surround Mechanicsburg, Carlisle, and the U.S. Route 11 corridor in close proximity to Monroe Township. Major shopping centers and malls in and around Camp Hill, Carlisle, Hampden, Harrisburg, and Silver Spring are located nearby. Although these shopping centers are not located in Monroe Township, the travel time from the Township to any center is usually less than thirty (30) minutes by automobile.

Retail areas in the Township are generally limited to the Williams Grove Speedway, which is seasonal, several automobile repair shops, gift and antique shops, a pizza shop, and a gas station. Several seasonal farm markets are scattered throughout the Township. A number of convenience

stores are located just outside the Township, and while there are no supermarkets, Ashcombe Farm & Greenhouses, Oak Grove Farms, and Trindle Thrift & Discount provide a limited selection of groceries. Most household grocery shopping is done in the surrounding municipalities.

Table 3-1: Employed Persons 16 Years and Over by Industry – Cumberland County – 2000

Industry	Number	Percent
Employed Civilian Population 16 Years and Over	106,711	100.0
Agriculture, forestry, fishing and hunting, and mining	1,405	1.3
Construction	5,929	5.6
Manufacturing	10,734	10.1
Wholesale Trade	4,008	3.8
Retail Trade	13,166	12.3
Transportation and Warehousing, and Utilities	7,283	6.8
Information	2,947	2.8
Finance, Insurance, Real Estate, and Rental and Leasing	8,716	8.2
Professional, Scientific, Management, Administrative, and Waste Management Services	8,479	7.9
Educational, Health, and Social Services	20,575	19.3
Arts, Entertainment, Recreation, Accommodation, and Food Services	7,555	7.1
Other Services (Except Public Administration)	5,223	4.9
Public Administration	10,691	10.0
Source: Census 2000 Data. United States Department of Commerce, U.S. Census Bureau.		

3.3 Agricultural Economy

Section 1.11 shows that Monroe Township has prime farmland soils over much of its area. The Township has almost 2% of the total employed population in an agricultural or related industry (See Table 2-12) and contributes significantly to the agricultural economy of Cumberland County.

The number of farms in Cumberland County decreased by 12% in the period from 1997 to 2002. The amount of land area in Cumberland County dedicated to farming in 2002 was 143,159 acres, or roughly 41%. This amount was a decrease of approximately 6% from 1997. However, the number of farm operators by principal occupation increased by about 15% percent over the same period. The average market value of production per farm in the County increased by about 15% from 1997 to 2002. Table 3-2 summarizes these key trends in the agricultural economy of Cumberland County.

Generally, agricultural fertilizers and chemicals were applied to fewer acres of Cumberland County farmland from 1997 to 2002. Table 3-3 summarizes the amount of acres treated during this time.

Cumberland County agricultural indicators rank high compared to other counties in Pennsylvania. The County makes a considerable contribution to Pennsylvania's overall agricultural economy; ranking 10th among the 67 counties in 2002 in total market value of

agricultural products sold and Monroe Township contributes a high percentage of the County's agricultural economy.

Table 3-2: Agricultural Economic Trends – Cumberland County – 1997-2002

Category	1997	2002	Change
Number of Farms	1,274	1,116	-12.4%
Land in Farms (acres)	153,076	143,159	-6.5%
Average Size of Farm (acres)	120	128	6.7%
Market Value of Production	$88,854,000	$89,672,000	0.9%
Average Market Value of Production per Farm	$69,744	$80,351	15.2%
Government Payments	$1,021,000	$2,460,000	140.9%
Average Government Payments per Receiving Farm	$3,210	$8,283	158.0%
Number of Operators with Farming as Principal Occupation	590	677	14.7%
Source: Census of Agriculture Data. United States Department of Agriculture, National Agricultural Statistics Service.			

Table 3-3: Agricultural Fertilizers and Chemicals Applied – Cumberland County – 1997-2002

Item Applied	1997	2002	Change
Commercial Fertilizer, Lime, and Soil Conditioners (acres treated)	83,644	69,198	-17.3%
Manure (acres treated)	--	42,104	--
Chemicals Used to Control –			
Insects	27,811	23,177	-16.7%
Weeds, Grass, or Brush	55,168	41,470	-25.8%
Nematodes	1,675	--	--
Diseases in Crops and Orchards	931	2,119	127.6%
Chemicals Used to Control Growth, Thin Fruit, or Defoliate	1,307	--	--
Source: Census of Agriculture Data. United States Department of Agriculture, National Agricultural Statistics Service.			

3.4 Township Finances

Total revenue for Monroe Township in 2004 amounted to $1,769,280. Real estate taxes comprised 4.2% of this total; however, the source of the vast majority of current revenue comes from "Act 511" taxes and miscellaneous revenues (fines, licenses, permits, etc.), which account for the additional 95.8% of the total revenue (See Table 3-4). It should be noted that the elimination of revenue from sanitary sewer rents and charges is the result of the formation of the Monroe Township Municipal Authority.

Total Township expenditures in 2004 amounted to $1,789,375. Table 3-5 shows that street and road expenditures made up 27.5% of the Township total; with other major expenditures for general administration, fire protection, and debt service. Table 3-6 indicates that Monroe Township had reduced its municipal debt in 2004 by 72% from its level in 2000.

Table 3-4: Municipal Revenues – Monroe Township – 2000-2004

Category	2000	2004
Population	**5,468 (1990 Census)**	5,530 (2000 Census)
Total Revenue	$4,343,548	$1,769,280
Taxes Collected	$763,733	$1,018,581
Real Estate Tax	$69,951	$74,473
Total "Act 511"	$693,782	$944,108
Types of "Act 511" Taxes Collected		
Per Capita Tax	$20,145	$20,953
Earned Income Tax	$564,815	$786,474
Real Property Transfer Tax	$65,859	$93,492
Amusement Tax	$37,144	$38,258
Occupational Privilege Tax	$5,819	$4,931
Miscellaneous Revenues		
Total Miscellaneous Revenue	$3,579,815	$750,699
Licenses and Permits	$445	$350
Fines and Forfeits	$10,304	$9,885
Intergovernmental – State	$203,867	$242,915
Intergovernmental – Local	$1,259	$5,446
Sanitary Sewer Rents and Charges	$470,416	$0
Recreation and Culture	$11,850	$0
Other Charges	$56,695	$69,193
Interests and Rents	$116,791	$25,234
Other Financing Sources	$2,708,188	$397,676
Revenue Per Capita	$794	$320
Taxes Per Capita	$140	$184
Source: Local Government Financial Information. Pennsylvania Department of Community and Economic Development.		

Table 3-5: Municipal Expenditures – Monroe Township – 2000-2004

Category	2000	2004
Population	**5,468 (1990 Census)**	5,530 (2000 Census)
Total Expenditures	$4,073,175	$1,789,375
General Administration	$228,652	$270,032
Public Safety		
Fire	$61,808	$122,192
Other	$0	$1,398
Public Health	$2,618	$3,670
Public Works		
Streets and Roads	$325,576	$492,394
Sanitary Sewers	$295,066	$0
Parks and Recreation	$121,198	$77,979
Libraries	$3,000	$3,000
Planning and Development	$64,653	$105,565
Debt Service	$379,409	$121,265
Other Expenditures	$2,591,195	$591,880
Excess or Deficit	$270,373	-$20,095
Expenditures Per Capita	$745	$324
Market Value Per Capita	$62,194	$76,514
Source: Local Government Financial Information. Pennsylvania Department of Community and Economic Development.		

Table 3-6: Municipal Debt – Monroe Township – 2000-2004

Category	2000	2004
Population	**5,468 (1990 Census)**	5,530 (2000 Census)
Total Debt	$6,035,000	$1,692,029
Debt Per Capita	$1,104	$306
Credits Against Debt	$1,892,062	$1,130,196
Total Debt Principal Paid	$139,000	$34,120
Source: Local Government Financial Information. Pennsylvania Department of Community and Economic Development.		

3.5 Regional Position and Economic Base Summary

Just under 2% of Monroe Township's workforce is employed in agriculture or related industry, contributing to Cumberland County's 2002 ranking of 10th out of 67 counties in total market value of agricultural products sold.

There are no supermarkets or shopping malls in Monroe Township and retail sales locations are limited. However, retail opportunities abound within a short drive of the Township.

The Township economy and finances appear to be stable. A capital improvement fund may be desirable to provide for future needs, as they arise, such as road improvements, local police protection, recreation, and additional support for fire protection and ambulance service.

4.0 TRANSPORTATION ANALYSIS

4.1 Introduction

The study and analysis of traffic flow have become increasingly important when reviewing development trends. Residential, commercial, and industrial growth thrives in regions with superior roadway and transportation systems. Many people take the roadway system for granted, but the fact is that much attention is needed in order to maintain safety, reasonable traffic flow, and freedom from congestion.

Most of Monroe Township north of the Yellow Breeches Creek is served by state and township roads crossing the area (See Figure 4-1). The areas south of the creek are served with local access roads serving White Rock Acres and agricultural and residential areas at the base of the southern hillsides. Monroe Township has roughly eighty-six (86) miles of roads, which are comprised of fifty-one (51) miles of Township Roads and thirty-five (35) of State Roads.

4.2 Regional Transportation System

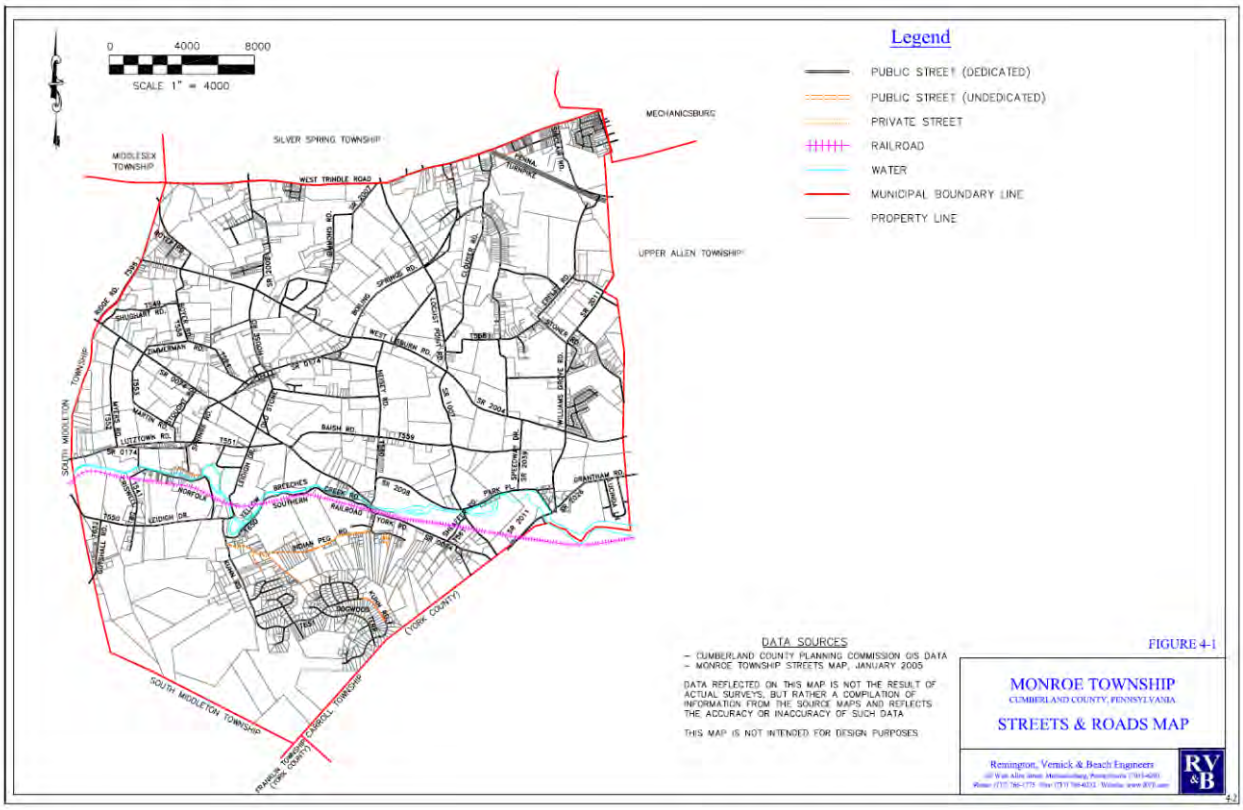
Numerous major Pennsylvania highways surround the region. To the east of Monroe Township are Interstate 83 and U.S. Route 15. To the north and west are Interstate 76 (the Pennsylvania Turnpike), Interstate 81, and U.S. Route 11. Although no direct access to a principal artery exists within the Township limits, interchanges are located less than five (5) to ten (10) miles away and can be reached quickly and easily.

Township residents have aviation access to Harrisburg International Airport, Capitol City Airport, and Carlisle Airport. The Harrisburg Transportation Center in downtown Harrisburg provides station facilities for Amtrak passenger rail and Greyhound, Capitol Area Trailways, and Fullington Trailways intercity bus service as well as serving as a hub for the Capitol Area Transit public transportation system. Mass transit opportunities serving the Harrisburg metropolitan area are within ten (10) to twenty (20) miles from any portion of the Monroe Township. Major truck terminals are also located in the region, which serve much of the northeastern and mid-Atlantic regions of the United States.

4.3 Monroe Township Roadway System

The Pennsylvania Department of Transportation (PennDOT) classifies service characteristics within a rural area roadway system as follows:

- Interstate and other limited access freeways:
    1. Provide limited access facilities.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PUBLIC STREET (DEDICATED)
PUBLIC STREET (UNDEDICATED)
PRIVATE STREET
RAILROAD
WATER
MUNICIPAL BOUNDARY LINE
PROPERTY LINE
MECHANICSBURG
SILVER SPRING TOWNSHIP
MIDDLESEX TOWNSHIP
UPPER ALLEN TOWNSHIP
SOUTH MIDDLETON TOWNSHIP
(YORK COUNTY)
DATA SOURCES
– CUMBERLAND COUNTY PLANNING COMMISSION GIS DATA
– MONROE TOWNSHIP STREETS MAP, JANUARY 2005
DATA REFLECTED ON THIS MAP IS NOT THE RESULT OF ACTUAL SURVEYS, BUT RATHER A COMPILATION OF INFORMATION FROM THE SOURCE MAPS AND REFLECTS THE ACCURACY OR INACCURACY OF SUCH DATA
THIS MAP IS NOT INTENDED FOR DESIGN PURPOSES
FIGURE 4-1
MONROE TOWNSHIP
CUMBERLAND COUNTY, PENNSYLVANIA
STREETS & ROADS MAP
Remington, Vernick & Beach Engineers
RV &B

- Principal arteries:
    1. Serve statewide or interstate travel.
    2. Serve all urbanized areas.
    3. Provide integrated movements without stub connections.

- Minor arteries:
    1. Link cities, larger towns, and other traffic generators.
    2. Provide integrated interstate and inter-county service.
    3. Spaced at proper intervals consistent with population density.
    4. Corridor movements consistent with 1 through 3 listed above, with greater travel lengths and travel densities than those served by rural collectors or local systems.

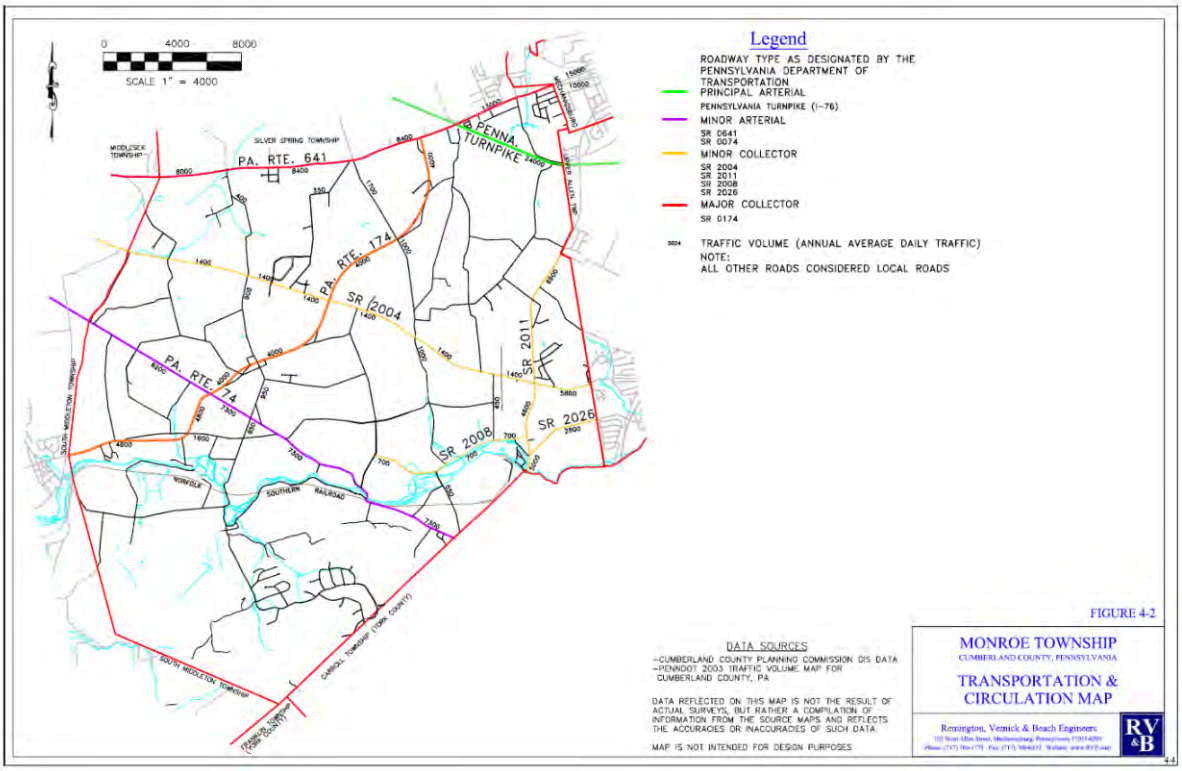
- Major collectors:
    1. Provide service to county seats, larger towns, and other traffic generators.
    2. Connect routes of higher classification.
    3. Serve intra-county travel corridors.

- Minor collectors:
    1. Spaced at intervals to collect traffic from local roads.
    2. Provide services to remaining smaller communities.
    3. Link local traffic generators with rural areas.

- Local roads:
    1. Provide access to land adjacent to collector network.
    2. Serve travel over relatively short distances.
    3. Constitute all rural mileage not classified in one of the higher systems.

Table 4-1 lists Pennsylvania State Routes (S.R.'s) located in the Township, and provides a description of each length, width, and surface. The Pennsylvania Turnpike (I-76), a principal arterial highway, passes through Monroe Township; however, no access to the route exists within Township boundaries (See Figure 4-2).

Two (2) minor arterials run through Monroe Township. One is S.R. 0641 (West Trindle Road), which also serves as the northern border of Monroe Township adjacent to Silver Spring Township. S.R. 0641 is a two (2) lane, twenty-two foot (22') ribbon pavement running from Carlisle and an Interstate 81 interchange to Mechanicsburg and Camp Hill, which carries the heaviest traffic flows in the Township. The traffic volumes shown on Figure 4-2 note that the annual average daily traffic (AADT) estimate is roughly 13,000 vehicles for a large section of S.R. 0641. The other minor arterial in the Township is S.R. 0074 (York Road). Estimated AADT volume through the Township on S.R. 0074 ranges from 6,200 to 7,300 vehicles.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ROADWAY TYPE AS DESIGNATED BY THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION
PRINCIPAL ARTERIAL
PENNSYLVANIA TURNPIKE (I-76)
MINOR ARTERIAL
SR 0641
SR 0074
MINOR COLLECTOR
SR 2004
SR 2011
SR 2008
SR 2026
MAJOR COLLECTOR
SR 0174
TRAFFIC VOLUME (ANNUAL AVERAGE DAILY TRAFFIC)
NOTE:
ALL OTHER ROADS CONSIDERED LOCAL ROADS
PA. RTE. 641
PA. RTE. 174
SR 2004
SR 2011
SR 2008
SR 2026
PENNA. TURNPIKE
SILVER SPRING TOWNSHIP
MIDDLESEX TOWNSHIP
SOUTH MIDDLETON TOWNSHIP
CARLISLE TOWNSHIP (YORK COUNTY)
NORFOLK SOUTHERN RAILROAD
DATA SOURCES
–CUMBERLAND COUNTY PLANNING COMMISSION GIS DATA
–PENNDOT 2003 TRAFFIC VOLUME MAP FOR CUMBERLAND COUNTY, PA
DATA REFLECTED ON THIS MAP IS NOT THE RESULT OF ACTUAL SURVEYS, BUT RATHER A COMPILATION OF INFORMATION FROM THE SOURCE MAPS AND REFLECTS THE ACCURACIES OR INACCURACIES OF SUCH DATA.
MAP IS NOT INTENDED FOR DESIGN PURPOSES
FIGURE 4-2
MONROE TOWNSHIP
CUMBERLAND COUNTY, PENNSYLVANIA
TRANSPORTATION & CIRCULATION MAP
Remington, Vernick & Beach Engineers
RV&B

S.R. 0174 (Boiling Springs Road) is classified as a major collector. Figure 4-2 shows estimated AADT volumes for different segments of the road. S.R. 2004 (West Lisburn Road), S.R. 2008 (Park Place), S.R. 2011 (Williams Grove Road), and S.R. 2026 (Grantham Road) currently function as minor collectors. S.R. 2004 traverses the central part of the Township, connecting S.R. 2011 to points west. S.R. 2008 runs from southcentral Monroe Township to S.R. 20ll, which runs north through the Township toward Mechanicsburg and eventually connects with S.R. 0114 in Upper Allen Township. S.R. 2026 is located in the southeast corner of the Township and connects S.R. 2011 to points east. All other roads in the Township are considered local roads by the PennDOT classification system.

Travel involves movement through networks of roads that can be categorized in relation to such networks in a logical manner. S.R. 0074, S.R. 0641, and the Pennsylvania Turnpike (I-76) are part of a Priority Commercial Highway Network (PCN) based on their current use. S.R. 0174, S.R. 2002, S.R. 2004, S.R. 2008, S.R. 2011, and S.R. 2026 are part of an agricultural-access network serving Monroe Township and surrounding areas.

Table 4-1: State Road System – Monroe Township

Number	Local Name	Mileage	Lanes	Width	AADT	% Trucks	Type of Surface
S.R. 0074	York Road	4.75	2	18' – 20'	6,200 – 7,300	7 – 9	High-type Bituminous
S.R. 0174	Boiling Springs Road	5.72	2	20'	4,000 – 4,800	5	High-type Bituminous
S.R. 0641	West Trindle Road	2.87	2	22'	8,400 – 13,000	3 – 12	Light-type Bituminous
S.R. 1007	Locust Point Road	4.44	2	18'	550 – 1,700	3 – 12	Light/High-type Bituminous
S.R. 2002	Old Stone House Road	2.94	2	14' – 18'	400 – 950	0	Light-type Bituminous
S.R. 2004	West Lisburn Road	5.73	2	14' – 18'	1,400 – 5,800	0	Light-type Bituminous
S.R. 2006	Lutztown Road	0.99	2	18'	1,600	0	High-type Bituminous
S.R. 2007	Simmons Road	1.73	2	17'	350	0	Light-type Bituminous
S.R. 2008	Park Place	2.07	2	16' – 18'	700	0	Light/High-type Bituminous
S.R. 2011	Williams Grove Road	3.07	2	18' – 22'	4,600 – 6,900	0 – 20	Light/High-type Bituminous
S.R. 2026	Grantham Road	0.42	2	20'	2,800	0	Light-type Bituminous
S.R. 2039	Speedway Drive	0.72	2	15'	450	0	High-type Bituminous

Sources: PennDOT Roadway Management System, Monroe Township – State Roads, 1988.
2003 Traffic Volume Map, Cumberland County, PA. Pennsylvania Department of Transportation, Bureau of Planning and Research, 2004.

For the purposes of the Monroe Township Zoning Ordinance, the Township's roads are currently classified as shown in Table 4-2.

Table 4-2: Local Roadway Classifications – Monroe Township

Arterial Roads	Collector Roads	Local Roads
Pennsylvania Turnpike (I-76) York Road (S.R. 0074) Boiling Springs Road (S.R. 0174) West Trindle Road (S.R. 0641)	Locust Point Road (S.R. 1007) West Lisburn Road (S.R. 2004) Williams Grove Road (S.R. 2011)	All roads not listed as arterials or collectors

4.4 Roadway System Issues and Deficiencies

Respondents to the March 2006 Community Survey and citizen comments during the plan review process cited several roads and intersections in the Township as having issues related to roadway conditions and/or speeding and traffic control that may warrant further study. These locations are listed below:

Roadways

- Boiling Springs Road (S.R. 0174)
- Creek Road (T-650)
- Eppley Road (T-568)
- Heisey Road (T-560)
- High Street (T-636)
- Kuhn Road (T-651)
- Lodge Road (T-603)
- Lutztown Road (T-551)
- Old Stone House Road (S.R. 2002)
- Sinclair Road (T-569)
- Simmons Road (S.R. 2007)
- Stought Road (T-554)
- West Lisburn Road (S.R. 2004)
- West Trindle Road (S.R. 0641)
- York Road (S.R. 0074)

Intersections

- Baish Road (T-559) & Heisey Road (T-560)
- Boiling Springs Road (S.R. 0174) & Locust Point Road (S.R. 1007)
- Boiling Springs Road (S.R. 0174) & Old Stone House Road (S.R. 2002)
- Ridge Road (T-598) & West Lisburn Road (S.R. 2004)
- West Keller Street (T-573) & Wertz Avenue (T-576)

- West Lisburn Road (S.R. 2004) & Williams Grove Road (S.R. 2011)
- West Trindle Road (S.R. 0641) & Sinclair Road (T-569)
- West Trindle Road (S.R. 0641) & West Lisburn Road (S.R. 2004)
- York Road (S.R. 0074) & Baish Road (T-559)
- York Road (S.R. 0074) & Old Stone House Road (S.R. 2002)
- York Road (S.R. 0074) & West Lisburn Road (S.R. 2004)

A critical element to maintaining a functioning roadway transportation system is the condition of existing bridges. Bridge rehabilitations or replacements are expensive and often require Federal, state and municipal funding for their improvement.

While Cumberland County maintains the existing pre-stressed concrete bridge (Bridge #Y-14) that carries Leidigh Drive (T-550) over the Yellow Breeches Creek, PennDOT owns and maintains two (2) bridges in Monroe Township that are currently posted with weight restrictions as listed below:

- Locust Point Road (S.R. 1007) bridge over Yellow Breeches Creek – 117 feet long – 10 Ton Posted Weight Limit Single, 15 Ton Combined
- Williams Grove Road (S.R. 2011) bridge over Dogwood Run – 20 feet long – 32 Ton Posted Weight Limit Single, 40 Ton Combined

It should be noted that the S.R. 2011 bridge over Dogwood Run is to be replaced with a new structure incorporated into PennDOT's proposed replacement of the existing S.R. 2011 bridge over the Yellow Breeches Creek, which is currently in the design phase of development.

The following projects in Monroe Township are listed for improvement under PennDOT's current Twelve Year Transportation Program (12-Year Plan):

- Shaeffer Road (T-561) – Rail highway grade crossing
- Locust Point Road (S.R. 1007) – Bridge replacements over Yellow Breeches Creek and mill race
- Williams Grove Road (S.R. 2011) – Bridge replacements over Yellow Breeches Creek and Dogwood Run

4.5 Bicycle and Pedestrian Facilities

While they may not immediately come to mind when thinking of travel modes and facilities, biking and walking are important elements of Monroe Township's transportation system. People often consider these only in terms of recreation, even though many individuals walk or ride for commuting and general transportation purposes as well. It is therefore important to consider bicycle and pedestrian needs as component of the overall transportation network.

Monroe Township is home to roughly four (4) miles of the white-blazed Appalachian National Scenic Trail (AT), which winds in and out of the Township along its western border through

farmlands, past rural homes and suburban subdivision, and up the wooded slopes of South Mountain to Centre Point Knob. Most residents are just minutes from the AT, the nation's longest marked hiking trail at roughly 2,175 miles and the first to be designated a National Scenic Trail in 1968. Even for those who do not hike the AT, it is one of the Township's essential scenic features. The corridor provides views to and from farmlands, woods, and ridgelines, providing an important buffer between lands affected by development.

Near Center Point Knob, the blue-blazed White Rocks Trail connects with the AT and runs along a ridgetop to White Rocks, an impressive erosional remnant geologic feature with panoramic views of South Mountain and the Cumberland Valley below. The trail, approximately 1.4 miles in total length, then continues from White Rocks downslope to a trailhead located on Kuhn Road (T-651).

Both the AT and White Rocks Trail corridors are protected by lands owned by the Federal Government and administered by the National Park Service (NPS). The NPS works cooperatively with other Federal and state resource agencies, the Appalachian Trail Conservancy (ATC), and local trail clubs to maintain, manage, and protect the trail. The Cumberland Valley Appalachian Trail Club (CVATC) is responsible for the Monroe Township section of the AT.

While not located in the Township, another long distance hiking trail is nearby. The 190-mile long Mason-Dixon Trail starts at Whiskey Spring, on the AT in South Middleton Township, passing immediately south of Monroe Township as it heads generally southeast to its terminus at Chadds Ford, Pennsylvania on the banks of the Brandywine River.

The Harrisburg Area Transportation Study (HATS) included in its 2030 Regional Transportation Study a Bicycle/Pedestrian Transportation Plan that identified Williams Grove Road (S.R. 2011) in the Township as a section of a designated Bicycle PA Route. It also recommended roadway shoulder improvements along S.R. 0641 (West Trindle Road) between Carlisle and Camp Hill, including the section in Monroe Township. In addition, the HATS plan identified the following roads as warranting consideration for potential roadway based bicycle/pedestrian improvements following the roads listed below:

- Sinclair Road (T-569)
- Eppley Road (T-568)
- Locust Point Road (S.R. 1007)
- Baish Road (T-559)
- Heisey Road (T-560)
- Park Place (S.R. 2008)
- York Road (S.R. 0074)
- Miller Boulevard (T-621)
- Indian Peg Road (Private)
- Kuhn Road (T-651)
- Creek Road (T-650)
- Leidigh Drive (T-550)

Whereas, Indian Peg Road is private, it would likely be more appropriate to follow Creek Road (T-650) between York Road (S.R. 0074) and Leidigh Drive (T-550) rather than Miller Boulevard (T-621), Indian Peg Road, and Kuhn Road (T-651) as suggested by the HATS plan.

While it has been suggested that the former trolley line between Mechanicsburg and Dillsburg could be a rail-trail candidate, numerous obstacles may make such a project infeasible. These include reversion of abandoned land to adjoining properties, removal of the passage beneath the Pennsylvania Turnpike (I-76), and development encroachment upon the corridor.

Establishment of a Yellow Breeches Greenway in Monroe Township may be an option and would provide hiking and biking recreational opportunities as well as environmental and natural resource benefits. Additional consideration should also be given to shoulder widening, roadway sight distance improvements, and traffic calming measures where appropriate in order to encourage and support safe biking and walking.

The Township's existing subdivision and land development ordinance (Ordinance No. 98-7) includes provisions requiring the installation of sidewalks in certain situations; and the existing zoning ordinance provides density bonuses for cluster developments that include pathways and trails to interconnect common open space. Consideration should be given to revising the existing land use regulations to provide additional opportunities for bicycle- and pedestrian-friendly development.

4.6 Transportation Analysis Summary

There is an adequate network of state highways crossing Monroe Township. The Township's continued input to PennDOT's 12-Year Plan is necessary to insure a quality road system.

The Township should consider undertaking a pavement management system for existing roads. A priority list of required improvements would be useful in planning capital expenditures.

Proposed new streets should provide for interconnection to existing and future developments.

The Township should adopt design standards for proposed streets in accordance with PennDOT design and construction specifications and consistent with Liquid Fuels Fund requirements.

The Township should periodically reevaluate the local classification of existing roads and revise them accordingly for inclusion in the Township's subdivision and land development ordinance and zoning ordinance as necessary.

Areas of the local roadway system identified as having issues or deficiencies should be further investigated.

Hiking trails are an integral part of the transportation network of the Township and should be preserved whenever possible.

Establishment of a Yellow Breeches Greenway should be considered in Monroe Township along with other improvements to encourage bicycle- and pedestrian-safe and friendly development.

Alternate means of transportation such as carpooling, public transit, light rail, and bicycling should be encouraged.

5.0 COMMUNITY FACILITIES, UTILITIES, AND SERVICES

5.1 Introduction

The intent of this section is to note existing community facilities and utilities in Monroe Township, and to discuss problem areas with some degree of detail. A study of facilities and utilities is essential to pinpoint future development issues both large and small. In Monroe Township, the review of water supply and wastewater treatment systems is of primary concern due to the ongoing problems within certain wastewater service areas and systems. Many of the sewerage problems have been present for several years and are clearly outlined in the Township's Act 537 Plan. The wastewater problems are the on-lot disposal systems. The Township's water supply, which has previously been deemed adequate, has been threatened with contamination due to insufficient wastewater disposal methods currently in operation. Review and revision of the existing Act 537 Plan is key to developing effective land use practices in Monroe Township.

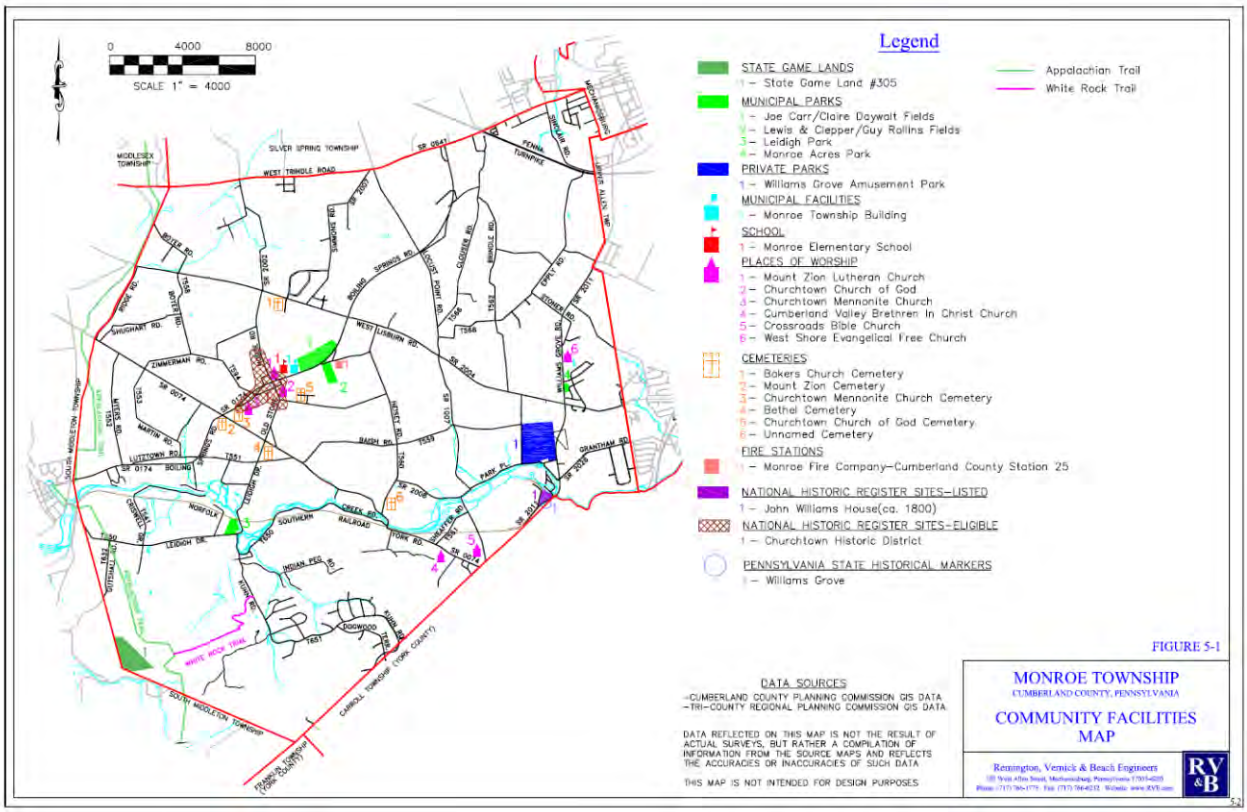
5.2 Community Facilities and Services

Most of Monroe Township's community facilities are centrally located near or in Churchtown, as can be seen on Figure 5-1. These facilities include the Monroe Township Municipal complex, Township park and recreational facilities, Monroe Elementary School (located on Boiling Springs Road), the Churchtown Historic District, and several cemeteries and places of worship. Figure 5-1 also identifies historic resources and other park and recreational facilities in the Township.

Monroe Elementary School is part of the Cumberland Valley (CV) School District, with a June 2005 enrollment of 367 students in Kindergarten through Grade 5. Monroe Township students beyond Grade 5 go to Eagle View Middle School and then on to Cumberland Valley High School, which are both located on the Carlisle Pike (U.S. Route 11) in Silver Spring Township. The June 2005 enrollments for the middle and high schools were 1,086 and 2,484 students, respectively. School officials expect somewhat steady growth of the student population in Monroe Township and the school district overall. The school district maintains a remodeling and construction program to add classroom space, as needed, for schools in the district.

Fire protection for Monroe Township is provided by the Monroe Fire Company, Cumberland County Station 25, which is an independent volunteer company located on Peffer Road (T-555). The Company and the Township have mutual aid agreements with fire companies in surrounding communities to provide additional assistance from outside the Township as needed.

The Township currently has no ambulance service of its own. Residents are provided with necessary ambulance service through agreements between Monroe Township and surrounding communities and emergency service providers. Basic Life Support (BLS) is provided by the following organizations:


0 4000 8000
SCALE 1" = 4000
Legend
STATE GAME LANDS
1 – State Game Land #305
MUNICIPAL PARKS
1 – Joe Carr/Claire Daywalt Fields
2 – Lewis & Clepper/Guy Rollins Fields
3 – Leidigh Park
4 – Monroe Acres Park
PRIVATE PARKS
1 – Williams Grove Amusement Park
MUNICIPAL FACILITIES
1 – Monroe Township Building
SCHOOL
1 – Monroe Elementary School
PLACES OF WORSHIP
1 – Mount Zion Lutheran Church
2 – Churchtown Church of God
3 – Churchtown Mennonite Church
4 – Cumberland Valley Brethren In Christ Church
5 – Crossroads Bible Church
6 – West Shore Evangelical Free Church
CEMETERIES
1 – Bakers Church Cemetery
2 – Mount Zion Cemetery
3 – Churchtown Mennonite Church Cemetery
4 – Bethel Cemetery
5 – Churchtown Church of God Cemetery
6 – Unnamed Cemetery
FIRE STATIONS
1 – Monroe Fire Company–Cumberland County Station 25
NATIONAL HISTORIC REGISTER SITES–LISTED
1 – John Williams House(ca. 1800)
NATIONAL HISTORIC REGISTER SITES–ELIGIBLE
1 – Churchtown Historic District
PENNSYLVANIA STATE HISTORICAL MARKERS
1 – Williams Grove
Appalachian Trail
White Rock Trail
FIGURE 5-1
DATA SOURCES
–CUMBERLAND COUNTY PLANNING COMMISSION GIS DATA
–TRI–COUNTY REGIONAL PLANNING COMMISSION GIS DATA
DATA REFLECTED ON THIS MAP IS NOT THE RESULT OF ACTUAL SURVEYS, BUT RATHER A COMPILATION OF INFORMATION FROM THE SOURCE MAPS AND REFLECTS THE ACCURACIES OR INACCURACIES OF SUCH DATA
THIS MAP IS NOT INTENDED FOR DESIGN PURPOSES
MONROE TOWNSHIP
CUMBERLAND COUNTY, PENNSYLVANIA
COMMUNITY FACILITIES MAP
Remington, Vernick & Beach Engineers
RV &B
5-2

Dillsburg EMS (York County Company 64 – Dillsburg): Part of Citizens' Hose Company No. 1, Dillsburg EMS provides BSL in Monroe Township for the area extending south of West Lisburn Road (S.R. 2004), including Heisey Road (T-560), Park Place (S.R. 2008), Miller Boulevard (T-621), Greenfield Drive (T-622), the east half of Indian Peg Road, the private roads extending from Rhoda Boulevard (T-590), York Road (S.R. 0074) east of Park Place (S.R. 2008), and Lynes Road (T-591).

Silver Spring Ambulance & Rescue Association (Cumberland County Ambulance Company 72 – New Kingstown): Silver Spring Ambulance provides BSL in Monroe for the area extending from the south side of West Trindle Road (S.R. 0641) west of Locust Point Road (S.R. 1007), including Simmons Road (S.R. 2007) and the roads extending from it, and along West Lisburn Road (S.R. 2004) west of Boiling Springs Road (S.R. 0174).

West Shore EMS (Cumberland County Ambulance Company 82 – Mechanicsburg): West Shore EMS provides BSL in Monroe for the area extending from the south side of West Trindle Road (S.R. 0641) east of Locust Point Road (S.R. 1007), including Locust Point Road (S.R. 1007) north of West Lisburn Road (S.R. 2004), Boiling Springs Road (S.R. 0174) north of West Lisburn Road (S.R. 2004), and West Lisburn Road (S.R. 2004) east of Boiling Springs Road (S.R. 0174).

Yellow Breeches EMS, Inc. (Cumberland County Ambulance Company 91 – Mt. Holly Springs): Yellow Breeches EMS provides BSL in the Township for the area extending south of West Lisburn Road (S.R. 2004) and west of Heisey Road (T-560), including the west half of Indian Peg Road and the White Rock Acres area.

West Shore EMS also provides Advanced Life Support (ALS) to Monroe Township as well as all of Cumberland County. In cooperation with West Shore EMS, Cumberland Goodwill EMS (part of Cumberland Goodwill Fire Rescue EMS of Carlisle) provides Mobile Intensive Care Unit (MICU) services in central Cumberland County, including Monroe Township. In addition, Life Lion Aeromedical Services (a service of Pennsylvania State University's Milton S. Hershey Medical Center) operates two (2) helicopters for the transport of severely injured patients who need immediate critical or trauma care.

Police protection and law enforcement in Monroe Township is primarily provided by the Pennsylvania State Police, Troop H, from the Carlisle Station located on Commerce Avenue.

The Cumberland County Sheriff's Department also performs a variety of duties, including:

- Serving warrants and subpoenas and processing bench warrants;
- Transporting prisoners;
- Providing security at the Cumberland County Courthouse and other county facilities;
- Issuing licenses to carry and sell firearms and licenses to sell precious metals;
- Executing court orders to sell real estate or personal property;
- Working with local, state, and Federal law enforcement agencies and the Cumberland County Drug Task Force;

- Providing community services such as the "outmate work program" involving Cumberland County Prison inmates, fingerprinting and photographing children to identify them if they become missing, and providing DARE drug education for children and TRIAD to prevent crimes against senior citizens.

5.3 Public Utilities and Services

The northeast corner of Monroe Township to Clouser Road (T-566), including the Wertz development area is served with electric power by PPL Electric Utilities Corporation. The remainder of the Township is served by Metropolitan Edison (Met-Ed). The boundaries for these service areas have been previously established by the Pennsylvania Public Utilities Commission (PUC). If anyone within the territory of one company wishes to be served by another, they may be released by the first company, but the cost of bringing power in from another company will be charged to the new customer.

All of Monroe Township is a territory of UGI Utilities, Inc. (UGI). Currently, only a few small areas along West Trindle Road (S.R. 0641) are served with gas. If any future developments desire gas service, UGI has stated that it will provide the feasibility study, engineering, and service installation.

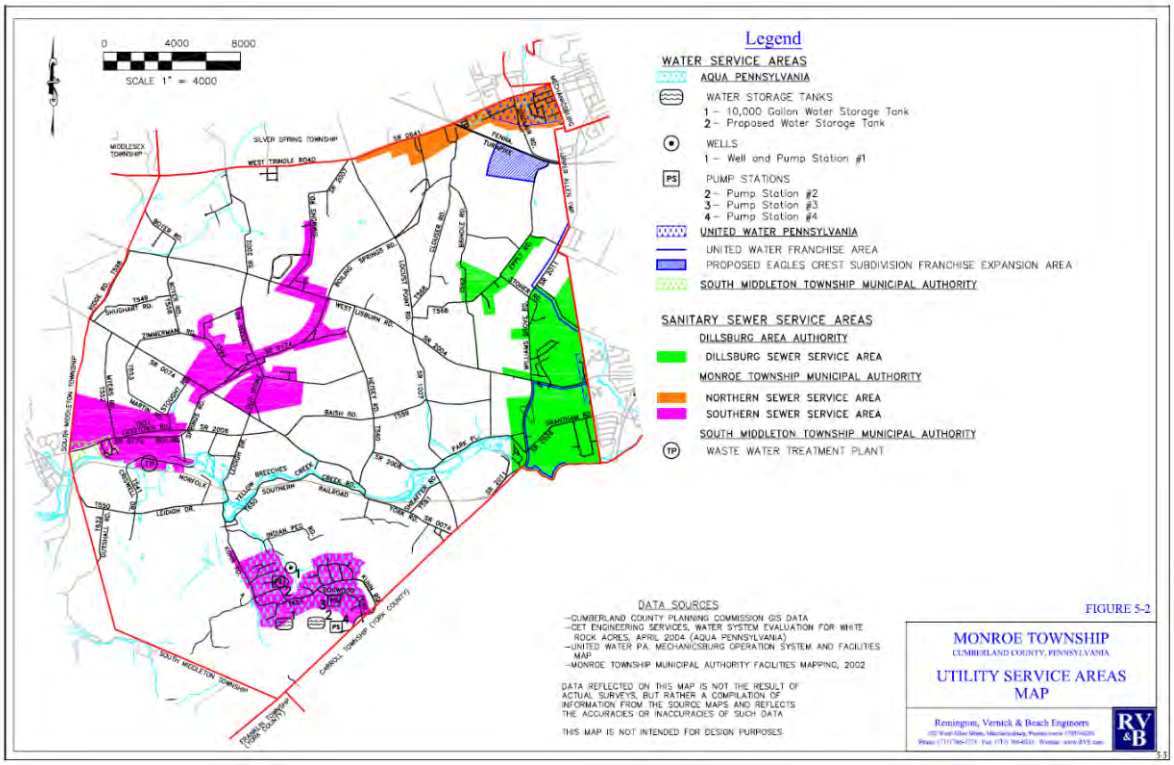
Verizon and Embarq provide telephone service and maintain telephone lines within Monroe Township. Telephone service is available throughout the Township.

Comcast Cable Communications, Inc. provides cable television service to residents of Monroe Township. Cable television service is available throughout much of the Township.

5.4 Community Water Supplies

The northeastern corner of Monroe Township, adjacent to Mechanicsburg Borough and Silver Spring Township, is served by United Water Pennsylvania (See Figure 5-2). This water company also serves areas of Upper Allen Township, Lower Allen Township, Hampden Township, Mechanicsburg Borough, and Silver Spring Township. The sources of water for the company consist of surface water from the Yellow Breeches Creek and groundwater drawn from a 115-foot deep well on North Market Street in Mechanicsburg. The company owns and operates two (2) treatment plants in the area. The Richard C. Rabold Water Treatment Plant processes water from the Yellow Breeches Creek, while the Market Street Water Treatment Plan processes water taken from the well.

Potential future expansions of United Water Pennsylvania service in Monroe Township include the proposed Eagles Crest and Meadows of Ashcombe subdivisions in the northeast and southeast corners of the Township, respectively.


0 4000 8000
SCALE 1" = 4000
Legend
WATER SERVICE AREAS
AQUA PENNSYLVANIA
WATER STORAGE TANKS
1 – 10,000 Gallon Water Storage Tank
2 – Proposed Water Storage Tank
WELLS
1 – Well and Pump Station #1
PUMP STATIONS
2 – Pump Station #2
3 – Pump Station #3
4 – Pump Station #4
UNITED WATER PENNSYLVANIA
UNITED WATER FRANCHISE AREA
PROPOSED EAGLES CREST SUBDIVISION FRANCHISE EXPANSION AREA
SOUTH MIDDLETON TOWNSHIP MUNICIPAL AUTHORITY
SANITARY SEWER SERVICE AREAS
DILLSBURG AREA AUTHORITY
DILLSBURG SEWER SERVICE AREA
MONROE TOWNSHIP MUNICIPAL AUTHORITY
NORTHERN SEWER SERVICE AREA
SOUTHERN SEWER SERVICE AREA
SOUTH MIDDLETON TOWNSHIP MUNICIPAL AUTHORITY
WASTE WATER TREATMENT PLANT
DATA SOURCES
–CUMBERLAND COUNTY PLANNING COMMISSION GIS DATA
–GET ENGINEERING SERVICES, WATER SYSTEM EVALUATION FOR WHITE ROCK ACRES, APRIL 2004 (AQUA PENNSYLVANIA)
–UNITED WATER PA. MECHANICSBURG OPERATION SYSTEM AND FACILITIES MAP
–MONROE TOWNSHIP MUNICIPAL AUTHORITY FACILITIES MAPPING, 2002
DATA REFLECTED ON THIS MAP IS NOT THE RESULT OF ACTUAL SURVEYS, BUT RATHER A COMPILATION OF INFORMATION FROM THE SOURCE MAPS AND REFLECTS THE ACCURACIES OR INACCURACIES OF SUCH DATA
THIS MAP IS NOT INTENDED FOR DESIGN PURPOSES
FIGURE 5-2
MONROE TOWNSHIP
CUMBERLAND COUNTY, PENNSYLVANIA
UTILITY SERVICE AREAS MAP
Remington, Vernick & Beach Engineers
RV &B

A relatively small service area in the west central part of the Township is served by the South Middleton Township Municipal Authority. This section along Boiling Springs Road (S.R. 0174) includes the Allenberry Resort Inn and Playhouse area. The Authority receives water from two (2) existing wells that are expected to provide adequately to the service area in the future.

The largest contiguous area currently served with water is the White Rock Acres subdivision, located in the southern part of the Township just northwest of the Township line. Aqua Pennsylvania, Inc. serves this area. The sources of water for this distribution system are one (1) well and one (1) spring, with design provisions for future expansion. The water from these sources is chlorinated to inhibit bacterial growth during distribution.

The Williams Grove Mobile Home Park is served with chlorinated water from a spring inside the park. A well is used as the water source serving the Williams Grove Amusement Park and Williams Grove Speedway. Water for both areas is chlorinated prior to distribution. It is not expected that either system will ever be expanded.

The remainder of the Township utilizes individual on-lot wells as water sources. Numerous wells in the Township have been or have the potential for contamination by on-lot septic systems. The Township Act 537 plan and Pennsylvania Department of Environmental Protection have both identified wastewater as a continuing issue to be addressed in order to prevent major well problems from occurring.

A discussed previously, several wells in the northwest corner of the Township have experienced water level reductions or complete losses resulting in part from dewatering activities at the Hempt Bros., Inc., Locust Point Quarry operations. Careful thought should be given to any proposed on-lot wells within the zone of influence of the quarry as identified by PADEP.

In response to some of the on-lot water supply issues facing the Township, zoning and land development controls have been adopted. However, these controls should be reviewed and revised as needed. The protection and preservation of groundwater supplies is an important factor to consider in the growth and development of Monroe Township, both in terms of how existing needs are affected and how and where future needs may arise.

5.5 Wastewater Treatment

Responsibility for wastewater sewage handling in the Township lies with the Monroe Township Municipal Authority, which has established inter-municipal agreements with adjoining communities to treat and dispose of sanitary sewage produced in the Township.

A portion of Monroe Township's sewage is handled and treated at the South Middleton Township Municipal Authority's wastewater treatment plant. The plant is located in Monroe Township along Criswell Drive (T-541). This facility handles wastewater discharge from areas in South Middleton Township, as well as collection systems in the western and central areas of Monroe

Township and discharge from the White Rock Acres collection system (See Figure 5-2). Discharge from the plant is to the Yellow Breeches Creek and the waste sludge is used for agricultural application. The plant was constructed with provisions for future expansion requirements.

Wastewater discharge from areas along the northern side of the Township are handled by the Borough of Mechanicsburg's wastewater treatment plant located off of West Church Road on the west end of the Borough. In addition to the Borough and part of Monroe Township, this facility also treats sewage from areas of Hampden, Silver Spring, and Upper Allen Townships. Discharge from the plant is to the Conodoguinet Creek via a five (5) mile long pipeline. Potential future expansions of the service area in Monroe Township to this plant include the proposed Eagles Crest and Trindle Station (Phase II) subdivisions. The plant was constructed with provisions for future expansion requirements.

Wastewater discharge from areas along the eastern side of the Township is handled by the Dillsburg Area Authority's wastewater treatment plant along the north side of Old Mill Road in Carroll Township, York County. In addition to part of Monroe Township, the Dillsburg Area Authority is also responsible for sewage collection and treatment for Dillsburg Borough and areas of Carroll and Franklin Townships. Potential future expansions of the service area in Monroe Township include the existing Monroe Acres and proposed Meadows of Ashcombe subdivisions.

Brackbill's Mobile Home Park, Williams Grove Amusement Park, and Williams Grove Speedway are all served by community on-lot subsurface disposal systems. Williams Grove Mobile Home Park is served by a wastewater treatment facility. All other areas of the Township utilize individual on-lot disposal systems (individual septic tanks and fields). The septage from these disposal systems is disposed of through land application. The major problems that face Monroe Township at present involve these on-lot disposal systems. As can be seen on Figure 1-11, severe and extremely severe soil limitations for on-lot disposal cover much of the Township, and many on-lot systems do not perform properly. The Act 537 Plan for Monroe Township states that the on-lot disposal area at the Williams Grove Speedway becomes a swamp after racing events. Odor and groundwater contamination have been outlined by the Act 537 Plan as the primary problems at the other sites named above.

The current sewage disposal problem at the Williams Grove Amusement Park and Speedway is caused by a short time/high load situation. This problem may be solved by large capacity storage tanks that could spread the peak load out over a longer period.

The existing Act 537 Plan indicates that poor siting of disposal fields by developers was the first of many mistakes that led to the current situation in the Township. Much of the soil in Monroe Township is simply not capable of the sewage assimilation demanded of it.

In response to some of the sanitary sewage disposal issues facing the Township, zoning and land development controls have been adopted as well as on-lot management and dry sewer ordinances. However, these measures should be reviewed and revised as needed.

Inflow and infiltration (I&I) is suspected as contributing to capacity and treatment issues for sanitary sewage in the White Rock Acres area. In addition, nutrient limits and enhanced phosphorus removal criteria being considered by PADEP as part of its Chesapeake Bay Tributary strategy have a bearing on disposal measures in the Township as a whole, and could potentially greatly affect its wastewater treatment capacity and associated costs.

Since completion of the existing Act 537 Plan, many changes have occurred in the Township, including the expansion of public sewer service areas and additional development utilizing on-lot disposal methods. The existing Act 537 Plan should be updated to reflect the changes that have occurred, and which are anticipated to occur, in the Township in order to serve as an additional tool to assist in the development of sound land use strategies. This effort should also consider the effects of PADEP's Chesapeake Bay Tributary strategy and whether or not revisions to the Township's existing sanitary sewage management ordinances are necessary.

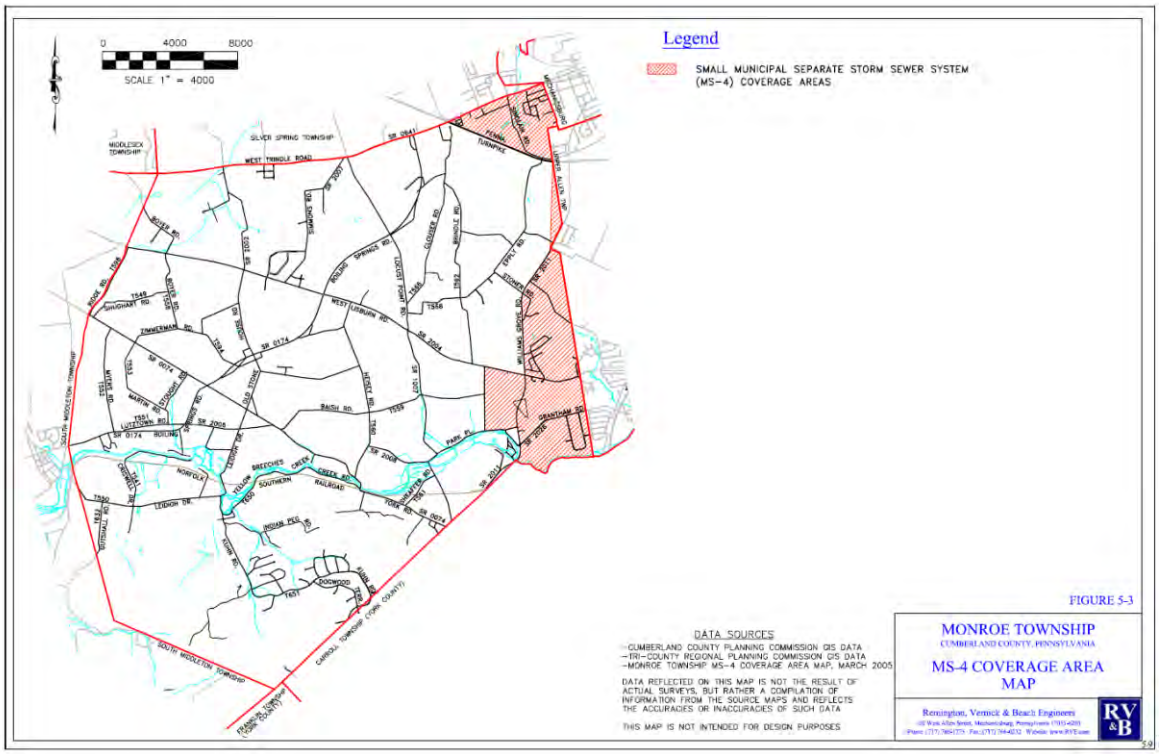
5.6 Stormwater Management

Historically, stormwater management in the Township was handled largely by on-lot or regional conveyance and control facilities for larger subdivisions and in the more densely developed urbanized areas. Elsewhere, stormwater management and control was non-existent.

The Monroe Township Board of Supervisors recognized that inadequate management of stormwater runoff increases downstream flooding, erodes and/or silts in stream channels, pollutes water, overloads existing drainage facilities, and reduces the groundwater table. In response to this, the Township adopted a stormwater management ordinance in March 1998 (Ordinance No. 98-2). The ordinance is intended to provide a comprehensive program of regulations to more effectively manage stormwater runoff and soil erosion and sedimentation resulting from construction and development activities, the Township.

In addition to administering the local Stormwater Management Ordinance, the Township has responsibility for monitoring and reporting requirements for stormwater discharges under the Pennsylvania Department of Environmental Protection's Small Municipal Separate Storm Sewer Systems (MS-4's) permit program.

The MS-4 permit area (See Figure 5-3) consists of the eastern edge of the Township, which falls within the Harrisburg urbanized area as defined by the 2000 Census. While a stormwater discharge monitoring and reporting program is required for this area under the MS-4 permit, a Township-wide program should be considered for implementation.


0 4000 8000
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SMALL MUNICIPAL SEPARATE STORM SEWER SYSTEM (MS-4) COVERAGE AREAS
FIGURE 5-3
DATA SOURCES
-CUMBERLAND COUNTY PLANNING COMMISSION GIS DATA
-TRI-COUNTY REGIONAL PLANNING COMMISSION GIS DATA
-MONROE TOWNSHIP MS-4 COVERAGE AREA MAP, MARCH 2005
DATA REFLECTED ON THIS MAP IS NOT THE RESULT OF ACTUAL SURVEYS, BUT RATHER A COMPILATION OF INFORMATION FROM THE SOURCE MAPS AND REFLECTS THE ACCURACIES OR INACCURACIES OF SUCH DATA
THIS MAP IS NOT INTENDED FOR DESIGN PURPOSES
MONROE TOWNSHIP
CUMBERLAND COUNTY, PENNSYLVANIA
MS-4 COVERAGE AREA MAP
Remington, Vernick & Beach Engineers
RV &B

5.7 Community Facilities, Utilities, and Services Summary

Many of the Township's community service facilities are located in the Churchtown area, including the municipal complex, recreational fields, fire company, elementary school, cemeteries, places of worship, and historic district.

Fire protection is provided by the Monroe Fire Company, an independent volunteer company. Assistance from adjacent communities is available, if needed.

Ambulance service is provided by nearby communities and independent service providers. There is no separate Monroe Township ambulance company.

Police protection and law enforcement in the Township is primarily provided by the Pennsylvania State Police.

Most of the Township water supply comes from privately owned on-lot wells. High nitrate levels in certain wells have been identified in the Township's existing Act 537 Plan.

Protection and preservation of groundwater supplies is an important factor to consider in the growth and development of the Township.

The existing Act 537 Plan should be updated to consider changes that have occurred, and are anticipated to occur, in order to serve as an additional tool in the development of sound land use strategies.

Future development should be encouraged to occur adjacent to problem areas so that sufficient density will be created to provide economical solutions to sanitary sewer issues.

Most of the soils in Monroe Township are not well suited for subsurface sewage disposal. Strict adherence to PADEP regulations is required where on-lot disposal is proposed.

Public water and sewer service should be encouraged in specific areas of the Township where growth is occurring, in consideration of the feasibility of the expansion and upgrade of existing facilities, in order to alleviate current deficiencies and prevent future problems.

A Township-wide stormwater discharge monitoring and reporting program should be considered in addition to the requirements of the existing MS-4 permit.

6.0 LAND USE AND ZONING

6.1 Introduction

The study of land use trends in Monroe Township can be used to identify potential conflicts for future or modified existing land uses. Land use in Monroe Township since the 1968 Comprehensive Plan was prepared has not significantly changed until recent years. Residential development pressures from the surrounding townships have increased sharply. The new and growing residential areas often use land with good agricultural properties. Future development decisions must be made based on past land uses, as well as other analyses. Existing land uses were reviewed to highlight significant development trends within the Township.

Land use in the Township can be classified in the following categories: agricultural or vacant, agricultural security areas (ASA's), residential, commercial, industrial, and public or semi-public. Vacant areas may also consist of open spaces including natural and wooded areas, floodplains, wetlands, ponds, and scenic vistas.

6.2 History

Organized in 1825, Monroe Township has generally grown slowly, even if at a recently seemingly increasing rate. The Township was formed by dividing Allen Township, which had originally composed a large portion of Cumberland County. Churchtown is located in the central portion of the Township, and was originally settled when a church was constructed in 1790. In 1804, Jacob Wise built a stone house in the area and the small village of Churchtown grew around it. The Churchtown Historic District, identified on Figure 6-1, was certified by the Pennsylvania Historical and Museum Commission (PHMC) on April 28, 1993 as being eligible for listing on the National Register of Historic Places.

Lutztown, located southwest of Churchtown, was named for the family who originally settled there. A tavern or roadhouse was built near Lutztown about two hundred (200) years ago. Other early Township settlements were Leidigh's Mill and Station, Brant's Station, Roxbury, and Worleystown, which are scattered throughout the Township.

Numerous existing buildings in Monroe Township are pre-Civil War (1861) structures. The John Williams House, built about 1800, is located approximately one-half (½) mile south of Williams Grove along Grantham Road (S.R. 2026), and is listed on the National Register of Historic Places. The Benjamin Gibler House, erected about 1820, has been identified and researched by the Cumberland County Historical Society. "*History of Cumberland County, Pennsylvania, with Illustrations*" written in 1879 by the Reverend Conway D. Wing, noted several buildings of this period in Monroe including Trindle Station; the past residences of J. W. Strock and J. C. Reeser; and the Trindle Spring Dairy, the past residence of John Nisley.

Table 6-1 provides a list of historic buildings in the Township. "Theme houses" are identified as houses having a "look" consistent with construction in the 18th and 19th Centuries. "Variations" are identified as houses of later construction, typically up to about 1930. Figure 6-1 identifies the approximate location of historic houses in the Township and includes those within the Churchtown Historic District. Over one hundred (100) of the buildings listed in Table 6-1 are reasonably certain to predate the Civil War (1861), with just under ninety (90) more as being probable for dating to that time.

Table 6-1: Historic Buildings (ca. 1700's – ca. 1930) – Monroe Township

No.	Building	Pre-Civil War (1861)?	Date Built	Source/Criteria/Notes (See listing at end for full source citations)
		Houses		
1	1012 Baish Rd.	Probably	Pre-1858?	Bridgens; Proportions; Probably log
2	1060 Baish Rd. (*Henry Miller House*)	YES	ca. 1790	CCHRS #041-023-249
3	1191 Baish Rd.		1900 (Barn, 1886)	Century Farm
4	1220 Baish Rd.		Post-1872	Beers Atlas
5	1256 Baish Rd.			
6	830 Boiling Springs Rd. *(Variation)*			
7	849 Boiling Springs Rd.			
8	856 Boiling Springs Rd.	Probably		Proportions
9	995 Boiling Springs Rd. (*John Beelman House*) *(Variation)*	YES	ca. 1840	CCHRS #041-023-010
10	1024 Boiling Springs Rd.		ca. 1887-1880?	CCHRS #041-023-011
11	1040 Boiling Springs Rd. (*Samuel Cocklin House*)	YES	ca. 1842	CCHRS #041-023-012
12	1084 Boiling Springs Rd.	Probably	Pre-1858?	Bridgens
13	1146 Boiling Springs Rd.			
14	1155 Boiling Springs Rd.		Pre-1872?	Beers Atlas
15	1210 Boiling Springs Rd.			
16	1251 Boiling Springs Rd.	YES	ca. 1841	Vanderlodge, pgs. 188-190
17	1259 Boiling Springs Rd. (*Nicholas Morrett House*)	YES	1840-1841	Vanderlodge, pgs. 190-194
18	1261 Boiling Springs Rd.	YES	1831	Vanderlodge, pgs. 24-27
19	1263 Boiling Springs Rd.	YES	ca. 1830's/1841	Vanderlodge, pgs. 27-28
20	1265 Boiling Springs Rd.	YES	ca. 1830's/1844	Vanderlodge, pgs. 28-29
21	1267 Boiling Springs Rd.	YES	1832-34/ 1843-1844	Vanderlodge, pgs. 29-31
22	1269 Boiling Springs Rd.	YES	1849-1850	Vanderlodge, pgs. 31-32
23	1272 Boiling Springs Rd.	Possibly	Pre-1869	Vanderlodge, pgs. 120-125
24	1274 Boiling Springs Rd.	YES	1850-1852	Vanderlodge, pgs. 125-130

No.	Building	Pre-Civil War (1861)?	Date Built	Source/Criteria/Notes (See listing at end for full source citations)
25	1276 Boiling Springs Rd.	YES	1850-1852	Vanderlodge, pgs. 125-130
26	1278 Boiling Springs Rd.	YES	Pre-1851	Vanderlodge, pgs. 130-131
27	1279 Boiling Springs Rd. (*Adam Kyle House*)	YES	1823-1824	Vanderlodge, pgs. 133-136
28	1280B Boiling Springs Rd.		1873-1882	Vanderlodge, pgs. 132-133
29	1281 Boiling Springs Rd. (*Joseph Fahrenbaugh House*)		1877	Vanderlodge, pgs. 136-137
30	1283 Boiling Springs Rd. (*John River House*)	YES	1831	Vanderlodge, pgs. 137-138
31	1284 Boiling Springs Rd.	YES	1853-1860	Vanderlodge, pgs. 148-149
32	1285 Boiling Springs Rd. (*Zell Home*)	YES	1831	Vanderlodge, pgs. 138-141
33	1288 Boiling Springs Rd.	YES	Pre-1841 (Likely early 1800's)	Vanderlodge, pgs. 146-148
34	1289 Boiling Springs Rd.	YES	1829-1832	Vanderlodge, pgs. 142-143
35	1348 Boiling Springs Rd.			
36	1369 Boiling Springs Rd.			
37	1386 Boiling Springs Rd. (*Culbertson/Diller House*) *(Variation)*	Probably	Pre-1858? (ca. 1750?)	Bridgens; Log house (partially); Determined not eligible by PHMC – 9/18/00
38	1445 Boiling Springs Rd.	Probably	Pre-1858?	Bridgens; Proportions
39	1549 Boiling Springs Rd.	Probably	Pre-1858?	Bridgens; Proportions
40	1559A Boiling Springs Rd. *(Allenberry stone mansion house)*	YES	ca. 1812-1820	Tritt, et. al./Heinze; Stone house
41	1559B Boiling Springs Rd. *(Allenberry stone spring house)*	YES	ca. late 1700's	Tritt, et. al./Heinze; Proportions; Stone house
42	1571A Boiling Springs Rd. *(Another stone mansion house)*	Probably		Stone houses generally pre-1860 in Monroe
43	1571B Boiling Springs Rd. *(Smaller stone house near road)*	Probably		Proportions; Stone house
44	1590 Boiling Springs Rd.	Probably		Stone house
45	105 Boyer Rd. (*Samuel Eberly House*)	YES	Pre-1826	CCHRS #041-023-181
46	181 Boyer Rd.	Probably	Pre-1858?	Bridgens; Stone houses generally pre-1860 in Monroe
47	190 Boyer Rd.	Probably	Pre-1858?	Bridgens; Proportions
48	215 Boyer Rd.			
49	1180 Brandt Rd.			
50	1299 Brandt Rd.	YES	ca. 1850's or earlier	Vanderlodge, pgs. 51-52
51	132 Brindle Rd. (*Thomas McElhenny House*)	YES	ca. 1849-1852	CCHRS #041-023-263
52	205 Brindle Rd. (*Frederick & Barbara Gantz House*)	YES	1839-1840	CCHRS #041-023-262
53	245 Brindle Rd. (*Michael Wenger House*)	YES	ca. 1830-1840	CCHRS #041-023-261; Log house
54	316 Brindle Rd.	Probably	Pre-1858?	Bridgens; Proportions
55	335 Brindle Rd. (*Peter Brindle House*)	YES	ca. 1840	CCHRS #041-023-040; Log house
56	1301 Church St. *(Variation)*		1928	Vanderlodge, pgs. 144-145
57	1310 Church St. *(Variation)*		1936	Vanderlodge, pgs. 82-83
58	1316 Church St.	YES	1849-1850	Vanderlodge, pgs. 81-82

No.	Building	Pre-Civil War (1861)?	Date Built	Source/Criteria/Notes (See listing at end for full source citations)
59	1320 Church St.	YES	ca. 1817/1900	Vanderlodge, pgs. 78-80
60	1327 Church St.			
61	1329 Church St.			
62	37 Clouser Rd.(?) *(Half stone, half frame farmhouse)*		Post-1872	Beers Atlas
63	69 Clouser Rd.	Probably	Pre-1858?	Bridgens; Half stone house
64	96 Clouser Rd. *(Variation)*			
65	146 Clouser Rd.			
66	188 Clouser Rd.	Probably	Pre-1858?	Bridgens; Proportions
67	207 Clouser Rd.	Probably	Pre-1858?	Bridgens; Half stone house
68	273 Clouser Rd. *(Variation)*			
69	19 Clouser Rd. Spur		Post-1872	Beers Atlas
70	1186 Creek Rd.	Probably	ca. 1825	Owner (Wendy Plowman); Proportions
71	1275 Creek Rd. *(Variation)*			
72	1369 Creek Rd.			
73	1245 Creekview Lane *(Old frame house only. Log cabin was moved in from outside Monroe)*		Post-1872	Beers Atlas
74	381 Criswell Dr.			
75	456 Criswell Dr.	Probably		Proportions
76	497 Criswell Dr.	Probably		Log and half timbered house; 1830's interior woodwork
77	512 Criswell Dr.			
78	542A Criswell Dr.			
79	542B Criswell Dr. *(Log cabin)*	Probably		Log houses generally pre-1860 in Monroe
80	542C Criswell Dr. *(Log cabin)*	Probably		Log houses generally pre-1860 in Monroe
81	561 Criswell Dr.	Probably		Proportions
82	570 Criswell Dr.			
83	415 Dunkleberger Rd.			
84	717 Eppley Rd.			
85	720 Eppley Rd.			
86	765 Eppley Rd.			
87	776 Eppley Rd.	Probably	Pre-1858?	Bridgens; Proportions
88	821 Eppley Rd.	Probably	Pre-1858?	Bridgens; Proportions
89	880 Eppley Rd.	Probably	Pre-1858?	Bridgens; Proportions
90	895 Eppley Rd.			
91	904 Eppley Rd.			
92	1045 Eppley Rd. (*Adam & Rebecca Schenck House*)		1871	CCHRS #041-023-018; Datestone on house
93	832 Fisher Rd.(?)			
94	849 Fisher Rd. *(Variation)*			
95	175 Fertenbaugh Ln.	YES	ca. 1810?	CCHRS #041-023-133
96	324 Gish Ln.	YES	Pre-1854	Vanderlodge, pgs. 185-188
97	950 Green Ln.			

No.	Building	Pre-Civil War (1861)?	Date Built	Source/Criteria/Notes (See listing at end for full source citations)
98	548 Gutshall Rd.			
99	552 Gutshall Rd.			
100	554 Gutshall Rd.			
101	558 Gutshall Rd.			
102	562 Gutshall Rd.			
103	564 Gutshall Rd.			
104	588 Gutshall Rd.			
105	997 Hauck Rd.			
106	280 Heisey Rd. *(Variation)*			
107	345 Heisey Rd. *(Variation)*		ca. 1885	Van Dolsen, pgs. 45-47
108	410 Heisey Rd.	Probably	Pre-1858?	Bridgens; Proportions
109	460 Heisey Rd. (*G. Brandt/J. Plank Farm)*	YES	ca. ?/ 1856-1859	CCHRS #041-023-087
110	1261 High St.	YES	1844-1846	Vanderlodge, pgs. 22-24
111	1263 High St.	YES	1843	Vanderlodge, pgs. 20-22
112	1265 High St.	YES	ca. 1844-1847	Vanderlodge, pgs. 18-19
113	1266 High St.	YES	ca. 1834	Vanderlodge, pgs. 12-14
114	1267 High St.	YES	Pre-1850	Vanderlodge, pgs. 15-17
115	1284 High St.	YES	1851	Vanderlodge, pgs. 98-100
116	1287 High St.	YES	1844-1846	Vanderlodge, pgs. 61-63
117	1288 High St.	YES	1848-1849	Vanderlodge, pgs. 95-97
118	1289 High St.	YES	1842	Vanderlodge, pgs. 63-64
119	1290 High St.		1887-1888	Vanderlodge, pgs. 93-95
120	1291 High St.	YES	1850	Vanderlodge, pgs. 64-65
121	1295 High St.		1888	Vanderlodge, pgs. 65-66
122	1302 High St.	YES	1856-1859	Vanderlodge, pgs. 90-91
123	1306A High St.		ca. early 20th cen.	Vanderlodge, pgs. 88-89
124	1306B High St.		ca. early 20th cen.	Vanderlodge, pgs. 88-89
125	1306C High St.		ca. early 20th cen.	Vanderlodge, pgs. 88-89
126	1306D High St.		ca. early 20th cen.	Vanderlodge, pgs. 88-89
127	1311 High St. (*John Swanger House*)	YES	1859-1860	CCHRS #041-023-314; Vanderlodge, pgs. 68-70
128	1312 High St.	YES	1843	Vanderlodge, pgs. 87-88
129	1314 High St.	YES	1849	Vanderlodge, pgs. 83-87
130	1497 Kuhn Rd.	Probably	Pre-1858?	Bridgens; Proportions
131	1291 Leidigh Dr. *(Variation)*			
132	1322 Leidigh Dr.	Probably	Pre-1858?	Bridgens; Proportions
133	1385 Leidigh Dr.	Probably	Pre-1858?	Bridgens; Proportions
134	1387 Leidigh Dr.	Probably	Pre-1858?	Bridgens
135	1458 Leidigh Dr.			
136	1463 Leidigh Dr.			
137	1480 Leidigh Dr.	Probably		Half log and log houses generally pre-1860 in Monroe

No.	Building	Pre-Civil War (1861)?	Date Built	Source/Criteria/Notes (See listing at end for full source citations)
138	1526 Leidigh Dr.	Probably	Pre-1858?	Bridgens; Proportions
139	1538 Leidigh Dr. *(Variation)*			
140	1540 Leidigh Dr. *(Variation)*			
141	1600(?) Leidigh Dr. *(Stone house near RR tracks, along Appalachian Trail)*	Probably		Stone houses generally pre-1860 in Monroe
142	1319 Lisburn Rd. (*Jacob Eberly House*)		1862	CCHRS #041-023-051
143	1360 Lisburn Rd.	Probably	Pre-1858?	Bridgens; Proportions
144	1377 Lisburn Rd. (*John Gleim House*)	YES	1841-1842	CCHRS #041-023-030
145	1404 Lisburn Rd. (*Joseph Bomberger House*)	YES	ca. 1850?	CCHRS #041-023-038
146	1430 Lisburn Rd. (*John Brandt House*)	YES	1837-1840	CCHRS #041-023-037
147	1500 Lisburn Rd. (*Phillip Zeigler House*)		1870-1872	CCHRS #041-023-017
148	1522 Lisburn Rd.	YES	ca. 1840	CCHRS #041-023-016
149	1576 Lisburn Rd. (*John Meixel House*)	YES	ca. 1816	CCHRS #041-023-013; Schaumann, pgs. 150-151
150	1595 Lisburn Rd.			
151	1602 Lisburn Rd.	Probably	Pre-1858?	Bridgens; Proportions; Brick-encased log house
152	1698 Lisburn Rd.			
153	1710 Lisburn Rd. (*Abraham Herr Farm*)	YES	ca. 1795 – 1820	CCHRS #041-023-155; Schaumann, pg. 148
154	1815 Lisburn Rd. *(Variation)*			
155	1880 Lisburn Rd.	YES	ca. 1820 (Barn, ca. 1800)	Van Dolsen; CCHRS #030-98 & 99
156	1885 Lisburn Rd.	YES	ca. 1800	Van Dolsen; CCHRS #030-98 & 99
157	1(?) Locust Pt. Rd. (*John Greegor House*) *(Frame farmhouse)*	YES	1856-1859	CCHRS #041-023-005
158	39 Locust Pt. Rd.	Probably	Pre-1858?	Bridgens
159	89(?) Locust Pt. Rd. (*Christian Fulmer House*) *(Log farmhouse with front two-tiered porch)*	YES	ca. 1850?	CCHRS #041-023-007; Log house
160	126 Locust Pt. Rd.			
161	144 Locust Pt. Rd. (*John Gratz House*)	YES	1835	CCHRS #041-023-009; Log house
162	190 Locust Pt. Rd.			
163	203 Locust Pt. Rd.			
164	258A Locust Pt. Rd. (*Henry Enck, Sr. House*)	YES	1844-1850	CCHRS #041-023-020; Log house
165	291 Locust Pt. Rd. (*Abraham & Mary Hertxler House*)	YES	Pre-1858	CCHRS #041-023-019
166	348 Locust Pt. Rd.			
167	380 Locust Pt. Rd.	Probably	Pre-1858?	Bridgens; Proportions; Part stone
168	449 Locust Pt. Rd.	YES	1786	Keefer/Berkheimer, pgs. 92-92
169	575 Locust Pt. Rd. *(Variation)*			
170	441 Long Rd.	Probably	Pre-1858?	Bridgens; Proportions
171	1329 Lutztown Rd.	Probably	Pre-1858?	Bridgens; Proportions
172	1446 Lutztown Rd.	Probably	Pre-1858?	Bridgens: Stone houses generally pre-1860 in Monroe

No.	Building	Pre-Civil War (1861)?	Date Built	Source/Criteria/Notes (See listing at end for full source citations)
173	1447 Lutztown Rd.	YES	ca. 1775	CCRHP
174	1453 Lutztown Rd. *(Variation)*			
175	1460 Lutztown Rd.	YES	ca. pre-1800	Cumberland County 250th Anniversary Architectural Tour – Ed LaFond, expert
176	295 Martin Rd. A *(Main house, brick)*			
177	295 Martin Rd. B *(Frame tenant house)*			
178	493 Miller's Rd.			
179	495 Miller's Rd. *(Variation)*			
180	496 Miller's Rd. *(Variation)*			
181	503 Miller's Rd.			
182	507 Miller's Rd. *(Variation)*			
183	509 Miller's Rd. *(Variation)*			
184	511 Miller's Rd. *(Variation)*			
185	513 Miller's Rd. *(Variation)*			
186	1221 Minnich Rd.		Post-1858	Bridgens
187	826 Moser's Ln.			
188	280 Myers Rd. *(Variation)*			
189	315 Myers Rd. *(Variation)*			
190	323 North St.		1862-1864	Vanderlodge, pgs. 153-154
191	324A North St. *(Variation)*		1864-1865	Vanderlodge, pgs. 150-151
192	324B North St.		1892/1922	Vanderlodge, pgs. 151-153
193	8 Old Stone House Rd.	Probably	Pre-1858?	Bridgens; Proportions
194	29 Old Stone House Rd.			
195	36 Old Stone House Rd.			
196	50 Old Stone House Rd. *(Variation)*			
197	53 Old Stone House Rd.			
198	65 Old Stone House Rd.	Probably	Pre-1858?	Bridgens; Half stone house; Proportions
199	133 Old Stone House Rd.	Probably	Pre-1858?	Bridgens; Proportions
200	136 Old Stone House Rd. (*Jacob Goodyear Farm*)	Possibly	1861-1868 (Stone barn, 1839)	CCHRS #041-023-157
201	226 Old Stone House Rd.	Probably	Pre-1858?	Bridgens; Proportions
202	245 Old Stone House Rd.			
203	276 Old Stone House Rd.	Possibly	ca. 1860-1872	Vanderlodge, pgs. 154-157
204	277 Old Stone House Rd. *(Brick farmhouse situated on Gish Ln.)*	Probably	ca. early 1800's?	Owner (Betty Gish); Bridgens; Proportions
205	300 Old Stone House Rd.		1878	Vanderlodge, pgs. 157-158
206	304 Old Stone House Rd.		1872-1878	Vanderlodge, pgs. 158-159
207	306 Old Stone House Rd. *(Variation)*		1900	Vanderlodge, pgs. 159-160
208	307 Old Stone House Rd.		1914-1916	Vanderlodge, pgs. 160-161
209	308 Old Stone House Rd.		1879-1880	Vanderlodge, pg. 161
210	310 Old Stone House Rd.		1877	Vanderlodge, pgs. 161-163
211	312 Old Stone House Rd.		1876	Vanderlodge, pgs. 163-164
212	313 Old Stone House Rd.		1890's	Vanderlodge, pgs. 165-166
213	314 Old Stone House Rd.	YES	1860	Vanderlodge, pgs. 166-167

No.	Building	Pre-Civil War (1861)?	Date Built	Source/Criteria/Notes (See listing at end for full source citations)
214	316 Old Stone House Rd. *(Variation)*		1920	Vanderlodge, pgs. 167-168
215	318 Old Stone House Rd.	YES	1859-1860	Vanderlodge, pgs. 168-169
216	320 Old Stone House Rd.		1872-1880	Vanderlodge, pgs. 169-170
217	322 Old Stone House Rd.	YES	1859/ Pre-1930's	Vanderlodge, pgs. 170-171
218	324 Old Stone House Rd.	YES	1859-1860	Vanderlodge, pgs. 172-173
219	326 Old Stone House Rd.	YES	1859-1860	Vanderlodge, pgs. 172-173
220	328 Old Stone House Rd. *(Variation)*	YES	1856-1860	Vanderlodge, pgs. 175-177
221	332 Old Stone House Rd. *(Variation)*		ca. 1870-1884	Vanderlodge, pgs. 177-179
222	334 Old Stone House Rd.	YES	1860-1861	Vanderlodge, pgs. 179-182
223	335 Old Stone House Rd. *(Variation)*	YES	1830-1833	Vanderlodge, pgs. 34-39
224	336 Old Stone House Rd.	YES	ca. 1850/1873	Vanderlodge, pgs. 117-120
225	337 Old Stone House Rd.	YES	1831	Vanderlodge, pgs. 39-40
226	338 Old Stone House Rd. (*Sturgeon/Plank House*)	YES	ca. 1824	CCHRS #041-023-200; Vanderlodge, pgs. 111-117
227	339 Old Stone House Rd. (*William Reed Row House*)	YES	ca. 1831-1842	CCHRS #041-023-222; Vanderlodge, pgs. 40-41 & 45
228	340 Old Stone House Rd.	YES	1857-1858	Vanderlodge, pgs. 106-110
229	341 Old Stone House Rd. (*William Reed Row House*)	YES	1831	CCHRS #041-023-223; Vanderlodge, pgs. 41-42 & 45
230	343 Old Stone House Rd. (*William Reed Row House*)	YES	1831-1838	CCHRS #041-023-224; Vanderlodge, pgs. 42-44 & 45
231	344 Old Stone House Rd.	YES	ca. 1804-1816/ 1850's	Vanderlodge, pgs. 102-106; Schaumann, pg. 98
232	345 Old Stone House Rd. (*William Reed Row House*)	YES	ca. 1831-1833	CCHRS #041-023-225; Vanderlodge, pgs. 44-45
233	346 Old Stone House Rd. *(Variation)*	YES	1848-1849	Vanderlodge, pgs. 100-102
234	347 Old Stone House Rd.	YES	ca. 1831-1833	Vanderlodge, pgs. 44-45
235	348 Old Stone House Rd. *(Variation)*		ca. 1948	Vanderlodge, pgs. 56-60
236	349 Old Stone House Rd.	YES	1842	Vanderlodge, pgs. 45-47
237	350 Old Stone House Rd.	YES	1848-1850	Vanderlodge, pgs. 55-58
238	352 Old Stone House Rd.	YES	1812/Pre-1848 additions	Vanderlodge, pgs. 53-55
239	353 Old Stone House Rd.	YES	1858	Vanderlodge, pgs. 48-50
240	357 Old Stone House Rd. *(Variation)*		Post-1872	Beers Atlas
241	361 Old Stone House Rd. *(Variation)*			
242	1000 Otto Dr.	Probably	Pre-1858?	Bridgens; Proportion
243	928 Park Place *(Variation)*			
244	930 Park Place *(Variation)*			
245	932 Park Place *(Variation)*			
246	978 Park Place (*John Stambaugh Farm*)	YES	ca. 1810 - 1850	CCHRS #041-023-250
247	983 Park Place *(Variation)*			
248	993 Park Place *(Variation)*			

No.	Building	Pre-Civil War (1861)?	Date Built	Source/Criteria/Notes (See listing at end for full source citations)
249	1022 Park Place	Probably	ca. 1840's	Owner (Barbara Marbain); Bridgens; Proportions
250	1056 Park Place (*William Clark House & Farm*)	YES	ca. 1820's-1840's	CCHRS #041-023-079
251	1101 Park Place (*Martin Brandt House*)	YES	Pre-1798 (Spring house, 1787)	Van Dolsen; CCHRS #041-023-085
252	1103 Park Place *(Variation)*			
253	1106 Paulus Rd. *(Variation)*			
254	1170 Peffer Rd.	Probably	Pre-1858?	Bridgens; Proportions
255	1219 Peffer Rd.	Probably	Pre-1858?	Bridgens; Proportions
256	1180 Rhoda Blvd.			
257	1187 Rhoda Blvd.			
258	1225B Rhoda Blvd. (Indian Peg Rd.?)			
259	1225C Rhoda Blvd. (Indian Peg Rd.?)			
260	161 Ryegate Rd.	Probably	Pre-1858?	Bridgens; Proportions
261	1086 Sheaffer Rd.	Probably	Pre-1858?	Bridgens
262	1100 Sheaffer Rd.			
263	1469 Shughart Rd.	Probably	Pre-1858?	Bridgens; Proportions
264	1510 Shughart Rd.			
265	1520 Shughart Rd.		Pre-1858?	Bridgens
266	1356 Shuman Dr.		Pre-1858?	Bridgens
267	117 Simmons Rd.	Probably	Pre-1858?	Bridgens; Proportions
268	151 Simmons Rd.	Probably	Pre-1858?	Bridgens; Proportions
269	159 Simmons Rd. *(Variation)*	Probably	Pre-1858?	Bridgens
270	17 Sinclair Rd.	YES	Pre-1798?/ ca. 1830-40	CCRHP; Researched by Van Dolsen
271	24 Sinclair Rd.	Probably	Pre-1858?	Bridgens; Proportions
272	35 Sinclair Rd.		Post-1872	Beers Atlas
273	55 Sinclair Rd.	Probably	Pre-1858?	Bridgens; Stone house
274	68 Sinclair Rd.	Probably	Pre-1858?	Bridgens
275	426 Speedway Dr.		Post-1872	Beers Atlas
276	270 Stoner Rd.			
277	277 Stoner Rd.			
278	315 Stoner Rd.			
279	366 Stought Rd.	YES	1791	Keefer/Berkheimer, pg. 91; Fireplace carving
280	380 Stought Rd.	Probably	Pre-1858?	Bridgens; Proportions
281	386 Stought Rd.	Probably	Pre-1858?	Bridgens; Proportions
282	920 Strock Dr.	Probably	Pre-1858?	Bridgens; Proportions
283	331 Stumpstown Rd.	Probably		Proportions
284	2091 Stumpstown Rd.(?) *(House in Monroe, but bulk of property in Upper Allen)*			
285	711 Trindle Rd.			
286	805 Trindle Rd. *(Variation)*			
287	821 Trindle Rd. *(Variation)*			
288	831 Trindle Rd.			

No.	Building	Pre-Civil War (1861)?	Date Built	Source/Criteria/Notes (See listing at end for full source citations)
289	843 Trindle Rd. *(Variation)*			
290	901 Trindle Rd. *(Variation)*			
291	973 Trindle Rd.			
292	981 Trindle Rd.			
293	993 Trindle Rd. (*William Sutphen, Sr. House*)		ca. 1880 - 1900	Determined not eligible by PHMC – 4/17/96
294	1013 Trindle Rd.	Probably	ca. 1840	CCHRS #041-023-24-31; Roxbury is mostly log houses
295	1019 Trindle Rd.	Probably	ca. 1840	CCHRS #041-023-24-31; Roxbury is mostly log houses
296	1021 Trindle Rd.	Probably	ca. 1840	CCHRS #041-023-24-31; Roxbury is mostly log houses
297	1031 Trindle Rd.	Probably	ca. 1840	CCHRS #041-023-24-31; Roxbury is mostly log houses
298	1039 Trindle Rd.	Probably	ca. 1840	CCHRS #041-023-24-31; Proportions; Roxbury is mostly log houses
299	1043 Trindle Rd.	Probably	ca. 1840	CCHRS #041-023-24-31; Proportions; Roxbury is mostly log houses
300	1049 Trindle Rd. *(Variation)*			
301	1065 Trindle Rd.			
302	1341 Trindle Rd.		Post-1872	Beers Atlas
303	1421 Trindle Rd. *(Variation)*			
304	916 Williams Grove Rd.			
305	1215 Williams Grove Rd.	Probably	Pre-1858?	Bridgens
306	1356 Williams Grove Rd.	Probably	Pre-1858?	Bridgens; Proportions
307	1371 Williams Grove Rd. *(Variation)*			
308	1433 Williams Grove Rd. (*Jacob Mumma Farm*)	YES	1861 (Barn, 1861 also)	CCHRS #041-023-101
309	1554 Williams Grove Rd. (*John Williams House*)	YES	ca. 1799-1802	National Register
310	1620 Williams Grove Rd. *(Variation)*			
	1622, 1624, 1628, 1630, 1632, 1634, 1636, 1638, & 1640 Williams Grove Rd. appear to be in York Co. even though parts of backyards may be in Cumberland Co./Monroe			
311	1034 York Rd.			
312	1041 York Rd.			
313	1047 York Rd. *(Variation)*			
314	1070 York Rd.	YES	ca. 1804	Schaumann, pgs. 154-155
315	1086 York Rd.	Probably		Proportions; Stone houses generally pre-1860 in Monroe
316	1095 York Rd. *(Variation)*			
317	1120 York Rd.	Probably		Proportions
318	1161 York Rd. *(Variation)*			
319	1167 York Rd. *(Variation)*			

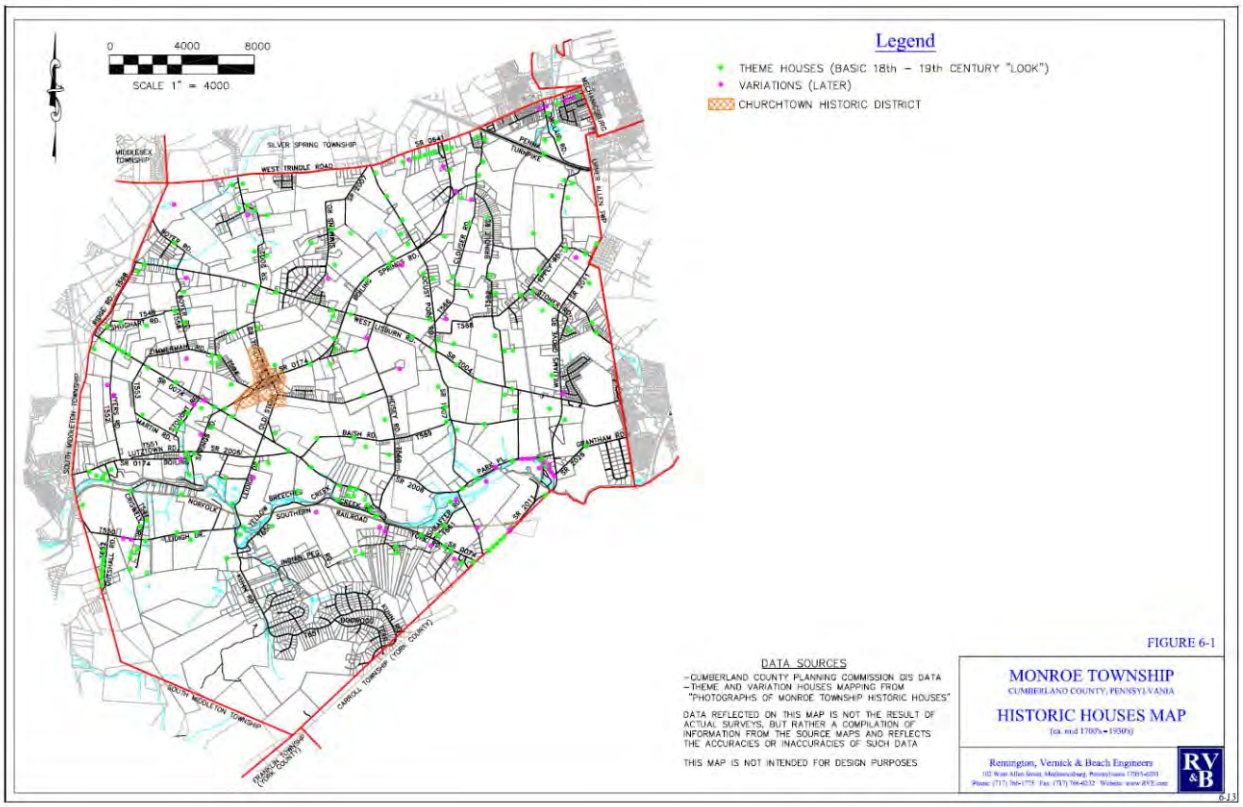
No.	Building	Pre-Civil War (1861)?	Date Built	Source/Criteria/Notes (See listing at end for full source citations)
320	1179 York Rd.	Probably	Pre-1858?	Bridgens; Proportions
321	1181 York Rd.	Probably	Pre-1858?	Bridgens; Proportions
322	1183 York Rd.	Probably	Pre-1858?	Bridgens; Proportions
323	1223 York Rd.	Probably	Pre-1858?	Bridgens; Proportions
324	1236 York Rd.	Probably	Pre-1858?	Bridgens; Proportions
325	1237 York Rd.	Probably	Pre-1858?	Bridgens; Proportions
326	1240 York Rd.	Probably	Pre-1858?	Bridgens; Proportions
327	1241 York Rd.	Probably	Pre-1858?	Bridgens; Proportions
328	1248 York Rd.			
329	1280 York Rd.	Probably	Pre-1858?	Bridgens; Proportions
330	1313 York Rd. *(Stone farmhouse, near creek, only visible from Creek Rd.)*	Probably	Pre-1858?	Bridgens; Stone houses generally pre-1860 in Monroe
331	1332 York Rd.	Probably	Pre-1858?	Bridgens; Stone house; Proportions
332	1410 York Rd.			
333	1468 York Rd.			
334	1485 York Rd.			
335	1488 York Rd. *(Variation)*		Post-1872	Beers Atlas
336	1495 York Rd. *(Variation)*		Post-1872	Beers Atlas
337	1520 York Rd.	Probably	Pre-1858?	Bridgens; Stone houses generally pre-1860 in Monroe
338	1566 York Rd.	Probably	Pre-1858?	Bridgens; Proportions
339	1600 York Rd.			
340	1610 York Rd.			
341	1620 York Rd.			
342	1632 York Rd.	Probably	Pre-1858?	Bridgens; Proportions
343	1650 York Rd.	Probably	Pre-1858?	Bridgens; Proportions
344	1657 York Rd.		Post-1872	Beers Atlas
345	1327 Zimmerman Rd.		Post-1872	Beers Atlas
346	1370 Zimmerman Rd.	Probably	Pre-1858?	Bridgens; Proportions
347	1371 Zimmerman Rd.	Probably	Pre-1858?	Bridgens; Proportions
348	1380 Zimmerman Rd.	Probably	Pre-1858?	Bridgens
349	1381 Zimmerman Rd.	Probably	Pre-1858?	Bridgens
350	1413 Zimmerman Rd. *(Variation)*			
TOTAL: 350 (291 theme houses, 59 variations)				
93 houses dated with reasonable certainty to before the Civil War (1861) with 89 more probable				
Note: There may be a few more "variation" houses on the private property of Williams Grove Amusement Park				
Other Primary Buildings				
Schoolhouses				
1	240 Boyer Rd. *(Churchtown Mennonite School)*			
2	1260 Boiling Springs Rd. *(Churchtown School)*		1880	Vanderlodge, pgs. 182-185
3	1020 Hauck Rd. *(Line's School)*	YES	Pre-1858	Bridgens
4	493 Heisey Rd. *(Maple Grove School)*	YES	Pre-1858	Bridgens
5	1499 Leidigh Rd. *(Mt. Pleasant School)*	YES	Pre-1858	Bridgens
6	1355 Lisburn Rd. *(Rife's School)*	YES	Pre-1858	Bridgens
7	1547 Lisburn Rd. *(Givler's School)*	YES	ca. 1856	Bridgens; CCHRS #041-023-014

No.	Building	Pre-Civil War (1861)?	Date Built	Source/Criteria/Notes (See listing at end for full source citations)
		Churches		
1	325 Old Stone House Rd. *(Mt. Zion Lutheran Church)*	YES	1849	Vanderlodge, pgs. 173-175
2	351 Old Stone House Rd. *(Churchtown Church of God)*	YES	ca. 1853	Vanderlodge, pgs. 47-48
		Meetinghouses		
1	1341 Church St. *(Churchtown Mennonite Meetinghouse)*		1885	Vanderlodge, pgs. 76-77
2	1285 High St. *(Knights of Pythias Hall)*		1906-1910	Vanderlodge, pgs. 60-61
		Railroad Stations		
1	833 Trindle Rd.			
2	1156 York Rd.			
		Mills		
1	1045 Park Place *(John Clark Grist Mill & Miller's House, only surviving mill in Monroe)*	YES	ca. 1774	CCHRS #041-023-251

Notes:
"CCHRS" = Cumberland County Historic Resource Survey.
"CCRHP" = Cumberland County Register of Historic Places.
"Century Farm" = Pennsylvania Department of Agriculture's "Century Farm" Program
"Log" and "Stone" = No log or stone houses in Monroe Township have yet been found to date later than 1860.
"National Register" = National Register of Historic Places.
"Owner" = Date estimate based on research and observations provided by the property owner.
"Proportions" = Correlation of cited house date information with the photographs in "*The Historic Houses in Monroe Township, ca. mid 1700s-1930s.: Theme and Variations*" provides visual clues that an otherwise undated house was "probably" built prior to the Civil War (1861).

Bibliography/Citations:
Beers, P.W. & Co., *Atlas of Cumberland Co., Pennsylvania, from Actual Surveys by and under the Direction of P.W. Beers.* New York, New York: P.W. Beers & Co., 1872.
Bridgens, Henry F., *Atlas of Cumberland Co., Pennsylvania, from Actual Surveys by H.F. Bridgens.* Philadelphia, Pennsylvania: Wagner and McGuigan, 1858.
Keefer, Norman D., *A History of Mechanicsburg and the Surrounding Area.* Mechanicsburg, Pennsylvania: Mechanicsburg Area Historical Committee, 1976. (Monroe Township chapter by Foster M. Berkheimer).
Schaumann, Merri Lou Scribner, ***Taverns of Cumberland County, Pennsylvania, 1750-1840.*** Cumberland County Historical Society, 1994.
Tritt, Richard L. and Randy Watts, eds., ***At a Place Called the Boiling Springs.*** Boiling Springs Sesquicentennial Publications Committee, 1995. (Allenberry chapter by Kathleen Heinze).
Van Dolsen, Nancy, ***Cumberland County: An Architectural Survey.*** Cumberland County Historical Society, 1990.
Vanderlodge, Kevin, ***Churchtown: An Architectural and Historical Walking Tour.*** Monroe Township Historical Society reprint, 2000.

Sources:
Monroe Township Planning Commission – Sharon Nelson, Secretary.
Pennsylvania Historical and Museum Commission – Cultural Resources Database.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THEME HOUSES (BASIC 18th – 19th CENTURY "LOOK")
VARIATIONS (LATER)
CHURCHTOWN HISTORIC DISTRICT
SILVER SPRING TOWNSHIP
MIDDLESEX TOWNSHIP
WEST TRINDLE ROAD
SOUTH NEWTON TOWNSHIP
SOUTH MIDDLETON TOWNSHIP
CARROLL TOWNSHIP (YORK COUNTY)
DATA SOURCES
–CUMBERLAND COUNTY PLANNING COMMISSION GIS DATA
–THEME AND VARIATION HOUSES MAPPING FROM "PHOTOGRAPHS OF MONROE TOWNSHIP HISTORIC HOUSES"
DATA REFLECTED ON THIS MAP IS NOT THE RESULT OF ACTUAL SURVEYS, BUT RATHER A COMPILATION OF INFORMATION FROM THE SOURCE MAPS AND REFLECTS THE ACCURACIES OR INACCURACIES OF SUCH DATA
THIS MAP IS NOT INTENDED FOR DESIGN PURPOSES
FIGURE 6-1
MONROE TOWNSHIP
CUMBERLAND COUNTY, PENNSYLVANIA
HISTORIC HOUSES MAP
Remington, Vernick & Beach Engineers
RV&B
6-13

6.3 Agricultural and Woodland Areas

Table 6-2 and Figure 6-2 describes existing land use (as of 2002) by number of parcels in Monroe Township. Although the number of parcels used for agriculture is lower than other classifications, the majority of land area in the Township remains as being used for agriculture. Land used for farming in Cumberland County decreased 6.5% between 1997 and 2002. When the Township Comprehensive Plan was first adopted in 1968, the estimated amount of land area used for agricultural purposes or otherwise vacant was about 96%. Since then, this amount has dropped to about 88% (See Table 6-3). If all Township land area currently zoned for non-agricultural uses were used as zoned, the percent of agricultural land would drop to about 72%.

Table 6-2: Existing Land Use by Parcel – Monroe Township – 2002

Land Use Category	Number of Parcels	Percent of Total
Agricultural	165	6.3
Commercial	59	2.3
Industrial	2	0.1
Public/Semi-Public	60	2.3
Residential	2,003	76.9
Vacant	317	12.2
Totals	2,606	100.0

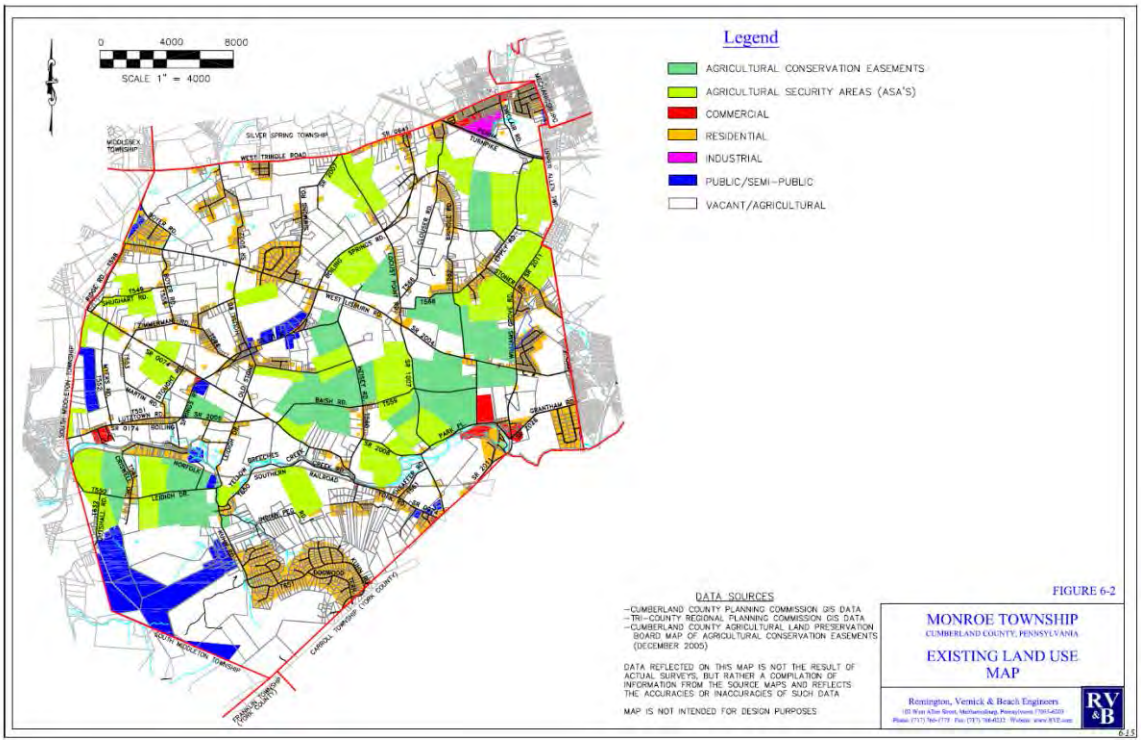
Source: *Cumberland County Comprehensive Plan 2003*, Cumberland County Board of Commissioners, 2003.

Table 6-3: Existing Land Use and Zoning – Monroe Township – 1968 – 2003

Type of Land Use	1968 Use		2003 Use		Existing Zoned Use	
	Acres	%	Acres	%	Acres	%
Residential (Includes Suburban Residential, Village, and Manufactured Housing Park Districts)	460	2.8	1,619	9.7	1,282	7.7
Commercial (Includes Neighborhood Commercial and Highway Commercial Districts)	80	0.5	145	0.9	148	0.9
Industrial	30	0.2	47	0.3	60	0.4
Public/Semi-Public	34	0.2	164	1.0	--	--
Total Developed Land Area	604	3.6	1,975	11.8	1,490	8.9
Agricultural or Vacant	16,100	96.4	14,729	88.2	12,039	72.1
Conservation	--	--	--	--	3,175	19.0
Total Land Area	16,704	100.0	16,704	100.0	16,704	100.0

Sources: *Monroe Township Comprehensive Plan Update*. Monroe Township Board of Supervisors, 1994.
Monroe Township Zoning Map. Remington, Vernick & Beach Engineers, 2005.

Agricultural Lands Preservation: Monroe Township residents and the Board of Supervisors are acutely aware of the importance of preserving agricultural lands in order to maintain the rural character of the Township and keep farming as a viable and vibrant economic resource. As of 2005, the Township had established 3,976 acres, or roughly 52% of the total land area used for farming, as Agricultural Security Areas (ASA's).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AGRICULTURAL CONSERVATION EASEMENTS
AGRICULTURAL SECURITY AREAS (ASA'S)
COMMERCIAL
RESIDENTIAL
INDUSTRIAL
PUBLIC/SEMI-PUBLIC
VACANT/AGRICULTURAL
DATA SOURCES
–CUMBERLAND COUNTY PLANNING COMMISSION GIS DATA
–TRI-COUNTY REGIONAL PLANNING COMMISSION GIS DATA
–CUMBERLAND COUNTY AGRICULTURAL LAND PRESERVATION BOARD MAP OF AGRICULTURAL CONSERVATION EASEMENTS (DECEMBER 2005)
DATA REFLECTED ON THIS MAP IS NOT THE RESULT OF ACTUAL SURVEYS, BUT RATHER A COMPILATION OF INFORMATION FROM THE SOURCE MAPS AND REFLECTS THE ACCURACIES OR INACCURACIES OF SUCH DATA
MAP IS NOT INTENDED FOR DESIGN PURPOSES
FIGURE 6-2
MONROE TOWNSHIP
CUMBERLAND COUNTY, PENNSYLVANIA
EXISTING LAND USE MAP
Remington, Vernick & Beach Engineers
RV &B

An ASA is a tract of agricultural land that has been officially designated as an agricultural district by the municipality. ASA's are intended to promote more permanent and viable farming operations by strengthening the farming community's sense of security in land use and the right to farm.

By enrolling land in an ASA, landowners are given limited protection against local regulations and ordinances that unreasonably restrict farming operations. In addition, state agencies may not condemn a landowner's property without permission from the state Agricultural Lands Condemnation Approval Board. Landowners enrolled in ASA's are also eligible to participate in the Agricultural Conservation Easement Program.

ASA's are created through collaboration between landowners and local government. There is no cost to enroll in the program, and involvement is voluntary. To establish an ASA, landowners must submit a proposal to the municipality. Local officials review the proposal and conduct a public hearing. Following the hearing, the local governing body then decides whether to create the ASA. If it does, the governing body is then responsible for reviewing the ASA every seven (7) years during which time additional land may be added.

Approximately 43% of the existing ASA's in Monroe Township, or just under 1,700 acres, have been further preserved through the Cumberland County Agricultural Conservation Easement Program. This amount currently accounts for roughly 16% of the total number of acres preserved by program easements County-wide.

The Agricultural Conservation Easement Program uses county and state funds to purchase the development rights of prime agricultural land for the exclusive use of agriculture. The program works by paying landowners to place certain restrictions upon the land to maintain and permanently preserve functional high quality farmland. The land continues to be the private property of the owner, who retains all privileges of ownership except the ability to sell or develop the land for nonagricultural purposes. Once established, an agricultural conservation easement is permanent and runs with the land.

The Cumberland County Agricultural Land Preservation Board was established in 1989 to administer the County's Agricultural Conservation Easement Program. Landowners that wish to sell their development rights must meet several eligibility requirements. Farmlands that meet the minimum requirements are ranked and scored to determine which easements will be obtained. Factors used for ranking include land evaluation, development potential, agricultural potential, and clustering potential.

Table 6-4 shows comparative amounts of farmland preserved through ASA's and Agricultural Conservation Easements. As demonstrated in the table, Monroe Township has set aside a larger proportion, just over half, of existing agricultural lands as ASA's than any of its neighbors. The Township also far exceeds any of the adjoining municipalities in the amount of farmland currently under conservation easements. Figure 6-3 shows Agricultural Security Areas conservation easements in Monroe Township.

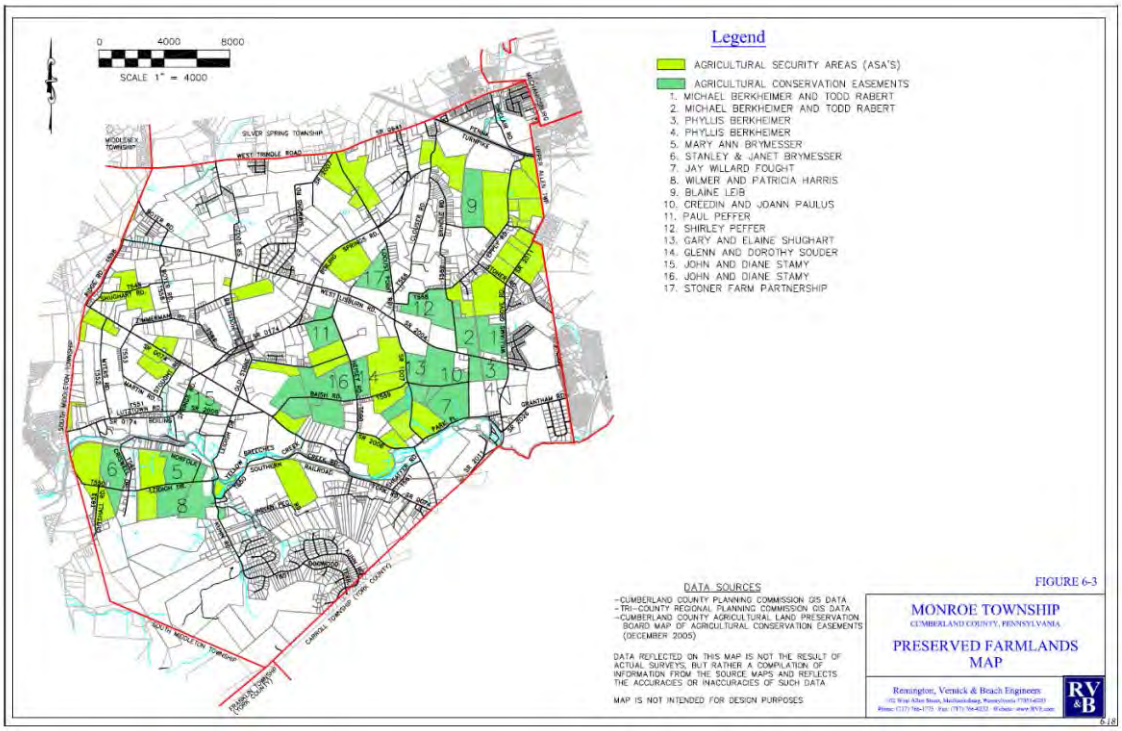
Table 6-4: Comparative Amounts of Preserved Farmland

Political Subdivision	Land Area	Agricultural Land Use		Preserved Farmland			
				Agricultural Security Areas (ASA's)		Agricultural Conservation Easements	
	Acres*	Acres**	% of Land Area	Acres***	% of Agricultural Land Use	Acres***	% of ASA in Easements
Cumberland County	352,000	143,159****	40.7	68,917	48.1	10,308	15.0
Mechanicsburg Borough	1,664	179	10.8	0	0.0	0	0.0
Middlesex Township	16,576	8,346	50.3	2,503	30.0	128	5.1
Monroe Township	**16,704**	**7,603**	**45.5**	**3,976**	**52.3**	**1,693**	**42.6**
Silver Spring Township	20,800	7,800	37.5	1,143	14.7	0	0.0
South Middleton Township	31,680	12,963	40.9	4,358	33.6	633	14.5
Upper Allen Township	8,512	2,419	28.4	843	34.8	109	12.9
York County	578,560	285,336****	49.3	115,487^	40.5	27,768^	24.0
Carroll Township	9,600	5,419^	56.4	10^	0.2	10^	100.0
Franklin Township	12,224	6,802^	55.6	586^^	8.6	0^^	0.0

Sources:
*Census 2000 Data. United States Department of Commerce, U.S. Census Bureau.
**2004 Cumberland County Tax Assessment Database. Cumberland County, PA Assessment Office.
****2005 Annual Report*. Cumberland County Agricultural Land Preservation Board.
**** 2002 Census of Agriculture Data. United States Department of Agriculture, National Agricultural Statistics Service.
^Information provided by York County Planning Commission.
^^Information provided by Franklin Township.

The Township's existing zoning ordinance includes an Agricultural (A) Zoning District. As stated in the ordinance…"The primary purpose of this zone is to promote the economic and profitable continuation of agricultural activities. This zone was specifically constructed to present minimal impediment to and/or interference with the conduct of the Township's agricultural operations so as to enhance the local farming economy." The ordinance permits a number of agriculturally related uses in this zone, but also allows for some nonagricultural uses by right or through special exceptions and conditional uses, including cluster developments.

Additional means of farmland preservation and conservation include agricultural preservation zoning, the Central Pennsylvania Conservancy, and the Cumberland County Clean and Green Program.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SCALE 1" = 4000
Legend
AGRICULTURAL SECURITY AREAS (ASA'S)
AGRICULTURAL CONSERVATION EASEMENTS
1. MICHAEL BERKHEIMER AND TODD RABERT
2. MICHAEL BERKHEIMER AND TODD RABERT
3. PHYLLIS BERKHEIMER
4. PHYLLIS BERKHEIMER
5. MARY ANN BRYMESSER
6. STANLEY & JANET BRYMESSER
7. JAY WILLARD FOUGHT
8. WILMER AND PATRICIA HARRIS
9. BLAINE LEIB
10. CREEDIN AND JOANN PAULUS
11. PAUL PEFFER
12. SHIRLEY PEFFER
13. GARY AND ELAINE SHUGHART
14. GLENN AND DOROTHY SOUDER
15. JOHN AND DIANE STAMY
16. JOHN AND DIANE STAMY
17. STONER FARM PARTNERSHIP
DATA SOURCES
-CUMBERLAND COUNTY PLANNING COMMISSION GIS DATA
-TRI-COUNTY REGIONAL PLANNING COMMISSION GIS DATA
-CUMBERLAND COUNTY AGRICULTURAL LAND PRESERVATION BOARD MAP OF AGRICULTURAL CONSERVATION EASEMENTS (DECEMBER 2005)
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MAP IS NOT INTENDED FOR DESIGN PURPOSES
FIGURE 6-3
MONROE TOWNSHIP
CUMBERLAND COUNTY, PENNSYLVANIA
PRESERVED FARMLANDS MAP
Remington, Vernick & Beach Engineers
RV &B

Agricultural preservation zoning differs from the typical agricultural district created by a municipal zoning ordinance, such as that discussed above, in that the main intent of this type of zoning is to support and protect farming by stabilizing efficient and effective agricultural land. Agricultural preservation zoning encourages and protects farming by designating preferred agriculturally based areas and discouraging any other type of land use in these areas. This type of zoning strictly limits divisional development and attempts to keep the farmland as a complete lot for the main purpose of agriculture. Methods of agricultural preservation zoning include large lots, percent of land, fixed-scale area based, sliding-scale area based, and exclusive agricultural use.

The Central Pennsylvania Conservancy is an independent, non-profit organization whose mission is to preserve lands of natural, cultural, and agricultural value in Cumberland, Dauphin, Huntingdon, Juniata, Mifflin, and Perry Counties. Funding for the Conservancy comes from membership dues, donations, and grants. The Conservancy preserves land through its donation or purchase or by donation of conservation easements, all of which may entitle landowners to certain tax benefits. Many of these sites are open to the public.

The Cumberland County Clean and Green Program has been in place since 1977. It utilizes differential property assessment and taxation to help ensure that land is kept as farmlands, woodlands, and open space. Qualifying parcels are assessed both at "market value" and at "use value" (which is usually lower) with the taxes paid by the owner based upon the current use of the land. If a parcel is used for farming, woodland, or open space, then the tax burden is based upon the use value and the owner benefits from lower taxes. The tax reduction continues as long as the land continues to be used for farming, woodland, or open space. According to the 2004 Cumberland County Tax Assessment database, there were one hundred seventy (170) parcels with "Glean and Green" status in Monroe accounting for 8,919 acres, or about 53% of the total area of the Township.

The importance of farmland preservation in Monroe Township is balanced by the belief in preserving property rights. Results of the 2006 Community Survey clearly indicated that residents value the rural nature of the Township and desire the preservation of farmland; however, they also implied a strong sense of property rights and the feeling that the landowner should be free to sell or develop their land as they see fit. Respondents also indicated a general hesitancy to use additional taxes or fees to implement a program of financial compensation for farmers to permanently preserve farmland.

While consideration should be given to new and innovative farmland preservation techniques, the most effective means may be to simply leave the option available to individual landowners while the Township continues to encourage, support, and participate with success in the Agricultural Security Area and Agricultural Conservation Easement programs.

<u>Woodland and Steep Slope Preservation</u>: About 19% of land area in Monroe consists of the generally wooded steep slope areas in the southern third of the Township, which have been zoned for conservation.

The intent of the Township's existing Conservation (C) Zoning District is to protect large concentrations of environmentally sensitive features that also have significant value for passive and active recreation; specifically, forested areas and steep slopes. However, it does permit a number of uses either by right or through special exceptions and conditional uses so long as they comply with prescribed criteria pertaining to lot size and coverage as well as woodland preservation and/or replacement and logging/harvesting permit requirements.

The Township's existing subdivision and land development ordinance (Ordinance No. 98-7) includes inventory and reporting requirements for wooded areas and steep slopes. It also provides criteria for the protection of existing forested areas and conservation of steep slopes.

The continued application, revision, and enforcement of existing zoning and development land use controls are currently the most effective means of preserving these areas. Other measures that may warrant consideration are more restrictive conservation/preservation zoning, allowing cluster development to avoid sensitive areas, and the implementation of "smart growth" methods that preserve more of these areas as open space.

6.4 Residential Land Use

Residential development activity in Monroe Township has been generally consistent over the past twenty-five (25) years. Table 6-5 shows that the number of new homes being built peaked in the mid- to late-1980's until new residential construction was restricted in 1988 due to a lack of adequate wastewater disposal in the Township. The number of new residential units built each year since 2000 has been fairly consistent with the long-term average. However, with several large subdivisions recently approved and/or proposed, the number of new homes being built is expected to rise dramatically.

Another measure of residential development activity is the number of proposed subdivisions. Tables 6-6 and 6-7 summarize minor and major subdivision activity since 1988 and are continuations of the tables prepared for the 1994 Comprehensive Plan Update. The general locations of these subdivisions are shown on Figures 6-4 and 6-5.

In 1968, less than 3% of the land in Monroe Township was considered residential. By 2003, this amount had increased to 9.7%. For the most part, residential development has been scattered throughout the Township, although recent proposals have been made for several new developments in portions of the Township where public water and sewer are more accessible. The largest existing residential subdivisions are White Rock Acres (3 220 lots), Monroe Acres (3 120 lots), and the Williams Grove Mobile Home Court (3 110 lots). Large proposed developments include Meadows of Ashcombe (3 750 units), White Rock Acres (3 270 units), Trindle Station – Phase 2 (3 160 units), and the Breeches at Allenberry (3 130 units).

Table 6-5: Residential Construction Activity – Monroe Township – 1980 – 2006

Year	New Homes	New Mobile Homes
1980	12	1
1981	15	1
1982	11	2
1983	26	3
1984	40	0
1985	64	2
1986	74	1
1987	76	2
1988	36	0
1989	27	0
1990	19	0
1991	18	0
1992	25	0
1993	18	0
1994	13	1
1995	12	3
1996	9	0
1997	21	2
1998	11	1
1999	29	17
2000	29	2
2001	25	6
2002	23	0
2003	28	0
2004	21	0
2005	27	0
2006	21	0
Totals	730	44
Averages	27.0	1.6
Source: *Monroe Township staff.*		

Table 6-6: Minor Subdivision (Less than 10 Lots) Activity – Monroe Township – 1988 – 2006

ID #	Subdivision Name/ Identification	Approval Date	Total Acres	Lots		Type of Development Residential – R; Commercial – C Industrial – I; Mixed – M; Other – O
				#	Size (Acres)	
82	Stamy, John F., III and Diane B.	2/25/88	33.300	2	1.25–32.00	
83	Byers, Galen and Arlene	9/14/89	11.670	4	1.93–4.24	
84	Boyer, Charles L.		4.326	1	4.33	
85	Foreman, Richard	1/12/89	14.711	5	0.72–7.88	
86	McCorkel, Lloyd G. and Doris F.	12/22/88	64.452	2	10.00–54.45	
87	Northern Construction Company	Disapproved	0.530	1	0.53	

ID #	Subdivision Name/ Identification	Approval Date	Total Acres	Lots		Type of Development Residential – R; Commercial – C Industrial – I; Mixed – M; Other – O
				#	Size (Acres)	
88	Tressler Lutheran Services	4/28/88	899.524	2	169.52–730	
89	Simmons, Samuel, Jr.	12/22/88	60	4	2.8–4.9	R – well and septic
90	Griffith, Ronald	11/22/88	9.99	3	0.19–4.93	R – well and septic
91	Stoner, Frank	12/22/88	13.81	2	5.06–8.32	R – well and septic
92	Wolf, Belle	1/26/89	14.3	2	1.59–12.75	R – well and septic
93	Brackbill, Edward	3/9/89	103+	2	0.5–6	R – well and septic
94	Ohrum, Donald	1/25/90	15.5	4	8.24–8.64	R – well and septic
95	Musselman, Russell	4/26/90	7.87	3	1.86–3.44	R – well and septic
96	Witmer, Anna Mary	12/27/90	39	2	14.52–25.27	R – well and septic
97	Simmons, Samuel Jr.	1/24/91	61.7	4	2.8–49.9	R – well and septic
98	Group, Harold	2/28/91		2	24.88	R – well and septic
99	Zeigler, Betty	3/28/91	144.95	2	7.45–137.5	R – well and septic
100	Brubaker	2/28/91	137	2	1.21–136	R – well and septic
101	Smith, Glenn	2/28/91	30.54	2	10.16–20.38	R – well and septic
102	Weber, Jay	6/27/91	9.5	2	2.04–7.49	R – well and septic
103	Berkheimer, Robert	7/25/91	69.15	2	1.92–64	R – well and septic
104	Oak Grove Estates	8/27/92	9.98	8	1–1.5	R – well and septic
105	McCorkel, Lloyd	7/23/92	54	2	10	R – well and septic
106	Fearnbaugh, John	7/23/92	15.8	2	7.84–7.96	R – well and septic
107	Harris, Wilmer	12/9/93	120+	2	5.37–100	R – well and septic
108	Eichelberger	9/22/94	20.88	7	1.84–7.25	R – well and septic
109	Crossroads Bible Church	11/10/94	7.02	2		Land Development – O church, well and septic
110	Allenberry	11/4/94				Land Development – C addition to lodge, water and sewer
111	Dodge, James	4/9/96	48.36	2	16.21–32.15	R – well and septic
112	Pheasant Crossing	1/25/96	14.52	6	2.05–2.47	R – well and septic
113	Swab, Harvey	9/12/96	20.72	3	2.07–15.60	R – well and septic
114	Stoneberger, Harold	12/12/96	4.11	2		Land Development – C office/warehouse, water and sewer
115	Jenner, George	10/10/96	10.43	2	3.58–6.84	R – well and septic
116	Cumberland Valley Group Home	3/25/97	10.04	2		Land Development – O group home, well and septic
117	Lisburn Meadows – Initial	10/29/96	117	3	2.69–98.71	R – well and septic
118	Brymesser, Stanley	6/12/97	144.43	3	2–97.32	R – well and septic
119	Beamer	2/27/97		2		Land Development – C bookstore/office, well and septic
120	Lisburn Meadows South	10/23/97	14.4	6	2.1–3.02	R – well and sewer
121	Knisely, Carol	11/25/97	127	9	2–3	R – well and septic
122	Breeches Bend	2/26/98	21.64	8	1.83–7.69	R – well and septic
123	Nicholson, Duane	6/11/98	8	3	1.98–3.82	R – well and sewer
124	Pittelli, Peter	4/8/99	10	2	3.67–5.97	R – well and septic
125	Diehl, Genevieve	3/23/00	3.6	2	0.96–2.63	R – well and septic
126	Leidigh Field – Monroe Township	2/24/00	12			Land Development – O recreation, well and septic

ID #	Subdivision Name/ Identification	Approval Date	Total Acres	Lots		Type of Development Residential – R; Commercial – C Industrial – I; Mixed – M; Other – O
				#	Size (Acres)	
127	Zeigler, Betty	11/21/00	87.44	2	1.95	R – well and septic
128	Lebo, Earl	4/26/01	48.21	2	15–33.21	R – well and septic
129	Monroe Township Building	6/28/01	9			Land Development – O addition and garage, well and sewer
130	Myhre, Kenneth	1/22/02	21.8	3	2.37–10.81	R – well and septic
131	Willis, Harold	4/25/02	3.4			Land Development – C warehouse, well and septic
132	Verizon	3/26/02				Land Development – O telephone communication facility, well and septic
133	Knisely, Carol	3/26/02	10	2	2.5–8.1	R – well and septic
134	Musser, John	7/25/02	127	2	4.95	R – well and septic
135	Brubaker, Willis	6/27/02	21.9	4	4.56–6.98	R – well and septic
136	Pechart, William	10/24/02	84.5	5	3.16–39.3	R – well and septic
137	Knisely, Carol	10/24/02	96.2	3	4.4–54.7	R – well and septic
138	Willis, Harold	11/13/03	10.81	3	1.84–6.65	R – well and septic
139	Guido, Edward	8/14/03	19	2	2.85–17	R – well and septic
140	Hair, Clarence	11/23/04	11.85	2	4.04–7.81	R – well and septic
141	Simmons, Samuel Jr.	2/26/04	49.9	3	2.63–44.7	R – well and septic
142	West Shore Evangelical Free Church	3/11/04	91.4			Land Development – O church, recreation fields, well and sewer
143	Minnich, Dennis	3/11/04	10.6	2	2.11–8.49	R – well and septic
144	Zeigler, Betty	3/11/04	100	2	17.95–82.46	Land Development – O addition to Carlisle Fish & Game, well and septic
145	Brymesser, Stanley	3/11/04	97.3	2	1.99–95.3	R – well and septic
146	Allenberry	12/9/04	102.51	3	4.32–57.90	R – water and sewer
147	Knisely, Carol	2/10/05	8.45	3	2.38–22.1	R – well and septic
148	Meadows on the Breeches	4/28/05	39	7	2.68–22.1	R – well and septic
149	Aqua PA	2/10/05	1.81			Land Development – O water tower
150	Plowman, John	2/24/05	27.26	2	11.81–15.45	R – well and septic
151	South Middleton Township Municipal Authority	5/12/05				Land Development – O storage building
152	Linn, John	1/3/06	10.18	2	3.49–6.67	R – well and septic
153	Snelbaker, Carolyn	10/27/05	59	2	5.47–54	R – well and septic
154	Mongelli & Stone	11/10/05	77.35	3	1.4–65.93	R – water and sewer
155	Lebo, Dwayne	4/11/06	7.48			Land Development – C expand farm market, well and septic
156	Brymesser, Mary Ann	3/9/06	152	3	1.94–147.86	R – well and septic
157	Goodhart Farm	5/11/06	51.09	9	3.12–21.88	R – well and septic
158	Meyers, Jacques	Pending				Land Development – C warehouse, water and sewer

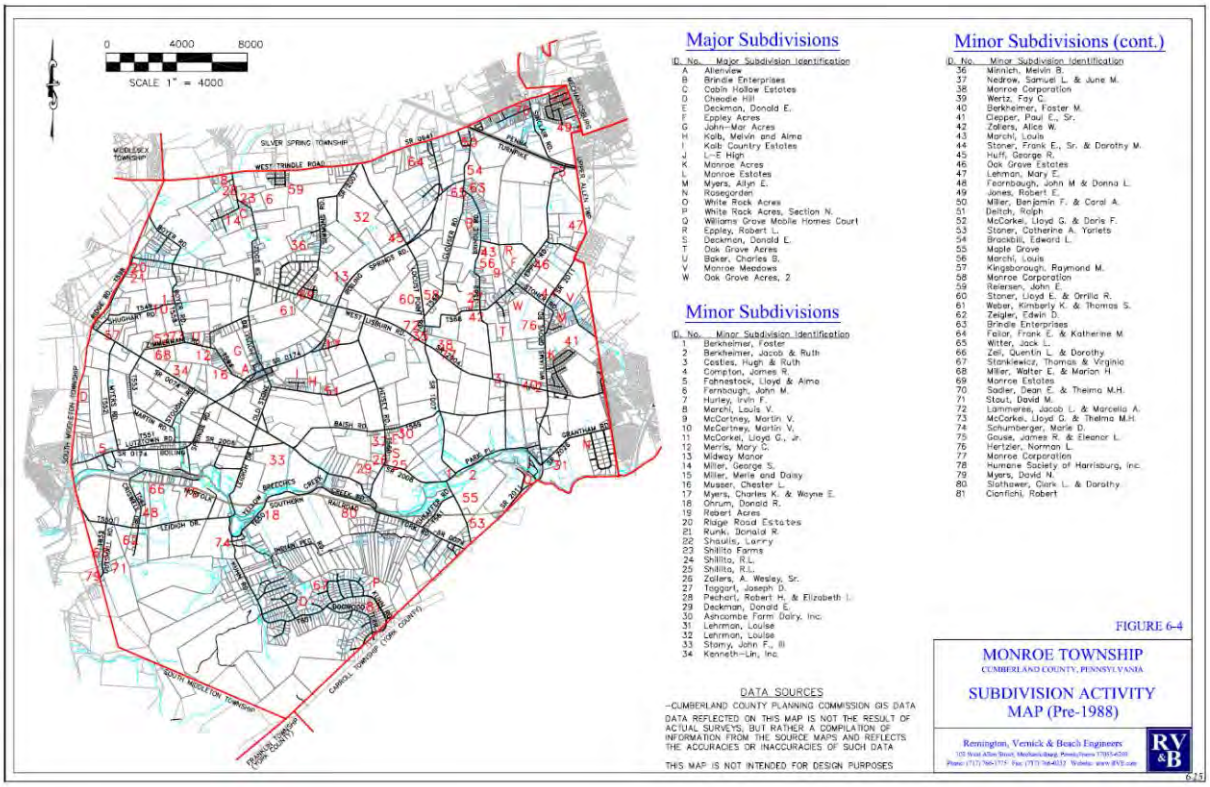
ID #	Subdivision Name/ Identification	Approval Date	Total Acres	Lots		Type of Development Residential – R; Commercial – C Industrial – I; Mixed – M; Other – O
				#	Size (Acres)	
159	Marchi, Louis V. and Josephine A.	8/24/06	51.61	3	0.28–47.31	R – well and septic
160	Zeigler, Betty A.	4/11/06	80.27	3	2.25–52.48	R – well and septic
161	Souder, Dorothy M.	10/26/06	102.50	2	0.50–100.50	R – well and septic
162	Musser, John A.	2/8/07	118	2	2–116	R – well and septic
163	McDonald, Jane D.	8/24/06	4.95	2	2.41–2.54	R – well and septic
164	Meadows on the Breeches – Lot 6	11/21/06	3.17	2	0.41–2.75	R – well and septic
165	West Shore Evangelical Free Church	11/9/06	91.4			Land Development – O church expansion, residential units, accessory buildings, access road
166	Williams Grove	10/26/06	92.35	2	1.68–90.34	Subdivision only
167	Oak Grove Farm	10/26/06	12.4	1	12.4	C – bakery
168	Ocamb, Glenn B. and Vicki Z.	11/8/06	7.34	2	3.63–3.71	R – well and septic

Source: *Monroe Township staff.*

Table 6-7: Major Subdivision (10 or More Lots) Activity – Monroe Township – 1988 – 2006

ID #	Subdivision Name/ Identification	Approval Date	Total Acres	Lots		Type of Development Residential – R; Commercial – C Industrial – I; Mixed – M; Other – O
				#	Size (Acres)	
X	Zollers, Alice W.	2/11/88	21.080	14	0.7–3.8	
Y	Ken-Lin Estates	11/22/88	68.926	21	1.3–11.4	
Z	Baker's Estates	6/14/90	21	10	1	R – well and septic
AA	Trindle Estates	7/24/97	29.66	10	2–6.72	R – well and septic
AB	Duffield Crossing	4/23/98	80.20	32	2	R – well and septic
AC	Greenfield	9/24/98	24.88	13	0.1–3.5	R – well and septic
AD	Lisburn Meadows North	6/11/98	95	38	2.1–4.3	R – well and sewer
AE	Breeches at Allenberry	2/24/05	63	128		R – water and sewer
AF	Meadows of Ashcombe	2005	360	760		R – water and sewer
AG	Eagles Crest	3/9/06	97	68	0.75	R – water and sewer
AH	Sanderson, Ronald	8/24/06	22.23	10	2–4.3	R – well and sewer
AI	Breeches Crossing	Pending	63	25	2	R – well and septic
AJ	Wynfields	Pending	46.12	20	1.8–4.5	R – well and septic
AK	Wineberry Estates	Pending	44.58	18	2	R – well and septic
AL	Trindle Station Phase 2	8/10/06	65.93	113	0.2–10.5	R – water and sewer
AM	White Rock Acres - Extended	Pending	277.12	274	0.5–66.5	R – water and sewer

Source: *Monroe Township staff.*


0 4000 8000
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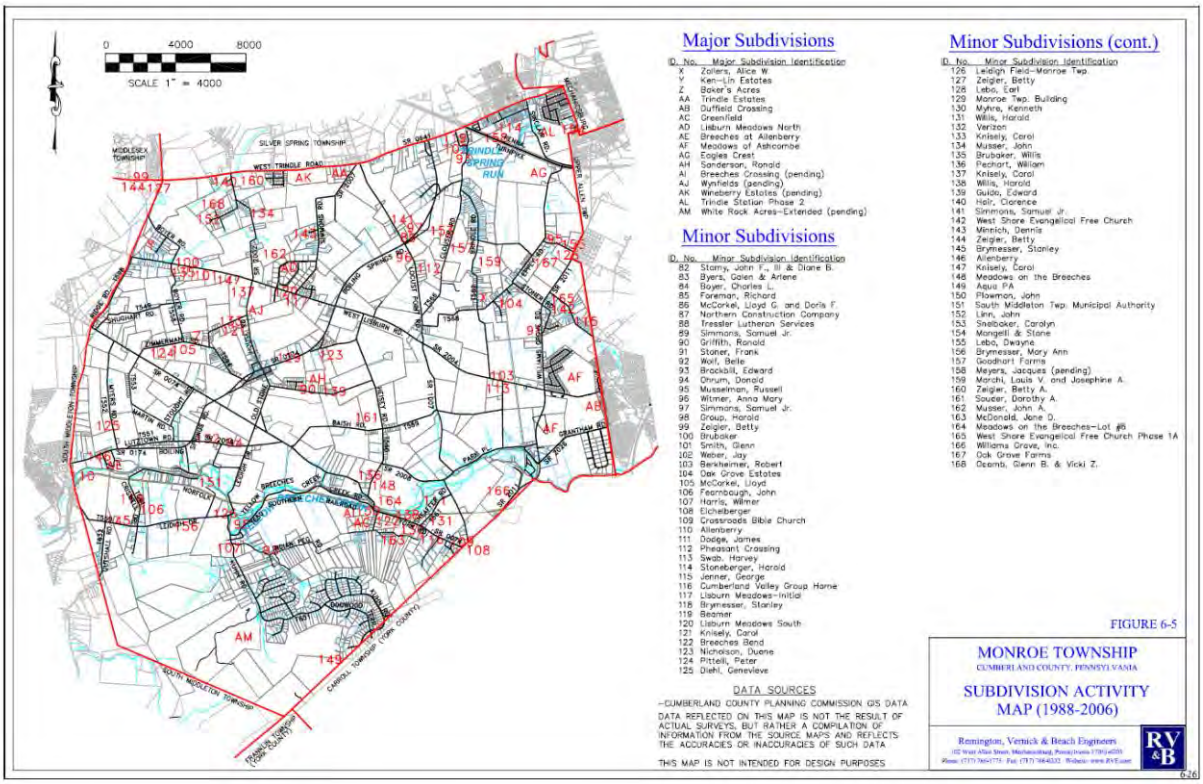
Major Subdivisions
D. No. Major Subdivision Identification
A Alenview
B Brindle Enterprises
C Cabin Hollow Estates
D Cheadle Hill
E Deckman, Donald E.
F Eppley Acres
G John-Mar Acres
H Kalb, Melvin and Alma
I Kalb Country Estates
J L-E High
K Monroe Acres
L Monroe Estates
M Myers, Allyn E.
N Rosegarden
O White Rock Acres
P White Rock Acres, Section N.
Q Williams Grove Mobile Homes Court
R Eppley, Robert L.
S Deckman, Donald E.
T Oak Grove Acres
U Baker, Charles B.
V Monroe Meadows
W Oak Grove Acres, 2
Minor Subdivisions
D. No. Minor Subdivision Identification
1 Berkheimer, Foster
2 Berkheimer, Jacob & Ruth
3 Costes, Hugh & Ruth
4 Compton, James R.
5 Fahnestock, Lloyd & Alma
6 Fernbaugh, John M.
7 Hurley, Irvin F.
8 Marchi, Louis V.
9 McCartney, Martin V.
10 McCartney, Martin V.
11 McCorkel, Lloyd G., Jr.
12 Merris, Mary C.
13 Midway Manor
14 Miller, George S.
15 Miller, Merle and Daisy
16 Musser, Chester L.
17 Myers, Charles K. & Wayne E.
18 Onrum, Donald R.
19 Robert Acres
20 Ridge Road Estates
21 Runk, Donald R.
22 Shaulis, Larry
23 Shillito Farms
24 Shillito, R.L.
25 Shillito, R.L.
26 Zollers, A. Wesley, Sr.
27 Toggart, Joseph D.
28 Pechart, Robert H. & Elizabeth L.
29 Deckman, Donald E.
30 Ashcombe Farm Dairy, Inc.
31 Lehrman, Louise
32 Lehrman, Louise
33 Storry, John F., III
34 Kenneth-Lin, Inc.
Minor Subdivisions (cont.)
D. No. Minor Subdivision Identification
36 Minnich, Melvin B.
37 Nedrow, Samuel L. & June M.
38 Monroe Corporation
39 Wertz, Fay C.
40 Berkheimer, Foster M.
41 Clepper, Paul E., Sr.
42 Zollers, Alice W.
43 Marchi, Louis
44 Stoner, Frank E., Sr. & Dorothy M.
45 Huff, George R.
46 Oak Grove Estates
47 Lehman, Mary E.
48 Fearnbaugh, John M & Donna L.
49 Jones, Robert E.
50 Miller, Benjamin F. & Carol A.
51 Deitch, Ralph
52 McCorkel, Lloyd G. & Doris F.
53 Stoner, Catherine A. Yarlets
54 Brookbill, Edward L.
55 Maple Grove
56 Marchi, Louis
57 Kingsborough, Raymond M.
58 Monroe Corporation
59 Reiersen, John E.
60 Stoner, Lloyd E. & Orrilla R.
61 Weber, Kimberly K. & Thomas S.
62 Zeigler, Edwin D.
63 Brindle Enterprises
64 Fellor, Frank E. & Katherine M.
65 Witter, Jack L.
66 Zell, Quentin L. & Dorothy
67 Stankiewicz, Thomas & Virginia
68 Miller, Walter E. & Marion H.
69 Monroe Estates
70 Sadler, Dean E. & Thelma M.H.
71 Stout, David M.
72 Lammeres, Jacob L. & Marcella A.
73 McCorkel, Lloyd G. & Thelma M.H.
74 Schumberger, Merle D.
75 Gause, James R. & Eleanor L.
76 Hertzler, Norman L.
77 Monroe Corporation
78 Humane Society of Harrisburg, Inc.
79 Myers, David N.
80 Slothower, Clark L. & Dorothy
81 Cianfichi, Robert
DATA SOURCES
-CUMBERLAND COUNTY PLANNING COMMISSION GIS DATA
DATA REFLECTED ON THIS MAP IS NOT THE RESULT OF ACTUAL SURVEYS, BUT RATHER A COMPILATION OF INFORMATION FROM THE SOURCE MAPS AND REFLECTS THE ACCURACIES OR INACCURACIES OF SUCH DATA
THIS MAP IS NOT INTENDED FOR DESIGN PURPOSES
FIGURE 6-4
MONROE TOWNSHIP
CUMBERLAND COUNTY, PENNSYLVANIA
SUBDIVISION ACTIVITY MAP (Pre-1988)
Remington, Vernick & Beach Engineers
RV&B


0 4000 8000
SCALE 1" = 4000
Major Subdivisions
ID. No. Major Subdivision Identification
X Zollers, Alice W.
Y Ken-Lin Estates
Z Baker's Acres
AA Trindle Estates
AB Duffield Crossing
AC Greenfield
AD Lisburn Meadows North
AE Breeches at Allenberry
AF Meadows of Ashcombe
AG Eagles Crest
AH Sanderson, Ronald
AI Breeches Crossing (pending)
AJ Wynfields (pending)
AK Wineberry Estates (pending)
AL Trindle Station Phase 2
AM White Rock Acres-Extended (pending)
Minor Subdivisions
ID. No. Minor Subdivision Identification
82 Stamy, John F., III & Diane B.
83 Byers, Galen & Arlene
84 Boyer, Charles L.
85 Foreman, Richard
86 McCorkle, Lloyd G. and Doris F.
87 Northern Construction Company
88 Tressler Lutheran Services
89 Simmons, Samuel Jr.
90 Griffith, Ronald
91 Stoner, Frank
92 Wolf, Belle
93 Brockbill, Edward
94 Ohrum, Donald
95 Musselman, Russell
96 Wilmer, Anna Mary
97 Simmons, Samuel Jr.
98 Group, Harold
99 Zeigler, Betty
100 Brubaker
101 Smith, Glenn
102 Weber, Jay
103 Berkheimer, Robert
104 Oak Grove Estates
105 McCorkle, Lloyd
106 Fearnbough, John
107 Harris, Wilmer
108 Eicheberger
109 Crossroads Bible Church
110 Allenberry
111 Dodge, James
112 Pheasant Crossing
113 Swab, Harvey
114 Stoneberger, Harold
115 Jenner, George
116 Cumberland Valley Group Home
117 Lisburn Meadows-Initial
118 Brymesser, Stanley
119 Beamer
120 Lisburn Meadows South
121 Knisely, Carol
122 Breeches Bend
123 Nicholson, Duane
124 Pittelli, Peter
125 Diehl, Genevieve
Minor Subdivisions (cont.)
ID. No. Minor Subdivision Identification
126 Leidigh Field-Monroe Twp.
127 Zeigler, Betty
128 Lebo, Earl
129 Monroe Twp. Building
130 Myhre, Kenneth
131 Willis, Harold
132 Verizon
133 Knisely, Carol
134 Musser, John
135 Brubaker, Willis
136 Pechart, William
137 Knisely, Carol
138 Willis, Harold
139 Guido, Edward
140 Hair, Clarence
141 Simmons, Samuel Jr.
142 West Shore Evangelical Free Church
143 Minnich, Dennis
144 Zeigler, Betty
145 Brymesser, Stanley
146 Allenberry
147 Knisely, Carol
148 Meadows on the Breeches
149 Aqua PA
150 Plowman, John
151 South Middleton Twp. Municipal Authority
152 Linn, John
153 Snelbaker, Carolyn
154 Mangell & Stone
155 Lebo, Dwayne
156 Brymesser, Mary Ann
157 Goodhart Farms
158 Meyers, Jacques (pending)
159 Marchi, Louis V. and Josephine A.
160 Zeigler, Betty A.
161 Sauder, Dorothy A.
162 Musser, John A.
163 McDonald, Jane D.
164 Meadows on the Breeches-Lot #8
165 West Shore Evangelical Free Church Phase 1A
166 Williams Grove, Inc.
167 Oak Grove Farms
168 Geamb, Glenn B. & Vicki Z.
DATA SOURCES
-CUMBERLAND COUNTY PLANNING COMMISSION GIS DATA
DATA REFLECTED ON THIS MAP IS NOT THE RESULT OF ACTUAL SURVEYS, BUT RATHER A COMPILATION OF INFORMATION FROM THE SOURCE MAPS AND REFLECTS THE ACCURACIES OR INACCURACIES OF SUCH DATA
THIS MAP IS NOT INTENDED FOR DESIGN PURPOSES
FIGURE 6-5
MONROE TOWNSHIP
CUMBERLAND COUNTY, PENNSYLVANIA
SUBDIVISION ACTIVITY MAP (1988-2006)
Remington, Vernick & Beach Engineers
RV&B
6-26

6.5 Commercial Land Use

Commercial land use in Monroe Township has not significantly changed in the past twenty (20) years. Commercial areas make up less than 1% of the total Township land area. Commercial uses for the most part are limited to the areas in and around the Allenberry Resort and Playhouse, Ashcombe Farm and Greenhouses, Oak Grove Farms, Williams Grove Speedway, and along West Trindle Road (S.R. 0641) adjacent to Mechanicsburg.

Retail and service areas are not concentrated in any portion of the Township. Presently, there are no major shopping areas in the Township. All Township supermarket grocery shopping must be done in nearby Carlisle, Mechanicsburg, or the surrounding Townships.

6.6 Industrial Land Use

Industrial land use areas are located along the West Trindle Road (S.R. 0641) corridor. Industrial land use in Monroe Township has not significantly changed in the past twenty (20) years. Table 6-3 notes that the areas classified as industrial use constitute only a 0.1% increase since 1968. The location of these areas has not moved significantly from that time.

6.7 Institutional and Recreation Facilities

The amount of institutional or public and semi-public lands in Monroe Township is significantly higher than in 1968 and has increased slightly in the past twenty (20) years. These lands, including the Pennsylvania State Game Lands (SGL #305), Monroe Elementary School, Township Municipal Complex, parks, and places of worship, including others, comprise only about 1% of the Township land area. The Appalachian National Scenic Trail (AT) runs north-south through the Township along its western border, with the White Rocks Trail connecting to the AT at Center Point Knob and leading to a trailhead on Kuhn Road (T-651). The public lands of the AT, including the White Rocks Trail, are owned by the Federal Government and administered by the National Park Service. In addition, some semi-public recreational lands owned by the Carlisle Fish & Game Association, Mechanicsburg Sportsmen's Association, and Yellow Breeches Anglers & Conservation Association are located in the Township.

The Monroe and Middlesex Townships Joint Comprehensive Park, Recreation, and Open Space Plan, completed in 1995, cites a general shortage of developed park and recreation facilities in the Township. Particular consideration should be given to the further development of parkland in outlying areas of the Township, especially given the understanding that subdivision and land development pressures show no sign of abating in the near future. This is an issue not particular to Monroe Township. Both the Cumberland County open space and greenway plans identify deficiencies in recreational opportunities on a countywide basis as well.

6.8 Open Space Areas

Open spaces are an important part of any existing land use study. Floodplains, wetlands, streams, and other scenic areas can all be classified as open space. Significant amounts of these areas are currently used as open space. Floodplains make up a large amount of open space area in Monroe Township, amounting to about 4% of the total land area. Restriction of development in floodplains reduces future flooding problems, as well as maintaining undisturbed open spaces and scenic areas along stream corridors.

Figure 6-6 identifies steep slope and hydric soil areas in the Township. Hydric soils are defined as being saturated, flooded, or ponded long enough during the growing season to develop anaerobic (oxygen-lacking) conditions that favor the growth and regeneration of hydrophytic vegetation. Not coincidentally, hydric soils are found in low-lying floodplain and wetland areas.

Steep slope areas are ideally suited to open space preservation because they present significant limitations to development and provide opportunities for scenic views and outdoor recreation activities.

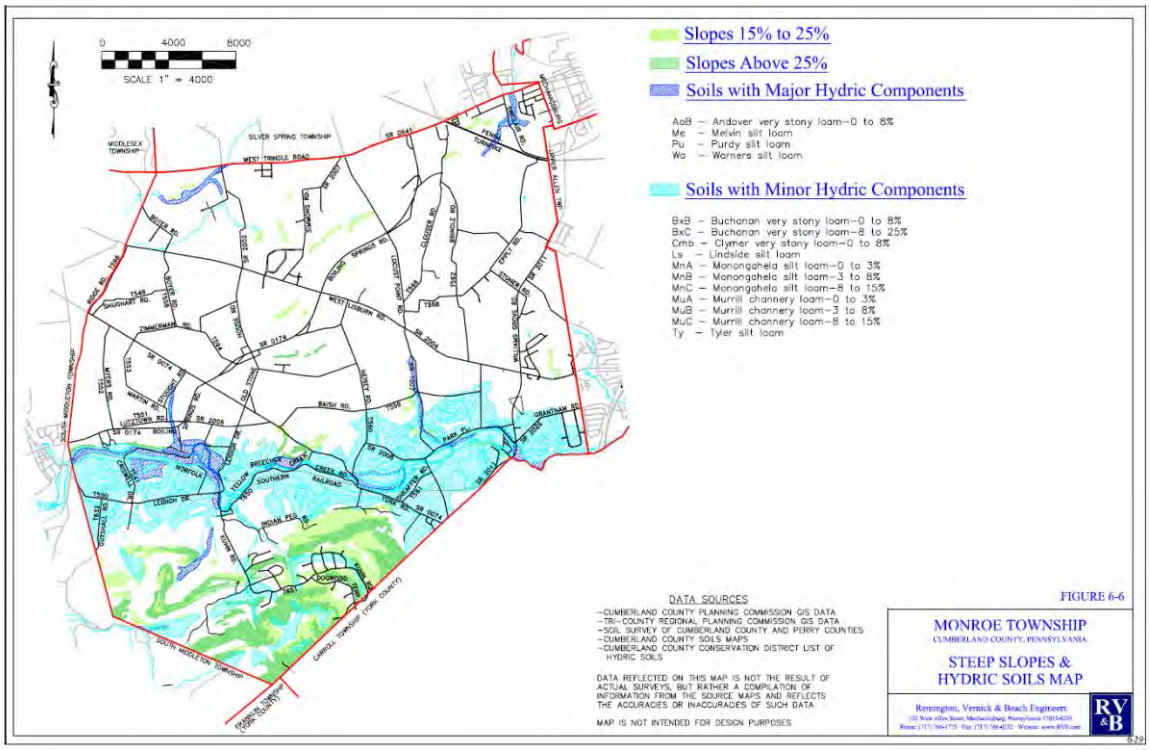
Figure 6-7 identifies important natural areas and potential greenway buffers that may be worthy of special considerations in Monroe Township. Among these are: the Trout Run Preserve along Stumpstown Road (T-570), the Lisburn Road Farm located near the intersection of Lisburn Road (S.R. 2004) and Boyer Road (T-558), the Yellow Breeches Creek corridor, the area known as "White Rocks," and the Appalachian and White Rocks Trail corridors.

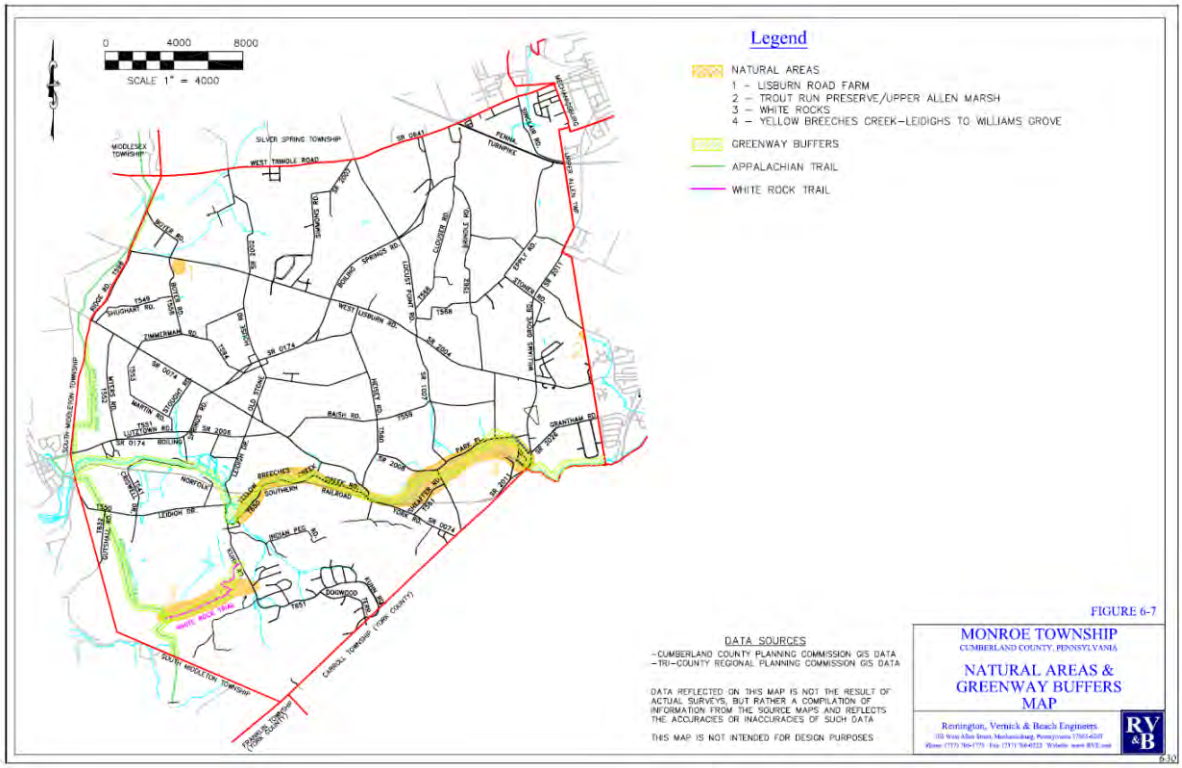
6.9 Land Use and Zoning of Adjacent Municipalities

Land use in the communities surrounding Monroe Township, generally consisted of large areas of agricultural or vacant lands up to about 1975. Since then, however, residential development has been rapidly encroaching upon the Township. Commercial and light industrial land use increases have also occurred in almost all adjacent Cumberland County townships during this period.

Municipal zoning districts are a clear indicator of the types of land use and development that can be expected to occur on the Township's borders. Table 6-8 lists zoning district descriptions for the municipalities adjoining Monroe Township. Figure 6-8 presents the current zoning for the Township and identifies the abutting districts in the surrounding communities.

In general, existing zoning in the adjoining municipalities is consistent with the zoning in Monroe Township. The most notable exception is in South Middleton Township where the Residential Moderate Density (R-M) Zoning District abuts the Agricultural (A) Zoning District north of Boiling Springs Road (S.R. 0174).


0 4000 8000
SCALE 1" = 4000
Slopes 15% to 25%
Slopes Above 25%
Soils with Major Hydric Components
AoB – Andover very stony loam–0 to 8%
Me – Melvin silt loam
Pu – Purdy silt loam
Wa – Warners silt loam
Soils with Minor Hydric Components
BxB – Buchanan very stony loam–0 to 8%
BxC – Buchanan very stony loam–8 to 25%
Cmb – Clymer very stony loam–0 to 8%
Ls – Lindside silt loam
MnA – Monongahela silt loam–0 to 3%
MnB – Monongahela silt loam–3 to 8%
MnC – Monongahela silt loam–8 to 15%
MuA – Murrill channery loam–0 to 3%
MuB – Murrill channery loam–3 to 8%
MuC – Murrill channery loam–8 to 15%
Ty – Tyler silt loam
DATA SOURCES
–CUMBERLAND COUNTY PLANNING COMMISSION GIS DATA
–TRI–COUNTY REGIONAL PLANNING COMMISSION GIS DATA
–SOIL SURVEY OF CUMBERLAND COUNTY AND PERRY COUNTIES
–CUMBERLAND COUNTY SOILS MAPS
–CUMBERLAND COUNTY CONSERVATION DISTRICT LIST OF HYDRIC SOILS
DATA REFLECTED ON THIS MAP IS NOT THE RESULT OF ACTUAL SURVEYS, BUT RATHER A COMPILATION OF INFORMATION FROM THE SOURCE MAPS AND REFLECTS THE ACCURACIES OR INACCURACIES OF SUCH DATA
MAP IS NOT INTENDED FOR DESIGN PURPOSES
FIGURE 6-6
MONROE TOWNSHIP
CUMBERLAND COUNTY, PENNSYLVANIA
STEEP SLOPES &
HYDRIC SOILS MAP
Remington, Vernick & Beach Engineers
RV &B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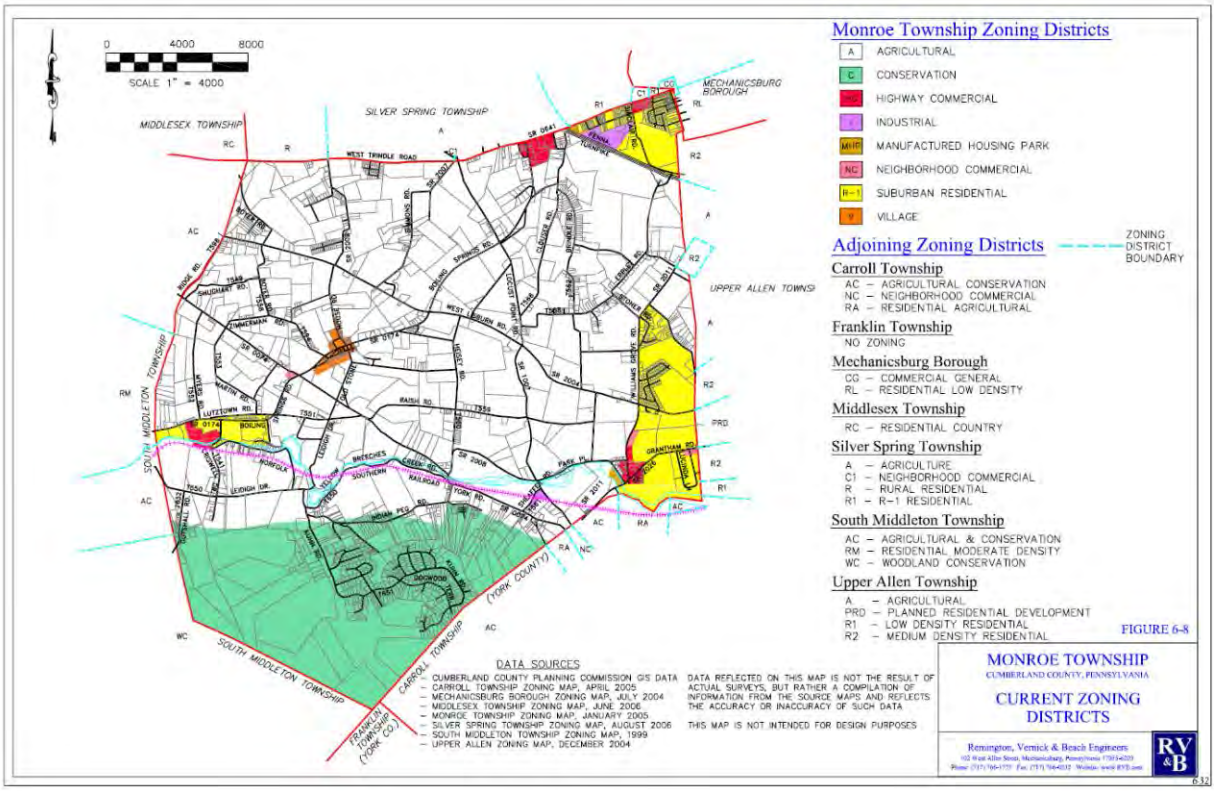
SCALE 1" = 4000
Legend
NATURAL AREAS
1 – LISBURN ROAD FARM
2 – TROUT RUN PRESERVE/UPPER ALLEN MARSH
3 – WHITE ROCKS
4 – YELLOW BREECHES CREEK–LEIDIGHS TO WILLIAMS GROVE
GREENWAY BUFFERS
APPALACHIAN TRAIL
WHITE ROCK TRAIL
FIGURE 6-7
DATA SOURCES
–CUMBERLAND COUNTY PLANNING COMMISSION GIS DATA
–TRI–COUNTY REGIONAL PLANNING COMMISSION GIS DATA
DATA REFLECTED ON THIS MAP IS NOT THE RESULT OF ACTUAL SURVEYS, BUT RATHER A COMPILATION OF INFORMATION FROM THE SOURCE MAPS AND REFLECTS THE ACCURACIES OR INACCURACIES OF SUCH DATA
THIS MAP IS NOT INTENDED FOR DESIGN PURPOSES
MONROE TOWNSHIP
CUMBERLAND COUNTY, PENNSYLVANIA
NATURAL AREAS & GREENWAY BUFFERS MAP
Rettington, Vernick & Beach Engineers
RV &B
6-30

Table 6-8: Municipal Zoning Districts Adjacent to Monroe Township

Municipality	Zoning District	Minimum Lot Area	Minimum Lot Width	Maximum Lot Coverage
Carroll Township	A-C – Agricultural Conservation	2 ac.	200'	15%
	N-C – Neighborhood Commercial	Varies by use	100' – 200'	40%
	R-A – Residential Agricultural	30,000 s.f.	150'	30%
Franklin Township	No Zoning	N/A	**N/A**	**N/A**
Mechanicsburg Borough	R-L – Residential Low Density	8,000 s.f.	75' (90' for corner lot)	30%
	C-G – Commercial General	Varies by use	Varies by use	75%
Middlesex Township	RC – Residential Country	15,000 s.f. – 5 ac. (varies by use and type of water/sewer service)	100' – 300' (varies by use and type of water/sewer service)	20% – 25% (varies by use and type of water/sewer service)
Silver Spring Township	A – Agricultural	1 – 20 ac. (varies by use)	100' – 200' (varies by use)	10 – 20% (varies by use)
	C-1 – Neighborhood Commercial	15,000 s.f. – 1 ac. (varies by type of water/sewer service)	100' – 200' (varies by type of water/sewer service)	35 – 60% (varies by type of water/sewer service)
	R – Rural Residential	1 – 2 ac. (depending upon steep slopes)	150'	7 – 10% (depending upon steep slopes)
	R-1 – Residential	15,000 s.f. – 1 ac. (varies by type of water/sewer service)	100' – 280' (varies by type of water/sewer service)	20 – 35% (varies by type of water/sewer service)
South Middleton Township	AC – Agricultural & Conservation	1 ac. maximum	100'	35%
	R-M – Residential Moderate Density	Varies by use	50' – 100' (varies by use)	50%
	W-C – Woodland Conservation	10 ac.	300'	20%
Upper Allen Township	A – Agricultural	60,000 s.f.	125' – 150'	35%
	PRD – Planned Residential Development	Varies by use	Varies by use	Varies by use
	R-1 – Low Density Residential	20,000 s.f. – 2 ac. (varies by use and type of water/sewer service)	75' – 100' (varies by use and type of water/sewer service)	40%
	R-2 – Medium Density Residential	10,000 s.f. – 2 ac. (varies by use and type of water/sewer service)	35' – 100' (varies by use and type of water/sewer service)	45%
Sources: Current Municipal Zoning Ordinances and Maps				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Monroe Township Zoning Districts
A AGRICULTURAL
C CONSERVATION
HC HIGHWAY COMMERCIAL
I INDUSTRIAL
MHP MANUFACTURED HOUSING PARK
NC NEIGHBORHOOD COMMERCIAL
R-1 SUBURBAN RESIDENTIAL
V VILLAGE
Adjoining Zoning Districts
ZONING DISTRICT BOUNDARY
Carroll Township
AC – AGRICULTURAL CONSERVATION
NC – NEIGHBORHOOD COMMERCIAL
RA – RESIDENTIAL AGRICULTURAL
Franklin Township
NO ZONING
Mechanicsburg Borough
CG – COMMERCIAL GENERAL
RL – RESIDENTIAL LOW DENSITY
Middlesex Township
RC – RESIDENTIAL COUNTRY
Silver Spring Township
A – AGRICULTURE
C1 – NEIGHBORHOOD COMMERCIAL
R – RURAL RESIDENTIAL
R1 – R-1 RESIDENTIAL
South Middleton Township
AC – AGRICULTURAL & CONSERVATION
RM – RESIDENTIAL MODERATE DENSITY
WC – WOODLAND CONSERVATION
Upper Allen Township
A – AGRICULTURAL
PRD – PLANNED RESIDENTIAL DEVELOPMENT
R1 – LOW DENSITY RESIDENTIAL
R2 – MEDIUM DENSITY RESIDENTIAL
FIGURE 6-8
DATA SOURCES
– CUMBERLAND COUNTY PLANNING COMMISSION GIS DATA
– CARROLL TOWNSHIP ZONING MAP, APRIL 2005
– MECHANICSBURG BOROUGH ZONING MAP, JULY 2004
– MIDDLESEX TOWNSHIP ZONING MAP, JUNE 2006
– MONROE TOWNSHIP ZONING MAP, JANUARY 2005
– SILVER SPRING TOWNSHIP ZONING MAP, AUGUST 2006
– SOUTH MIDDLETON TOWNSHIP ZONING MAP, 1999
– UPPER ALLEN ZONING MAP, DECEMBER 2004
DATA REFLECTED ON THIS MAP IS NOT THE RESULT OF ACTUAL SURVEYS, BUT RATHER A COMPILATION OF INFORMATION FROM THE SOURCE MAPS AND REFLECTS THE ACCURACY OR INACCURACY OF SUCH DATA
THIS MAP IS NOT INTENDED FOR DESIGN PURPOSES
MONROE TOWNSHIP
CUMBERLAND COUNTY, PENNSYLVANIA
CURRENT ZONING DISTRICTS
Remington, Vernick & Beach Engineers
RV&B
SILVER SPRING TOWNSHIP
MIDDLESEX TOWNSHIP
MECHANICSBURG BOROUGH
UPPER ALLEN TOWNSHIP
SOUTH MIDDLETON TOWNSHIP
CARROLL TOWNSHIP
FRANKLIN TOWNSHIP (YORK CO.)
(YORK COUNTY)

In Upper Allen Township, the Medium Density Residential (R-2) Zoning District lies across from Monroe's Agricultural (A) Zoning District; although they are separated from each other by Williams Grove Road (S.R. 2011) and Fisher Road (T-567).

Two minor inconsistencies occur along the boundary with Silver Spring Township. In Monroe, the Highway Commercial (H-C) Zoning District, between Dunkleberger Road (T-556) and Hill Boulevard (T-543), sits across West Trindle Road (S.R. 0641) from the Agriculture (A) Zoning District in Silver Spring. At the intersection of West Trindle Road (S.R. 0641) and Locust Point Road (S.R. 1007) in Silver Spring, a single lot zoned Neighborhood Commercial (C-1) sits opposite the Agricultural (A) Zoning District in Monroe. This lot is the former location of the recently demolished Locust Point Inn, began as the Sign of the Mermaid tavern in the early 19th Century, which ceased operating in 1979.

In Carroll Township, a small area between Locust Point Road (S.R. 1007) and York Road (S.R. 0074) zoned Neighborhood Commercial (N-C) abuts the Agricultural (A) Zoning District in Monroe. In Monroe Township, the Suburban Residential (R-1) Zoning District lies across the Yellow Breeches Creek from the Residential Agricultural (R-A) and Agricultural Conservation (A-C) zones in Carroll Township.

Current zoning in Monroe Township is compatible with the surrounding municipalities, although zoning revisions may be necessary as development and community priorities evolve. In this case, consideration must be given to the affect of zoning modifications on adjoining communities. Ongoing inter-municipal coordination and cooperation on growth trends and associated zoning and development regulations is critical to establishment of sound land use planning and practices.

6.10 Future Land Use

Taking into consideration existing land use patterns in and adjacent to Monroe Township, projected development trends and objectives, and community opinion as expressed in the responses to the Community Survey, it is possible to characterize future land use.

The purpose of considering future land use is to provide a framework that can be used to make sound decisions for the future well-being of the community. Emphasis should be placed on developing means for controlled development while also providing for the preservation and protection of existing prime farmlands and environmentally sensitive areas. For the purposes of classifying projected future land use in Monroe Township, the following definitions, consistent with the Cumberland County Comprehensive Plan, are provided:

Agricultural: The agricultural category consists of land defined as "prime farmland" by the U.S. Department of Agriculture. It includes Class I and Class II soils, which are defined as having few to moderate limitations that restrict their use for cultivation. These areas are used primarily for agricultural purposes as generally defined; and may include limited residential use if consideration is given to the goals and objectives of this plan.

Agricultural/Rural: The agricultural and rural resource area category identifies areas that contribute to the rural character of the Township, which is based on its agricultural history. Agricultural uses, and support activities should be strongly encouraged in these areas, as well as, the use of farmland preservation techniques. It includes agricultural and rural areas that, for the most part, do not contain prime farmland soils.

Commercial Retail: The commercial retail category is comprised of any business that primarily sells goods for profit and is generally of a size and type that provide for the needs of existing and future residents while adhering to the goals and objectives of this plan.

Conservation: Conservation areas are comprised of environmentally sensitive land features and areas with distinctive attributes described in this plan that require protection. More specifically, these areas include floodplains, springs, wetlands, steep slopes, wooded areas, and greenway corridors. Residential use is permitted as long as it is in concert with the natural features of slopes, soils, etc. This does not include campgrounds or similar uses that may cause unsafe conditions because of open fires, trash burning, etc.

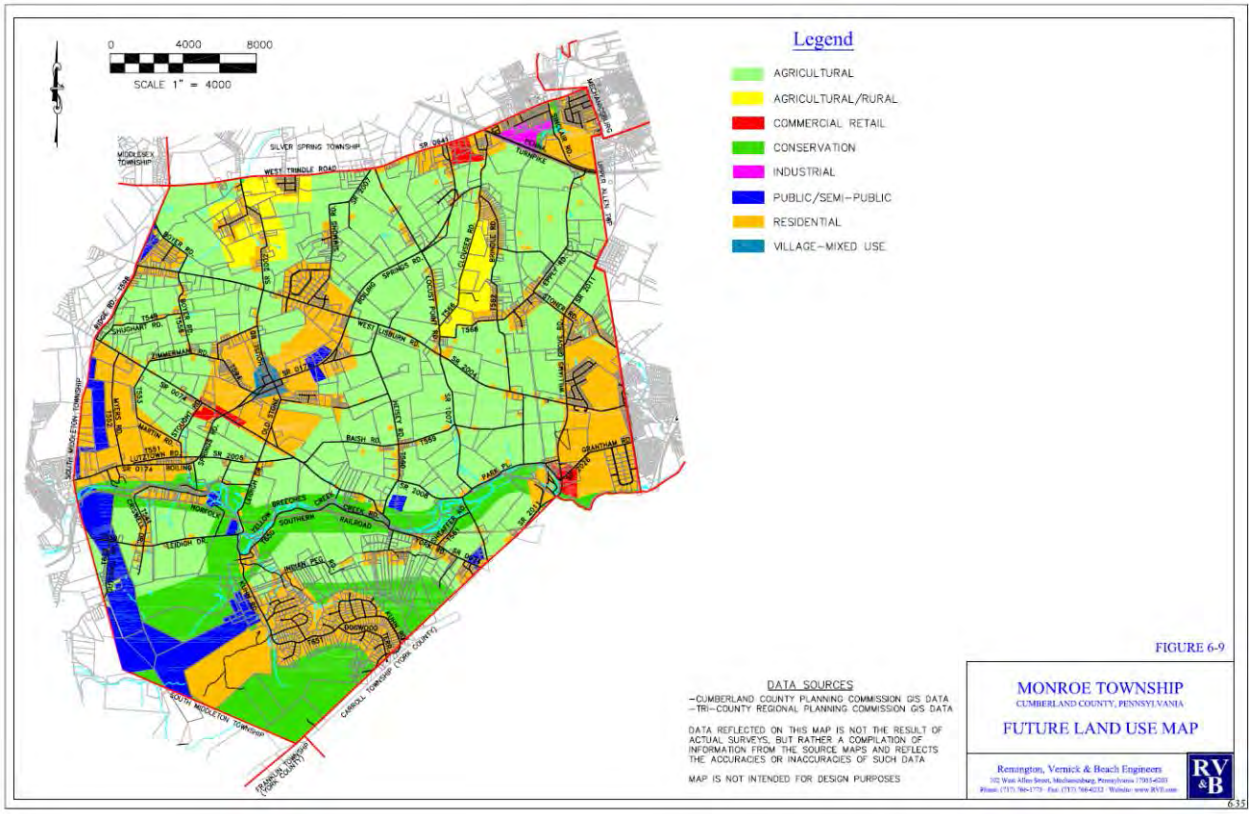
Industrial: Industrial areas are intended to provide for a mix of manufacturing, warehousing, industrial parks, and associated office and commercial uses, but generally are considered light industry that supports the community economy while protecting the environmental features described in this plan. Normally located in areas where adequate highway and railroad transportation is available.

Public/Semi-Public: This land use classification includes many different areas within the community that all provide services to the public including municipal and educational facilities, parks and recreational areas, public golf courses, municipal services, public utility enterprises, Federal and state installations, hospitals, and libraries.

Residential: The residential land use category is general in terms of specific types of residential units and densities in order to allow flexibility. Generally, this category consists of single or multiple family uses that protect the environmental attributes described in this plan and may require special design in potentially hazardous areas or areas with special features such as streams, wetlands, springs, prime farmlands, or historic features.

Village/Mixed Use: This category is characterized by a variety of housing types at different densities, interconnected roads, sidewalks, parks, open spaces, and a mix of commercial uses appropriately scaled to be compatible with nearby residential and civic uses.

Table 6-9 summarizes projected future land use in Monroe Township as presented in Figure 6-9.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Legend
AGRICULTURAL
AGRICULTURAL/RURAL
COMMERCIAL RETAIL
CONSERVATION
INDUSTRIAL
PUBLIC/SEMI-PUBLIC
RESIDENTIAL
VILLAGE-MIXED USE
FIGURE 6-9
DATA SOURCES
-CUMBERLAND COUNTY PLANNING COMMISSION GIS DATA
-TRI-COUNTY REGIONAL PLANNING COMMISSION GIS DATA
DATA REFLECTED ON THIS MAP IS NOT THE RESULT OF ACTUAL SURVEYS, BUT RATHER A COMPILATION OF INFORMATION FROM THE SOURCE MAPS AND REFLECTS THE ACCURACIES OR INACCURACIES OF SUCH DATA
MAP IS NOT INTENDED FOR DESIGN PURPOSES
MONROE TOWNSHIP
CUMBERLAND COUNTY, PENNSYLVANIA
FUTURE LAND USE MAP
Remington, Vernick & Beach Engineers
RV &B
6-35

Table 6-9: Future Land Use – Monroe Township

Type of Land Use	Acres	Percent of Total Land Area
Commercial Retail	149	0.9
Industrial	98	0.6
Public/Semi-Public	129	0.8
Residential	3,421	20.5
Village/Mixed Use	59	0.4
Total Developed Land Area	3,856	23.1
Agricultural	8,955	53.6
Agricultural/Rural	737	4.4
Conservation	3,156	18.9
Total Land Area	16,704	100.0

6.11 Land Use and Zoning Summary

Monroe Township remains a rural agrarian community as it has been throughout its history. Residential development has been increasing somewhat rapidly over recent years in surrounding communities.

Many existing structures having historical importance can still be found in Monroe Township and should be preserved for future generations.

Prime farmland and undisturbed woodland hillside acreages are approximately equal to the total acreage zoned for those uses. If new development is allowed to increase beyond zones currently established by the Township Zoning Map of January 2005, prime farmland and undisturbed woodland areas will be reduced below acceptable levels, which once developed cannot be replaced.

Monroe Township is an active and leading participant in the Agricultural Security Area (ASA) and Agricultural Conservation Easement programs, and should continue to do so in the interest of farmland preservation.

New home construction has been steady in recent years, while commercial and industrial land areas in the Township have not increased significantly. However, with several large subdivisions recently approved and/or proposed, the number of new homes being built is expected to rise dramatically.

Public and semi-public areas have increased, particularly in the vicinity of Churchtown.

Current zoning in Monroe Township is generally consistent with zoning in the adjoining municipalities. Ongoing inter-municipal coordination and cooperation is critical to the development of effective and compatible land use planning and practices.

The Township should periodically review the subdivision and land development ordinance and the zoning ordinance and map as necessary to comply with the adopted Comprehensive Plan and to be proactive in addressing land use and development issues and trends.

7.0 COMPREHENSIVE PLAN UPDATE

7.1 Summary

In 2005, the Monroe Township Board of Supervisors authorized Remington, Vernick & Beach Engineers (RV&B) to update the Monroe Township Comprehensive Plan, first adopted in 1968 and most recently revised in 1994. The intent of the update was to utilize as much of the existing plan data as possible, but to replace and supplement it as necessary to bring the plan into accord with existing and future conditions in the Township. The Township remains primarily rural and agricultural, having grown steadily since the first Comprehensive Plan was adopted. Recent new home construction has been shown to be consistent with long-term trends, although there are, without doubt, increasing development pressures facing the township as the surrounding townships has experienced enormous growth over the same period.

This update has followed the process of Comprehensive Plan preparation as outlined in the Pennsylvania Municipalities Planning Code (MPC). This was accomplished by numerous workshop meetings and hearings attended by the Board of Supervisors, Planning Commission, interested Township residents, agency representatives, and RV&B throughout portions of 2005, 2006, and 2007. Township planning objectives and problems were discussed during these workshops, which have provided additional information upon which this update is founded. Township residents attending the workshops made specific comments after reviewing plan aspects and have made valuable contributions. In addition to the workshop meetings, the update was a frequent topic of discussion at regularly scheduled meetings of the Board of Supervisors and Planning Commission. RV&B also prepared the March 2006 Community Survey, which proved to be a valuable source of information regarding concerns and attitudes of Township residents. The Community Survey results are provided as an appendix to this plan.

Various local, state, and Federal agencies such as the Cumberland County Planning Commission, Tri-County Regional Planning Commission, Pennsylvania Department of Environmental Protection, Pennsylvania Department of Conservation and Natural Resources, Pennsylvania Game Commission, Pennsylvania Department of Transportation, and the U.S. Fish & Wildlife Service (among others), and adjacent municipalities were contacted during the course of the background investigation to obtain pertinent data and to discuss planning recommendations considered by the Township.

The update was prepared as a revision to the previously adopted Comprehensive Plan. Data that was determined to be outdated or no longer pertinent was discarded and replaced or updated with revised tables and figures.

This section, entitled Comprehensive Plan Update, incorporates Township planning objectives and recommendations, and is intended to be used in conjunction with the Technical Documentation sections, which contain more detailed planning discussions, figures, and data.

7.2 Objectives

The Monroe Township future land development objectives are as follows:

A. PRESERVE AGRICULTURAL AREAS FOR AGRICULTURAL USE

Objectives:

1. Encourage the protection of agricultural land by supporting the Agricultural Area Security Law and the Agricultural Preservation Program.
2. Protect agricultural areas from non-farm uses.
3. Provide for a variety of farm related businesses.
4. Provide for protection of the farming community.
5. Continue support of the Cumberland County Agricultural Land Preservation Board.
6. Continue support and participation in the Agricultural Security Area (ASA) and Agricultural Conservation Easement programs.

B. PROTECT, CONSERVE, AND PRESERVE NATURAL RESOURCES

Objectives:

1. Protect the Yellow Breeches Creek floodplain and watershed.
2. Identify restrictive and hazardous natural resources.
3. Identify and protect groundwater resources of the Township.
4. Conserve and protect woodlands.

C. PRESERVE AND ENHANCE THE CHARACTER OF MONROE TOWNSHIP

Objectives:

1. Establish a center for recreational services in Churchtown.
2. Identify and protect scenic corridors in Monroe Township.
3. Identify and protect historical and architectural sites in the Township.
4. Preserve open space.

D. PROVIDE FOR THE HOUSING NEEDS OF PRESENT AND FUTURE RESIDENTS

Objectives:

1. Identify the type and amount of housing needed in Monroe Township.
2. Provide development regulations that encourage the efficient and responsible utilization of the land.

3. Promote housing that is safe and accommodates the needs of the elderly and disabled.

E. PROVIDE FOR CONTROLLED GROWTH IN APPROPRIATE AREAS

Objectives:

1. Guide development to specific areas of the Township.
2. Coordinate growth rate with adjoining municipalities.
3. Identify areas not appropriate for growth.
4. Conduct periodic reviews and revisions of the Township Comprehensive Plan, Subdivision and Land Development Ordinance, and Zoning Ordinance as needed to be proactive in addressing land use and development issues and trends.

F. PROVIDE NEEDED COMMUNITY SERVICES

Objectives:

1. Provide adequate fire and ambulance service.
2. Provide adequate police protection.
3. Provide cost-efficient and high-quality utility services.
4. Develop park and recreation facilities and opportunities.
5. Develop a capital improvement fund to provide for future needs, as they may arise, such as road improvements, local police protection, recreation, and additional support for fire protection and ambulance service.
6. Develop a township-wide stormwater discharge monitoring and reporting program.

G. PROVIDE FOR SAFE AND EFFICIENT MOVEMENT OF PEOPLE AND GOODS BY A VARIETY OF TRANSPORTATION FACILITIES

Objectives:

1. Develop a Township-wide intermodal transportation plan.
2. Improve condition of existing highway network.
3. Improve safety to the public using township roads and streets.
4. Develop a plan for interconnecting existing and proposed developments.
5. Adopt design standards for proposed streets in accordance with PennDOT design and construction specifications and consistent with Liquid Fuels Fund requirements.
6. Encourage alternate means of transportation.
7. Conduct periodic reviews of local classification of existing roads and revise them accordingly for inclusion in the Township Subdivision and Land Development Ordinance and Zoning Ordinance as necessary.

7.3 Plan of Action

This plan of action represents methods that may be used to implement the goals and objectives of this Comprehensive Plan. The strategies listed below are a sample of available methods and should not be considered all-inclusive.

Another element of the plan of action is the implementation timeframe. Some of the strategies could be undertaken in the next few years, while others may take much longer. Still others will consist of ongoing efforts. It is understood that physical, policy, and economic influences will affect the feasibility and priorities of the implementation efforts to be pursued. As a result, the plan of action should be viewed as a means to respond to needs and opportunities that emerge, issues that arise, and projects that are completed from year to year, rather than as a structured schedule of implementation. Taking this into consideration, the plan of action should be reviewed and priorities updated on a regular basis. As necessary, old strategies can be retired and new strategies added as the Township's goals, objectives, and priorities are refined.

For the sake of initial prioritization, each of the listed implementation strategies has been classified as being either short-range, mid-range, long-range, or ongoing actions.

IMPLEMENTATION STRATEGIES

- Short-Range Actions:
  1. Update the Monroe Township Act 537 Sewage Facilities Plan.
  2. Revise the Monroe Township Zoning Ordinance and Map.
  3. Prepare maps identifying physical limitations to development that have been identified in this plan.

- Mid-Range Actions:
  1. Revise the Monroe Township Subdivision and Land Development Ordinance.
  2. Revise the Monroe Township Stormwater and Floodplain Management Ordinances.
  3. Update the Comprehensive Park, Recreation, and Open Space Plan.

- Long-Range Actions:
  1. Revise the Monroe Township Dry Sewer Ordinance.
  2. Prepare a Scenic Corridor Ordinance.
  3. Establish a greenway for the Yellow Breeches Creek.
  4. Develop capital improvement fund to provide for future needs.

- Ongoing Actions:
  1. Inter-municipal coordination and cooperation in determining growth trends and development of land use plans and regulations.
  2. Assist emergency services organizations in developing mutual aid agreements and establishing access routes to critical areas.

3. Prepare, and revise as necessary, a Transportation System Map showing collector, arterial, and minor/local roads.
4. Evaluate areas of roadway system issues and deficiencies that have been identified in this plan.
5. Review the Comprehensive Plan annually and evaluate the plan's effectiveness every five (5) years.

7.4 Study Methodology

The data contained in this plan has been examined in detail. Among other items, a series of plan mapping was developed to identify the following:

- Steep slopes
- Soil limitations for on-lot sewage disposal and building development
- Floodplains and wetlands
- Areas with high sinkhole potential
- Existing land use
- Current zoning in the Township and adjacent communities
- Prime farmland soils
- Water and sewer utility service areas

By examining the maps separately and as related to each other, it was possible to identify areas where future development would be encouraged to occur and not adversely impact amenities the Township wishes to preserve. The following discussions elaborate this in more detail.

Natural Resources

Unique natural resources in Monroe Township were identified such as:

- Prime farmland
- Yellow Breeches Creek
- Sinkhole prone areas
- Wetlands
- South Mountain and "White Rocks"

Much of Monroe Township land consists of good quality farm soils. In addition, many of the large landowners have expressed a desire to continue farming by joining the Agricultural Security Area (ASA) and the Agricultural Conservation Easement programs. Any change in regulations to guide development to desired locations must consider the potential impact on the farming community. Special care must be exercised when considering zoning changes to insure that farming activities will not be impaired by new residents unfamiliar with farming operations.

The Yellow Breeches Creek is an important natural resource in Monroe Township. The stream and its wetland tributaries help enhance the quality of life in Monroe Township. The Yellow Breeches Creek is designated as a scenic river in Pennsylvania and steps should be taken to insure its continued good quality. When establishing a buffer or scenic corridor for the Yellow Breeches Creek the Township must be mindful not to put unreasonable restrictions on the non-residential uses of the fringe area.

The Township is required by state and Federal law to enforce the floodplain regulations established by the Pennsylvania Flood Plain Management Act (Act 166) of 1978 and the National Flood Insurance Program (NFIP) as administered by the Federal Emergency Management Agency (FEMA). In accordance with these requirements, the Township adopted a floodplain ordinance (Ordinance No. 98-4) in April 1998 that establishes criteria for the identification of floodplain areas and regulates uses, activities, and development therein. The ordinance prohibits any use and activity in the floodplain that requires structures, fill, or storage of materials and equipment. Some uses and activities, so long as they comply with the provisions of the underlying zone and are not prohibited by any other ordinance, are permitted. Proposed uses and activities are subject to development restrictions in the floodplain as well as flood-proofing requirements in the floodplain fringe area. Any revisions to the existing ordinance should be carefully evaluated to consider potential impacts to floodplains and buffers.

Stormwater management regulations implemented with adoption of Township Ordinance No. 98-2 in March 1998 helps to protect the tributaries to the Yellow Breeches Creek and maintain the quality of the stream. Any revisions to the ordinance should be evaluated on a watershed-by-watershed basis. Best management practices should also be included in any stormwater ordinance revision to insure water quality and to comply with National Pollutant Discharge Elimination System (NPDES) requirements and the Township's MS-4 permit responsibilities.

Geologic formations that have potential for high yield water supply are also the reason there are high nitrate levels in some wells and the potential for sinkhole formation. As development increases, the Township must be careful to avoid unstable areas and may wish to require water quality and quantity studies to be completed for proposed subdivisions in these areas.

The South Mountain/"White Rocks" area should be preserved for future generations. The steep slopes and highly erodible soils pose a potential for significant long-term environmental damage. The Cumberland County Comprehensive Plan encourages the preservation of this resource, along with the Appalachian and White Rock Trails in Monroe Township, for recreational use for all residents of the area. Residential use must be compatible with the physical limitations and attributes described in this plan.

Population and Housing

The 2000 Census indicated a population in Monroe Township of 5,530 people living on 26.1 square miles of land area, which means a density of 211.5 persons per square mile. This is

considerably lower than the present overall Cumberland County density. The population is projected to grow to approximately 8,343 persons by the year 2030.

The additional number of low-income dwellings and overall number of dwelling units needed by 2020 in the Township is estimated to be 86 and 592, respectively. Approximately 96% of homes in Monroe Township are occupied. The majority, roughly 88%, are owner-occupied with the remainder being rentals.

Regional Population and Economic Base

Approximately 88% of the total land area in Monroe Township is used for agricultural purposes or is otherwise vacant. This contributes to Cumberland County's ranking of 10th out of 67 counties in 2002 in total market value of agricultural products sold.

The economy of Monroe Township is generally healthy with a strong agricultural base. The highest percentage of township residents is employed in managerial and professional occupations. Median income levels have increased over the past 20 years, although a small percentage of the population has an income below the poverty level.

There are no shopping malls or office parks in Monroe Township, and retail sales locations are limited. The sale of locally grown vegetables and produce should be encouraged to aid in the continuation of the agricultural based economy.

The township has budgeted its finances well and appears to be stable. It may be desirable to begin a capital improvement fund to provide for future needs such as street improvements, bridge replacements, recreation, fire protection, ambulance service, and other emergency services.

Transportation

Since the majority of arterial highways in Monroe Township are state highways, it is important for the Township to actively participate when PennDOT evaluates its 12-Year Plan. With input from PennDOT, the Township could consider larger setbacks for state highways that may be widened in the future.

A pavement management system and a capital improvement program would help the Township improve the safety of persons traveling on township roads.

Future township roads could be improved by the adoption of design standards for proposed streets in accordance with PennDOT design and construction specifications and consistent with Liquid Fuels Fund requirements.

Alternative means of transportation such as car-pooling, mass transit, light rail, and bikeways should be encouraged. Interconnection of existing developments by bikeways, streets, and paths should also be encouraged to foster a sense of "community."

Public Facilities, Utilities, and Services

The Township's Act 537 Plan calls for the solution of sewage problems through intergovernmental planning and cooperation. The formation of the Monroe Township Municipal Authority and the implementation of service agreements with adjacent communities are significant developments since the last Comprehensive Plan update. An immediate need for the Township is the review and update of the existing Act 537 Plan.

Monroe Township has an on-lot management ordinance to resolve the problem of malfunctioning individual sewer systems. This program has been very effective in identifying problems and in assisting individuals in the maintenance of their system.

Plans for an improved water supply should also be undertaken through continued communication and coordination with the existing public and private water companies that serve portions of Monroe Township. Long-range planning may include the development of a municipal water supply to insure high quality water for all residents.

Continued support of the fire company and ambulance service is necessary. Long-range plans could include financial assistance for equipment purchases, training sessions, and assistance in obtaining additional buildings, when needed.

Township police protection is provided by the Pennsylvania State Police. Future needs may require discussions with adjacent communities about regional police protection.

Proposed subdivisions should be evaluated for their impact on these services, in addition to other ordinance requirements.

The Township should explore opportunities to develop additional park and recreation facilities and programs.

A Township-wide stormwater discharge monitoring and reporting program should be implemented in accordance with the Township's MS-4 permit requirements.

Existing and Future Land Use Plan

Monroe Township remains a rural agricultural community as it has been throughout its history. Many pre-Civil War buildings exist, as do several residences of original settlers. The community is proud of its history and desires to preserve those features for future generations as evidenced by the establishment of the Churchtown Historic District. Lutztown, Leidigh's Station, Roxbury, and Williams Grove are also important parts of the Township.

Williams Grove, for instance, was at one time the site of National Grange meetings with daily trains to Mechanicsburg and Harrisburg and thousands of people visiting for days at a time.

Future land use planning must be careful to protect these treasures from destruction by indiscriminate development. Land uses and architectural details should enhance the traditions rather than detract from them.

In addition, agricultural activities are a major factor in both the past and the future of Monroe Township. Good agricultural land, once lost to development, may never be recovered, which will destroy much of the quality of life for Monroe Township residents.

The future land use map was prepared after considering the following:

- Slope and soil limitations
- Floodplains
- Sinkhole prone areas
- Agricultural security and preservation areas
- Public water and sewer service
- Housing demand
- The goals and objectives of this Comprehensive Plan

Residential Areas

All future residential use should endeavor to meet the goals and objectives of this Comprehensive Plan by overlay zoning, cluster development, and other methods. The Township should encourage the taking of the smallest amount of farmland by allowing densities of development that will permit the economical development of land while providing required utilities and services. Residential development should be encouraged to occur in the areas designated for public sewer to provide a broader user base with correspondingly lower user fees. Detailed engineering and geologic studies should be required to help insure safe housing for future residents.

A growth rate should be established that will provide the required number and types of housing that is compatible with the needs of the area. Consideration could be given to requiring an independent professional market analysis for major developments.

Agricultural Areas

Close coordination should be maintained with the agricultural community to insure that zoning changes or other ordinances do not impact adversely on farmers. The Township should consider regulations that protect the agricultural areas from non-farmer uses and provide for a variety of farm related businesses.

The Township should continue to support the Agricultural Security Area (ASA) and Agricultural Conservation Easement programs and inform new residents, via the Township newsletter or other means, on the importance of farming to the quality of life in Monroe Township.

Commercial

There is limited commercial development existing in Monroe Township. As the community grows in the designated residential areas, additional commercial uses may be required. The four (4) areas intended for this type of land use are:

1. Along West Trindle Road (S.R. 0641) from Clouser Road (T-566) to Boiling Springs Road (S.R. 0174)
2. At the intersection of West Trindle Road (S.R. 0641) and Boiling Springs Road (S.R. 0174)
3. At the intersection of Boiling Springs Road (S.R. 0174) and York Road (S.R. 0074)
4. At the intersection of Williams Grove Road (S.R. 2011) and Grantham Road (S.R. 2026)

The first area has some existing commercial uses that have developed over the years. Continued commercial use here will not detract from the nearby residential uses.

The second area likewise has existing commercial uses that have been present for many years. The addition of a traffic signal at this intersection would improve safety for access to the commercial areas.

The third area has been signalized, which has improved ingress and egress. Also, with additional residential uses proposed in this area, the need for a small commercial use becomes apparent.

The fourth area, along Williams Grove Road (S.R. 2011), will also provide for commercial uses for customers in Monroe Acres, new residents around Monroe Acres, and existing residents in Upper Allen Township. To insure that the commercial area does not overwhelm the agricultural and residential uses nearby, restrictions on ingress and egress, building size and style, location of parking, and total retail space should be considered.

Industrial

The existing industrial area in the northeast corner of the Township appears to have sufficient space to satisfy the demand for industrial use. Monroe Township is not located near or easily enough to major interstate highways and active rail lines, which attract this type of activity.

Conservation

Residential development in this area must be compatible with distinctive attributes that require protection. The steep slopes and highly erodible soils are physical limitations that must be considered. Recreational uses can be encouraged as long as unsafe conditions such as fires, trash burning, etc. are prohibited.

7.5 Regional Perspectives

Monroe Township is located in the southeast section of Cumberland County. Adjacent municipalities include:

- Carroll Township (York County)
- Franklin Township (York County)
- Mechanicsburg Borough
- Middlesex Township
- Silver Springs Township
- South Middleton Township
- Upper Allen Township

This Comprehensive Plan examined the existing zoning of each community when preparing the Future Land Use Map. Development pressure is extending from Harrisburg to Carlisle and is concentrated where water and sewer service is available. Residential development also seems to be following office and industrial development, which provides jobs for the new residents.

Being located off the major highway system, with little services to offer industrial or office developments, Monroe Township may be able to preserve its rich agricultural heritage and provide for existing and future residents without losing those amenities that make Monroe Township unique.

Coordination with adjacent communities has been increasing as shown by:

- Negotiations for sewer service and capacity with the Dillsburg Area and South Middleton Township Municipal Authorities and Mechanicsburg Borough
- Preparation of the Joint Comprehensive Park, Recreation, and Open Space Plan with Middlesex Township
- Participation in township associations
- Contributions to recent renovations of the Mechanicsburg community swimming pool

This cooperation is essential to the attainment of the goals outlined in this plan.

APPENDIX A

RESPONSES TO SURVEY QUESTION #9

24. <u>COMMENT AREA 24</u> – Comment Area for Question #9 if answered, *"Other"*. *(Which type of residential development would you most like to see within or near your neighborhood in the future?)*

1. *"No type of development! Why can't people move into existing housing for sale or rent? Too many want the best for themselves. Save land space, save environment, eliminate building new roads. This life is temporary. Heaven is eternity."*

2. *"I don't know how we allow agricultural zoning to convert to residential anything as quickly and automatically. The developers do not "leave" anything in the township – they just make it and leave."*

3. *"No more developments please – this is why we moved to this area – please leave things as they are."*

4. *"Keep the township as "rural" as possible. The rural atmosphere of Monroe Township is what attracted us to this area. Please allow only large lots for homes. Lots of 2 acres or more."*

5. *"A nice multi-living community like Westover. That was designed with impeccable taste and allowed for all types of housing. Multi-style housing can be very attractive and serve many peoples' needs at the same time."*

6. *"If a farmer cannot make it on his own he should not expect taxpayers to bail him out."*

7. *"I think cluster development is the way to go in future; because it provides desired housing and open recreational space. Zoning should definitely incorporate this all around and through township. This also protects prime farmland areas as designated."*

8. *"Hopefully in some areas of the township, especially along the Yellow Breeches corridor. There will be very controlled development or none."*

9. *"None, we have enough."*

10. *"Suburban development with 1+ acre lot, detached homes, community roads with curbs and sidewalks, public utilities (sewer, water, underground electric, phone, cable), parking in driveway, traditional architecture."*

11. *"No more developments, period! Encourage farm owners to keep their land and NOT sell for commercial or for future residential developments!"*

12. *"You're getting too many people moving in. It is no longer a rural neighborhood, but city people who want all the entertainments and conveniences of the city. <u>Keep Monroe rural</u>. Too many bosses here to tell us what we can do on our properties. Why do we have to have to pick up our trash, etc? Live and Let Live!"*

13. *"Why are we trying to develop every piece of farmland? Is it to overcrowd the already crowded school (Monroe) and roads? Lisburn Road is a death trap!"*

14. *"I feel that if you have farmed all your life and there is no interest in your family to continue farming, you should be able to sell your land. After all, you paid taxes on it all your life and you should be able to reap rewards."*

15. *"No future development. Remain rural."*

16. *"No new developments of any type."*

17. *"I would like this township keeping the area greener. No townhomes. The school district is already swelling. Keeping areas for open space – large lots of 2 acres for single-family homes – keeping farming tradition. No sidewalks or curbs would be needed."*

18. *"Single homes and single lots. Senior citizen homes and low income homes."*

19. *"NONE!!"*

20. *"Mixed rural development and village development."*

21. *"Keep as is. No building."*

22. *"PRD's are the only way – otherwise forget selective control and enforcement! You can't even enforce BOCA! Your SEO is a joke!"*

23. *"No further development should be encouraged, especially that which takes away forested land. This provides habitat for many species of animals. Farmland should also be preserved."*

24. *"I really do not want any development in my neighborhood. I would like to see the farmland preserved."*

25. *"I think cluster development – higher density with village atmosphere and services – is the way to go."*

26. *"None. It's good just the way it is, except for run down places."*

27. *"Traffic control (lights, etc.), police protection, and land preservation."*

28. *"This township has leaned too heavily on single lot development as a result of DER mandates about minimum lot size without sewers. Anyone should be able to conclude that in 10 years all these scattered lots will be in mandated sewer areas with high trunk line costs. The result will be even higher sewer costs unless clusters are developed quickly and with good planning."*

29. *"I like the fact that we live in a small rural community. I would hate to see it messed up by cluttering it up with more houses and big business."*

30. *"Prefer NO development."*

31. *"We moved here because of the wide open nature of this township and would hate to see it turn into the sprawl seen, for instance, in South Middleton Township.*

32. *"None."*

33. *"There is no need for further development because people DO NOT support the American farmer. For development, keep houses in a direct straight line."*

34. *"I do not believe in taking one group to benefit another group (Socialism)."*

35. *"Large lots if development required. Please preserve farm land."*

36. *"Our zoning is too confined. I believe there is state law indicating we must make some areas, or sections of areas, available for multi-units. Don't wait to see too much development on farmland – no need to have "large lots" in all areas."*

37. *"Why do we need development in good farm land? Monroe Township approves land development from mountaintop to flood plain. Large lot is a waste of farm land."*

38. *"Have lived here 62 years. Like rural area not built up."*

39. *"None of the above. Keep township as it is. Small, friendly, and low cost of living."*

40. *"Large lots – keep wooded lots intact as much as possible. Promote green areas. Promote planting more*

trees and protecting natural environment."

41. *"We love to see the farmland and mountains. We do not want city living – that's why we live here."*

42. *"None. Don't need to live in neighborhood."*

43. *"Keep conservation area in the same condition it is now."*

44. *"I live in nothing but farmland area. I truly believe we need to keep as much of our active farmland the way it is."*

45. *"Combination of 1 and 3 – planned areas of suburban development within general rural development."*

46. *"Monroe Township is a gorgeous, rural area replete with beautiful farms and woodlands. Unrestrained development is the ENEMY of our life style. The plan to build hundreds of houses on South Mountain is an absolute nightmare that will ruin our township. It MUST not be approved. We will actively oppose that proposal and work diligently to defeat any public officer who supports it. Do not ruin our township as we have seen done in so many neighboring areas."*

47. *"Limit development."*

48. *"Absolutely none! Please do not allow anymore devouring of our shrinking open spaces."*

49. *"I would not want to see the farmland sold and used for home building. The area I live in is strictly agricultural and should remain that way."*

50. *"None – so there is little room for home building in this area."*

51. *"Farmland."*

52. *"We would like to keep the farmland that currently exists."*

53. *"From Question #11: Home occupations and businesses should be limited to those which bring no additional traffic to the residential community."*

54. *"As a resident of Zone 1, we have a development planned that most of the residents disagreed with! There is no need to expand here – elsewhere maybe, but not in this area!"*

55. *"Mixed housing types with mostly lower to medium priced homes and parking in driveways."*

56. *"I'm not certain I understand the pros and cons about any enough to comment. I do think it's important to move slowly and consider how any development affects both current and future residents."*

57. *"Do not want to see residential or any other type of development added. The township has scattered residential at this time. Any additional will take away the quality that already exists."*

58. *"A mix of single and duplex, open land, farming, zoning to discourage land waste disposal, preservation/conservation zones not subject to development. Preservation of rural character without 10,000 unit home developments that make developers rich and leave us with the bill to pay for the services required by that intensive housing development level."*

59. *"I prefer not to see any more development near my neighborhood. This is zoned conservation."*

60. *"Without water and sewer you have to select suburban development. However, if water and sewer is available, a mixture of housing options should be available. Housing should be allowed for the average working family as well as the high end houses."*

61. *"If 600+ homes are to be built in area 3, they should be built far enough apart to maintain the character of the neighborhood."*

62. *"Very little residential development is preferred. Large development would increase the need for additional schools, maintenance of roads, etc."*

63. *"Single family homes on large lots."*

64. *"None. Too much development already. Too much traffic, too much noise and confusions. Give me the good old days anytime."*

65. *"I think we should be focusing more on farming this rich soil in Monroe Township instead of building everything up. Houses bring in money in taxes, but in the long run people need food to eat and milk to drink. Why did you see all these farmhouses and big bank barns in Monroe Township? Because our forefathers thought it was the richest soil in a pretty big area! How would I preserve farmland? I would say this certain area will have no development! No ifs, ands, or buts! None! If a man comes in and wants an approval to sell his farm for development, say NO!"*

66. *"What about the sewer? Shouldn't we be looking to enlarge upon existing development to add on to the sewer system and help defray costs for residents now burdened with the expense? Wasn't that the idea years ago when sewer went in? A couple of houses at every crossroads won't help the problem. Plan small communities with housing and businesses."*

67. *"The semi-rural lifestyle is risky for health. Village centers would promote walking to neighborhood centers where there could be cafes, theater, batting cages, driving range, fishing pier, nature park."*

68. *"Sewer rates too high."*

69. *"Rural areas should be kept rural. Zoning needs to be strengthened to guide development to the appropriate areas in the township. Perhaps the township should place a moratorium on future development until zoning can be strengthened and a plan developed."*

70. *"#9 – A mix of 1 and 3, but with more open spaces."*

71. *"Trindle Station is being built beside our neighborhood. We still have major concerns with increased traffic flow, safety of pedestrians, and the length of time it will take to exit out neighborhood at certain times. Our neighbors voiced their concerns at the meetings, but were defeated."*

72. *"We are sick to death that the township keeps taking land for homes. The ones off Fisher Road are a downgrade to our wonderful farmland. Please put a stop to the home building."*

73. *"No development. Our world needs more trees, more forests, and more natural places for animals/creatures to live. No more building or roads are needed on our planet."*

74. *"Nice neighborhood. Lots do not have to be large; ½ to 1 acre is fine. Single dwelling. <u>All</u> homes must hook up to sewer, no matter what the setback."*

75. *"White Rock Acres is situated within a <u>Conservation</u> Zone. This zoning was enacted subsequent to the creation of White Rock. <u>No</u> additional development should be permitted in conservation-zoned areas. This is contrary to the purpose."*

76. *"Let's keep things "rural" – no more large developments!"*

77. *"I like it here because of the rural setting, and do not like large developments coming into our township."*

78. *"Too many developments."*

79. *"I would like to see farming being continued in the future. Who will feed the future generations? The Government should not be involved."*

80. *"I am not for residential development of any kind. The traffic is going to get worse. Slow down any development as much as possible."*

81. *"NO DEVELOPMENT. More taxes, more traffic, more pollution. Less wildlife! Less peace of mind and spirit."*

82. *"None – there should be enough homes built on the Ashcombe property to saturate the area."*

83. *"NONE – Our area has been developed enough. We don't have infrastructure (roads, water, police, etc.) to support more residences."*

84. *"Scattered large lots with curbing and lighting. Areas (farmland – other) to ride horses – trails, picnic areas."*

85. *"Maintain rural environment."*

86. *"I would like Monroe Township to curtail development to areas that can be served by existing sanitary sewer system. The cost of this system must be lowered by additional connections."*

87. *"Kiner Blvd. Area – Old Stonehouse Road between Trindle and West Lisburn <u>does not need more development</u> until the drainage (when the water table is high) is corrected. Hempt quarries is digging deeper, which I guess helps us, but they will probably stop sometime."*

88. *"We need to stay rural to preserve farming and the quality of the township. Large lots with single family homes, no sidewalks or curbing."*

89. *"#1 Suburban – but no acre and lot sizes."*

90. *"Our township does not need "urban sprawl" – all we have to do is look at Upper Allen Township for that. Monroe Township is one of the last bastions of rural living."*

91. *"Preserve the farmland."*

92. *"I still live on a dirt road after 49 years."*

93. *"The Township Managers should seek a varied development plan to include a mix of 1-4. Keeping high standards for each."*

94. *"We're not in favor of "Development". We bought an old house to avoid the guilt of feeding another cul-de-sac. Monroe Township is also one of the only remaining municipalities in the area to not succumb to housing developments gone wild, strip malls, superstores, and trucking terminals."*

95. *"Sewer prices too high."*

96. *"NONE."*

97. *"Well planned with uniform setback lines and landscaping regulations. It's one of those things you know it when you see it – good development – and you don't see much of it in Central PA. Garages should be required. This would cut down on yard junk."*

APPENDIX B

RESPONSES TO SURVEY QUESTION #12

24. <u>COMMENT AREA 24</u> – Comment Area for Question #12 if answered, *"No"*. *(Why should the Township <u>not</u> actively pursue farmland and farming preservation?)*

1. *"Why should the township citizens compensate wealthy landowners?"*

2. *"Allow those who want farmland and farming to continue until age, health, economic, or other consideration cause them to sell at a fair price for their land. That "fair" price may be for non-farming development, if and when that is the most advantageous use for the land."*

3. *"It should do so, but not at taxpayers expense! We already pay federal taxes that subsidize them for loss of crops etc. They are already in many programs that guarantee their livelihood at our expense. It would be nice if the government treated small businesses the same way, but they do not get subsidized. I feel the federal programs are adequate for farming."*

4. *"I think farmland should be saved and preserved, but not at taxpayers expense. If a farmer wants to sell his land, then he should get a fair price or develop it in a controlled way."*

5. *"Preserve farmland and farming for farmers who want to continue in farming and develop up to date zoning regulation to promote responsible growth."*

6. *"We love seeing the beautiful peaceful farmland and mountains!"*

7. *"We pay enough for taxes at present."*

8. *"Most of the existing farmers were given their land. If they can't maintain it, they shouldn't have it. Many of them don't want it anyway. No one is subsidizing me and my business."*

9. *"Too much Government control. If you own it, you should be able to do with it what you want within reason. Obviously, you wouldn't want a pig farm next door, or a sewer plant, or a mega warehouse. Certain restrictions should apply."*

10. *"What are you preserving? A farm that the farmer can't make profitable, or does not want to farm anymore? I love to see the green fields but I also love to see more houses go up that are connected to the sewer system. Also with more people the tax rate should fall."*

11. *"Don't want to pay more taxes."*

12. *"This should be the option for the owners of the farmland. If township does not allow some of the farmland to be developed, then Monroe Township will be losing out on building a desirable tax base."*

13. *"Please preserve – If you don't, you will have congestions or roads with traffic, overcrowding school – more road maintenance, pollution, more crime, and just not a good place to live. With farming, the air stays cleaner and greener. Also should be requirements for all new developments to have trees planted – so many per acre to help absorb pollution when existing trees are removed."*

14. *"I believe there are adequate programs already in place to help farmers. If a farmer wishes to give up his development rights so that his land will be preserved, GREAT. However, if a farmer chooses to sell his farm for development, he should have that option."*

15. *"At what cost? Higher Taxes? Forget It! You want subsidized farming as a business – try subsidizing education without TAXES. If CV is any example, you can't do it. Throwing my money at the problem doesn't work!"*

16. *"If you put developments in, when people come to the area they don't want the farm smells. If they move to the country, live with the stuff that goes with it. We don't want an Ashcombes problem here where the people come and the cows leave."*

17. *"The township needs further development to ensure that public services are available at an affordable price. The cost of sewer is outrageous!! I would support the preservation of farmland only to the extent that it doesn't impact cost-realistic public services."*

18. *"It's a property rights issue."*

19. *"Farmers should have the right to do what they want with their property. Don't farmers already receive Government subsidies? Giving more tax money to do nothing doesn't make any sense."*

20. *"Some people need a place to live…more rural housing should be permitted."*

21. *"Marked "Yes", but how would tax money be used to preserve farmland? There is no way we want warehousing in our township or heavy truck traffic to or from warehouses. We like the township the way it is."*

22. *"Farm families have the right to dispose of land as they deem necessary. We can't afford to subsidize the farmers."*

23. *"YES! YES! YES! PRESERVE FARMLAND!"*

24. *"The farms are too small to sustain a comfortable living. The farms are not large enough to have the modern equipment, pay the taxes, and still show a profit. My taxes have increased 57% in the last 5 years. Why?"*

25. *"The township doesn't have sufficient funds to preserve farmland…see South Middleton Township."*

26. *"I'm on a fixed income…cannot afford additional taxes to support such a program."*

27. *"Cost should not be applied to the taxpayers of the township."*

28. *"Let the farm owners decide what they want to do with their farm."*

29. *"I think farming and farmland preservation needs to be balanced with opportunities for development."*

30. *"No additional taxes."*

31. *"Since this would mean increasing taxes, I disapprove. Since we moved here 12 years ago, trash removal has increased over 125%; sewer was put in at a ridiculous high rate. How long can this go on? Farmers chose their vocation, as I did mine. I haven't had a raise in 5 years…will the township help me? I think not."*

32. *"If we don't pursue farmland preservation, 50 years in future present farms will be forced out and even if in the preservation program. Example: Can you see a farm still operating around Mechanicsburg or Camp Hill? Monroe Township is the last frontier in areas to be developed. Unimproved land is $10,000.00 for 1 acre."*

33. *"Preservation of farmland restricts growth, and this has a negative impact on income from taxes. The result is that the township cannot afford to provide essential services such as police protection and decent road surfaces. Tar and chip road surfaces are unsatisfactory."*

34. *"I want to preserve farmland, but not subsidize land owners. Just zone to make other usage rural or suburban to minimize the appeal of heavy development."*

35. *"Because we live in a society based on capitalism, not Socialism. If a farm can make it, let it make it. If not, not. We don't subsidize other industries in trouble. We have plenty of food supplies!"*

36. *"Considering how poorly the township has planned, managed, and implemented the sewers, I don't have much faith that the wishes of the residents will be honored in preservation of farmland, or ANY OTHER NEW PROGRAM. Nevertheless, I would like to see it happen."*

37. *"Preservation in future only benefits large corporate farming. Family farmers will not survive very long from selling building rights or easements. Farms now too small and growing expenses are making profits too small."*

38. *"Farmers should have the right to decide what they want to do with the farmland that they own."*

39. *"In today's world, farming is a business. If farming does not make a profit (living), the non-family community should not be required to subsidize. The farm owner should be allowed to sell or develop land to assure an adequate living or retirement. The township supervisors should oversee development, but not require land to be maintained for farming. An inefficient business just cannot survive. Everyone would like to maintain the open space but the farmer should not be punished if farming is not feasible."*

40. *"We should preserve the open, farming, and undeveloped wooded conservation areas as well. We also need to carefully mange development along the Yellow Breeches to reduce runoff flooding from increasingly paved or roofed ground. Buffer zones and stronger stormwater/farm water runoff management is needed to avoid flood damage – an increasing threat to existing and planned property."*

41. *"Government should not have control over individual-owned property should the owners need to sell the land to support themselves."*

42. *"Farmland should only be used as farmland if it is cost effective to do so. However, we should put strict guidelines on how farmland is developed. I am a fan of the "Growing Greener" concept, and would like to see more parks and recreation facilities if farmland is to be conveyed."*

43. *"Because the residential taxpayers of this township cannot satisfy the greed of many of the large landowners that have the development right we'd have to buy. These large landowners enjoy and will continue to enjoy a reduced property tax rate while the residential rate will have to increase to pay for the increased services the development of these larger tracts will cause, in addition to paying them for their development rights. Since the desires of the citizens to keep Monroe Township rural as shown in the last survey were thwarted by the large landowners, much land has been taken out of farming by these same landlords. This further concentrated farming on fewer acres. Farming has become very intensive with manure (both locally produced and imported), chemicals, genetically enhanced seed for more frequent planting and higher yield, and antibiotics. State law prevents our township from taking steps to protect our property and health from these practices. Since we, on the local level, are prevented from working out a way to safely have residential and concentrated farmland co-exist, farmland preservation if futile, or residential development is futile. If, however, it is decided to preserve farmland, we then should institute a plan not to let anymore non-farm residences be built so, in fact, we would have enough farmland to be farmed."*

44. *"I think the township should preserve at least 50% of farmland which exists today. But others could be developed. You should have 35% green space per developed acre for either commercial or residential."*

45. *"Let the farmers that want to farm, farm; and the ones that want to develop their land, let them within the regulations of the township."*

46. *"Save farmland."*

47. *"General comment – Trying to levy an additional tax will probably not be accepted by residents. Perhaps you should try collecting a voluntary fee or contribution."*

48. *"All the people end up paying more taxes to give a farmer a large sum of money to sell his building rights*

for a number of years. It seems like if you are the "right" person, you can undo that and still build and have the money also later in years. Also, by selling your building rights, the government may put a park etc. on your land that you thought you owned. You cannot do a thing about it."

49. *"Farmers should seek farmland preservation opportunities via land trusts with the Central Pennsylvania Conservancy. Hard to support when there is no alternative shown; i.e. if no farmland preservation stipend and land is developed with housing, causing need to expand school, then what is the cost to tax payer to expand the school? Is it more expensive than paying the farmers?? Need more information."*

50. *"Zoning should already limit land use. Do not change the zoning from commercial agriculture to residential. If needed, this can be done based on a plan that would be the same one used for farmland preservation. If taxes are kept lower, maybe farmers will continue farming."*

51. *"It is not the business of Government to preserve farmland. It is a private enterprise issue! I would never support a tax issue to preserve farmland."*

52. *"Actively? It's demand/supply/availability of land…not determined by a government."*

53. *"The proximity to Harrisburg will ultimately see Monroe Township become all residential. Farmland preservation is futile and raises taxes for the benefit of a few large landowners. There are better ways to preserve open spaces in suburban communities."*

54. *"Township should very actively pursue farmland and farming preservation!"*

55. *"There are already programs in effect to offer this type of incentive to farmers."*

56. *"We are already taxed equal or beyond our ability."*

57. *"Paying people to sit on unproductive farmland does not seem like a good use of resources. Rural character is O.K., but smelling the manure and hearing the tractors when they run them in the dark at night makes it all less romantic! I'd rather have a place to take a walk and see some trees. You could encourage native tree planting on personal property."*

58. *"Farmland preservation is not keeping farmers on the farm. You do the math. If a farmer can receive $60,000 to $100,000 for a lot, why would they ever consider $3,000-$6,000 an acre and give up that money to work 7 days a week with no vacation or retirement plan, health insurance, etc. It is time to stop punishing our farmers because people like the farmland and the rural atmosphere. Can this township show how many farmers started up farming in the past 20 years versus how many have gotten out? This used to be a thriving Ag community – when a neighbor needed help, a neighbor was there to help. Now, there is only a few and it gets fewer each year. We should be doing everything possible to bring young farmers into the township – that is the only way you will preserve the farmland. We need to be innovative, not follow what has not worked for 50 years. We need more commercial zoning to help save/preserve our demand for larger schools."*

59. *"Farm Preservation = Higher Taxes. If a farmer wants to sell or quit farming, it is his or her moral decision."*

60. *"Restrictions not present when owners purchased the land, and should not be penalized with hardships to preserve the land."*

61. *"Since when did you ever start preserving any farmland?"*

APPENDIX C

GENERAL COMMENTS

25. ADDITIONAL COMMENTS

1. *"Township roads are good, but state road (Rt. 74) is bad. The paving done this past summer on it was poor in workmanship and finished product. Would not pass in any other place. They should mill down and place new surface on it with a paver, not by hand."*

2. *"I love the country living Monroe Township offers. I would hate to see this change due to increased demand for housing in Cumberland County. We're only a short drive from everything we should need, but far enough away also (if you know what I mean!)."*

3. *"Snow removal has been outstanding! Very intensely against big box retail or increased commercial/industrial development. Would prefer that we not change Monroe Township into something different. Entertainment, retail, and employment are close enough without impacting rural way of life."*

4. *"I need the hump back bridge back in operating condition. I use it regularly."*

5. *"The tree pruning crew should be more careful when working on properties with homes. They ruined many ornamental shrubs and trees while they were hacking. One neighbor is having to replace a red maple, 30' tall tree, because road crew stripped branches way up one side, ruining symmetry of tree. Tree was not in way and quite a distance from street."*

6. *"These comments are not to be construed as critical of the township in any way, shape, or form. However, time has come for local/county governments to take a good, hard look as to why they exist and how they could become more efficient. Why not combine local governments within a county? Why not have one tax collection agency for each county – all taxes? Why not have one real estate tax for a county – everyone living there paying the same rate? Why not one school tax for the entire county, every resident paying the same rate – money equally divided per student per school district, students allowed to go to any school within the county? Why not? There are a good many efficiencies to be had, a lot more equality to be offered. Time to give up the "mom and pop" operations and move on to better and more efficient government."*

7. *"I think "now" Monroe, or at least Churchtown, is a small, decent place to raise children, but I have mounting concern for the future with continuing development. It won't be long before all the fields and mountains are history. If you have ever truly looked around the landscape is breathtaking and the reason I don't live elsewhere."*

8. *"I don't think it would be a good idea to ask taxpayers to pay any additional taxes or fees to protect the farmland when one of the Supervisors already sold land (farm) for development. I also think the sewer rate is very high for what we get. In some townships the sewer, water, and garbage combined isn't as high as our sewer (can't figure this amazing situation out)!!"*

9. *"I am generally pleased with living in Monroe Township. The sewer situation (financial) concerns me. I have good neighbors, a lovely location, and good services. Thank you!"*

10. *"Why was there such a large increase for trash removal? In Lower Allen Township, the rate is $55.50 for three months. Why can't we use the same service?"*

11. *"I am considering selling my home and leaving the area because I believe the present Board of Supervisors discriminates against the residents of White Rock Acres. Our tax dollars subsidize the entire remainder of the township, but our roads are not improved (when other, much less used ones, are), we do not have adequate fire protection, our water and sewer charges are exorbitant, etc.! In addition, the planned grossly excessive development of 600 new, lower quality homes will push down property values and overburden existing services, and probably create traffic safety hazards."*

12. *"Truck terminals and/or businesses that have substantial 18-wheel trucks making deliveries/pickups should not be in close proximity to residential areas. For example: Lodge Road."*

13. *"Hunting is too close to homes, marked hiking trails, and areas where children play. Off-road vehicles, ATV's, motorbikes with no mufflers run wild on township roads and hiking trails. Some power equipment in use today is too noisy for residential areas. If operators need ear protection, what about neighbors? If there are ordinances or restrictions for any of the above activities (hunting, ATV's, noise), there is no public information or enforcement. Maybe it is there, but not adequate. Vandalism is also a continuing problem."*

14. *"Thank you for the opportunity to voice an opinion."*

15. *"Township Supervisors should not permit development to erode the rural nature of our township. Never forget where you came from and you will never forget where you are going."*

16. *"Again, I think security and safety is very important in our township, by joining with others for police protection and security. Public water and sewer are also important. Controlled development so that our roads and intersections are safe and usable. Controlling and being practical with our schools is very important. Catering to retired people."*

17. *"Referring to Question 13 – We would consider paying a tax or fee for farming compensation if property taxes were eliminated."*

18. *"I would like to see local businesses be allowed to advertise on the outfield fences of our baseball fields so as to generate revenue to improve the fields."*

19. *"Growth is necessary for cost control. We're big enough to need public utilities, etc., but not big enough to afford them. Only choices are bigger or smaller, and smaller doesn't seem very likely."*

20. *"Monroe should consider bicycle licensing. The bike riders are a hazard on our roads. A limit should be set on how many bikers can ride on a group. I have to pay for a license for my trailer; bikers should pay five or six dollars for use of public roads. The township should do more to correct drainage problems on Kuhn Road."*

21. *"We moved to the township for its beauty and school district. The open spaces and farmland were a major attraction. Farmland should be preserved. Many large, new homes are being built on former farmland. What is the long-range plan for sewer and water? Partnering with South Middleton would make sense for a small police department since the state police are so far away."*

22. *"We moved in this township because its country living = quiet. We vote NO to any "Future" developments including stores. No more stores. Please let our township stay "country"."*

23. *"We have no concept of the public safety services available in the township/county. We have only been residents for a little over a year. The township/county needs to publish a brochure listing all types of services available to residents on an annual basis."*

24. *"Are Supervisors considered full-time employees and are they paid health insurance? Would like to see this in a newsletter."*

25. *"Property tax relief for seniors. Township supervisors should pressure state legislators."*

26. *"Monroe Township has a great crew of Supervisors. Keep up the good work; preserve our rural lifestyle."*

27. *"This is a great place to live, and we love it here. Would be nice if it would not change, but development of some kind appears inevitable. So, the best we can hope for is controlled environmentally friendly development. Please advise the township maintenance crew that brush hogging the growth along the Yellow Breeches is not a good idea. The more shade there, the better. The brush does not impede road maintenance or snow removal – do not accept their argument. Not true."*

28. *"Take a good look at our mountains. We need to keep a good watershed, as well as a habitat for deer and other wildlife. If you don't stop development on the mountain, you are asking for mudslides and God knows what else. As for schools, get back to basics. Teach them what they need to know to make it in this life; forget the Taj Mahal buildings. Put more time and money into teaching and learning, and less on sports. -- A 72-year-old widow on a fixed income."*

29. *"If we had local policemen, they would get their quota, but not solve crimes."*

30. *"We live in White Rock Acres. At the moment, the electric & water company are installing/improving their lines. In doing this, they are chopping up the roads. Will repairing be done by the township when the changes are complete? Also, we know that development will take place, but will the "new" lines be able to handle this growth? We have a very rough section of road by the stop sign at the intersection of Kuhn & Creek Road. Will someone be inspecting this?"*

31. *"Something needs to be done to encourage people to move into Monroe Township: Lower Taxes – Quit building the top of the line schools – I got a quality education in a small school; Lower sewer rates – We pay more in 1 Qtr than most people do for a year – Not fair to single of 2 people; Garbage is also ridiculous – Dillsburg area is $28.00, and we pay $78.00. Why is that? Same company. We probably have more people so it should be lower????"*

32. *"If we are so concerned regarding upping our taxes to help our township help us (compensating farmers, supporting police/rescue) then why is our township allowing us to be raked over the coals by Waste Management? Is this the same competency we can expect when you shop for sewer and water prices for us?"*

33. *"We have resided on Simmons Road for 40 years. When we moved here in 1965 there were 4 working farms and 7 houses. The addition of the 30 homes in the loop has totally changed our rural living experience. We are terrorized by the speeding automobiles and were forced to put sewer in. We will never leave our home unless we are forced out because we can't afford to live here. Could you request the State Police put a stop to the speeding on Simmons Road? Someone is going to be killed. It would be wonderful if you do something with this information."*

34. *"I don't want to see increased police protection. It is expensive and unnecessary. It will become a financial boondoggle."*

35. *"Public sewer and Waste Management expense have increased our annual expenses by about $1,000.00 since we moved into the township in 2000. Family and friends in other municipalities have stated their sewer expense is much lower. Please work to reduce sewer expense and fight for every penny in the large contract increases that must be negotiated with Waste Management."*

36. *"Prices may be a little high, but it's worth paying to keep the rural township that we live in."*

37. *"This township should maintain its open areas and limit commercial businesses. Promote more summer concerts at the Carr Field. Continue supporting the fire and police as much as possible."*

38. *"The township should erect signs at the edge of the township on all streets and roads to indicate where the municipal boundary lines are."*

39. *"If sewer is coming it should also include water so we only have to dig up once and financial aid should be made available."*

40. *"Increase hours of township office. Working people cannot conduct business with the township as the office is only open when I work."*

41. *"Please check a good secretarial manual. Periods and commas <u>always</u> go before the final quotation mark.*

This should also be done in your newsletter."

42. *"Please stop the sale of farmland to developers! Brindle Road in particular!"*

43. *"Would rate quality of life in Monroe excellent but for cost of sewers and school district taxes, and lack of control municipalities have overdevelopment."*

44. *"Keep our farmlands. Our township is getting too many new housing developments."*

45. *"I live in the middle of Simmons Road with 6 small children living across from me. A family just moved in. Due to the fact that we have 2 blind hills, and Simmons Road is a shortcut to C.V. High School and many new homes and developments in the area, it has become a speedway. People go thru here 55 to 60 miles per hour, especially after school. The speed limit should be 25 mph thru here. With 2 blind hills and so many driveways, you pull out and someone pops over the hill and is on your back bumper immediately. There are 4 families just in our neighborhood with small children."*

46. *"Sewer and waste are overpriced compared to other townships."*

47. *"Please keep Monroe a rural Township!"*

48. *"We appreciate the excellent service by the Highway Department with snow removal and cindering. I do have some concerns with drainage during heavy rains, but overall, WE enjoy this township and look forward to being here for many years."*

49. *"Keep up the good work. You cannot possibly please everybody, but are doing a good job."*

50. *"The township, in my opinion, tried to put in the least expensive sewer system – with grinder pumps. My pump has failed once and burned up once. I needed to have a new pump installed. I was told that the township would always own equipment; now suddenly the burden is on me. My monthly expenses for sewer are also a burden. If they want to do right, either everybody in township uses sewer or no one uses. Maybe that will help me with costs, or merge with other township for help. I think that the Sewer Authority is the biggest problem now with township. Also, Monroe Elementary School needs computers for every classroom."*

51. *"Stronger emphasis on costs of contracted services such as trash removal and recycle services. It would appear that Monroe Township is subsidizing neighboring municipalities. Please devote at least one paragraph per newsletter on the status of the sewer system planned for Area 1."*

52. *"The rural environment and atmosphere in Monroe Township is precious and fragile. As Supervisors, you must insure public safety and act as preservationist. You are doing a good job. Do not succumb to development pressure. Your efforts to preserve farmland will be recognized and appreciated for years."*

53. *"Walking, running, biking opportunities are very poor in Monroe. When any new development takes place, there should be a very significant fee applied to each lot as a recreation fee. At one time, I think our fee was $200.00. That should be more like $5,000.00 per lot. People will still buy the land and much more money would be available for recreational uses."*

54. *"I believe the High School is too big and needs to be divided. This way, the ratio of teacher to student is improved and less students would be lost in the system; with more emphasis on academics, less on sports."*

55. *"I would like to see housing development to encourage a small lot size/smaller house size – Levittown type environment (affordable housing) instead of the $300,000.00 homes starting to gobble up excessive land and lining the pockets of big developers. Also, the Township needs a noise ordinance with teeth like other communities are doing – dogs, other noise. Also, many neighbors where I live are constantly open burning even though they post a burning policy."*

56. *"A 43% increase in waste pickup is an unreal increase and is unacceptable. Having to pump out my septic tank every 3 years is ridiculous, especially when there are only 2 of us."*

57. *"Our sewer rates are too high; we had no problems, but were forced to put in this sewer and now must pay this very high price per quarter. It needs to be reduced. The waste collection also is too high. When permits are issued for new houses to be built, it needs to be enforced that it is completed within the time. These houses sitting for years to be finished run down our community."*

58. *"I would very much like to leave Monroe Township a rural area. Farmland and mountain ground are rapidly disappearing in every community around us. Whenever farmers, or whoever, decide to sell their land for whatever reasons, it should be sold only to other people or companies whose only interest is to preserve the land for farming. Once the land of Monroe Township is gone, it's gone forever. The future generations need to grow up in a rural setting **NOT** ruined by developments or commercial buildings."*

59. *"Question #17: I checked leaf removal (not adequate) because there is none. Since I live in an older neighborhood, 1960's or so, we have a lot of very mature trees and thus have many, many, leaves. I get an abundance of leaves – had about 30 bags at one time and must resort to placing them at the curb for Waste Management to pick up. Since I am limited to 7 bags at a time, it took many weeks to get rid of the bags. I might add that the leaves are from the entire neighborhood, not mine alone. It's very distressing for me, and will determine how long I can live in the neighborhood. I am 78 years old."*

60. *"Cannot understand the zoning in this township. Some are residential, across the street they are commercial, and we are agriculture and have been on our lot since 1971. Then when we wanted to add an addition to our house, were required to stay 75 feet away from property line. If a development would go in behind us, they would not have to be 75 feet from the line because they are zoned residential. Someone on a lot for 35 years needs to secure a variance to add an addition. Does not seem fair. Should be grandfathered in our opinion. It's all a money thing, or zoning needs adjusted somehow. Still concerned about 2 families on one property in two different residences. Is zoning not a problem in this case? Will this be corrected when one family moves out? One septic system is being used in this case."*

61. *"We pay too much in taxes, sewer, water, and trash. What do we get for our taxes? Police – No. Leaf pick-up – No. Spring clean up – No. Nobody in surrounding area pays more sewer and trash then we do. If you allow development in White Rock Acres, make the developer fix broken sewer and water drainage lines to reduce sewer rates.*

62. *"The Township Supervisors and the Road Crew are to be commended for the excellent condition of the Township streets, and the prompt removal (plowing) of snow. The office staff is very courteous and quite willing to help solve any problem. The only complaint: the high sewer bill. I realize, however, the Township and the Authority had little choice in the matter; to secure sewer service had a high price tag. There was no doubt, we needed public sewer. Finally, as a former Chairman of a Municipal Planning Commission (not Monroe Township) and the Township and Borough Engineer for approximately 25 municipalities in the Commonwealth, I realize how well Monroe has been run. It is a nice place to live. You (supervisors and all the support staff and organizations) have reason to be proud."*

63. *"Please minimize development. We're in danger of losing our rural character and being overrun with traffic and needing higher taxes to pay for more services."*

64. *"I live by West Lisburn Road, and the numbers of cars that exceed the speed limit are increasing. The speeding occurs mainly in the late afternoon till 10:00 or 11:00 o'clock in the evening. I'm surprised no one has lost control and had a bad accident."*

65. *"Please make an effort to reduce our quarterly sewer rates; $193.50 is way too high. Leaf pickup would be a great service to provide and also reduce the impact on landfills."*

66. *"I would like to see an area for composting or at least some kind of leaf pickup offered."*

67. *"Vacant lots should be monitored for regular maintenance such as mowing and general clean up, at least once a month. Not wait till weeds are 3 feet tall. New housing developments should have better E&S controls on a per builder's lot basis. Erosion on single lots, mud on roadways, dust, etc."*

68. *"Your failure as a local Government will only get worse. Local Government has to go; County Government is inevitable. Face your failure; my pocket can't handle anymore Governments."*

69. *"If police can't control speeding (autos AND large trucks) on West Trindle Road from T/P Bridge to Mechanicsburg Line, then furnish drag strip officials to control it."*

70. *"When will we see speed control in 900 block of Trindle Road?"*

71. *"Traffic light needed at Lisburn Road and Boiling Springs Road."*

72. *"Don't want municipal police services. Don't want high-density housing; 2-acre lots should be minimum. All residents should be on public water and public sewer."*

73. *"Do <u>not</u> develop White Rock Acres with small lots completely ignoring the character that now exists. We wish to preserve one of the finest neighborhoods in the area!!!! We feel <u>very</u> strongly about this!!! Not a single resident here is in favor of your plan!!"*

74. *"I grew up in a rural area outside Baltimore in the 1950s and 1960s, and during my childhood the area was very rapidly converted to relatively dense tract housing. It is evident that something very similar is occurring right now in South Middleton Township and other municipalities that neighbor our township. Real estate developers often have substantial monetary resources, and they can overwhelm a community's best efforts to control growth. Unless we are diligent and committed to keeping Monroe Township relatively rural, we could find ourselves very quickly in a densely developed community with poor services."*

75. *"Monroe is a great place to live. Our farms and open spaces make our township a wonderful place to call home. While we live in a home that does not farm, we appreciate and support those neighbors who do. Their lifestyle provides all of us with a beautiful, peaceful, and pleasant living space. Please support that! Those who need more developed space can find it quite close by in Hampden or Silver Spring. Our only other comment is that our school district is <u>much</u> too large and spread out to serve our children fairly."*

76. *"I am extremely disappointed that the Trindle Station Housing Development has been approved and that traffic will be diverted into Wertz Community. The Supervisors totally ignored our concerns regarding runoff water, safety, excessive traffic, and high-density housing. The quality of life and safety will certainly diminish the small Wertz Community."*

77. *"I think the Township should exercise extreme caution when considering residential development. Don't want to become a "Build/Develop at any cost to increase money" Township like <u>Hampden</u>!"*

78. *"Please do not sell out to greedy developers who threaten to change our quality of life forever."*

79. *"Yes, we live on Lucinda Lane – the part deemed not a Township Road. The plow comes to within 20' of our house, lifts his blade, goes by, turns around, comes back by, and proceeds to plow 20' away again. I have seen no credit on my taxes for no provision of snow removal – can't you PLEASE fix this. If it is an individual holding it up, can't you speed up the process with him?"*

80. *"We like living in Monroe Township, but are worried there are some large landowners who might want to develop their land with large housing projects. These could dramatically alter forever the rural character of the Township. We are not at all happy with the plan to improve/pave Martin Road. That will probably dramatically increase traffic on Stought and Lutztown Roads."*

81. *"There's a need for traffic control at the intersection of Locust Point and S.R. 641. Also, includes speeding*

traffic at S.R. 641. Reduce speed from 45 MPH to 10-15 MPH. We need to slow them down and reduce tailgating. Where's the State Police on this issue?"

82. *"Yes, we that live on dirt roads that have been here since day "1" pay taxes like all people do and get no relief at ALL."*

83. *"I am definitely against further development, and in addition to the destruction of habitat and farmland, we find with development our sewer charges went from $48.00 a quarter to $213.00. How can you justify that? There is talk of more development in this area (White Rock and nearby mountain areas). What impact will that have on sewer services? I attended the 1st public meetings that resulted in the increase I mentioned. The Supervisors gave the citizens an opportunity to speak and then told us what they planned to do. It was a "done" deal."*

84. *"The township has been controlled by large landholder interests for a number of years. While the open spaces are important and necessary, that cannot continue to be the sole direction of the leadership in the township. If the commissioners do not take steps to mitigate the past extremes, the only thing that will happen is even higher costs, more disgruntled residents, and the eventual decline of this area as a desirable place to live and do business. Please plan the development well so that the mistakes of the surrounding area can be minimized."*

85. *"Waste Management: Non existent! One "supplier" submitted bid, and it was accepted? Other areas had competition on bidding. Get those responsible for acquiring bids off their desk chairs and get them out there and do their jobs. I think the taxpayers of Monroe deserve better representation."*

86. *"#17 – 1. Need fire hydrants – White Rock Acres. #21 – 2. Questions concerning sewer fees and sewer connect fees in White Rock were not answered or followed up."*

87. *"Please consider adding additional bicycling lanes (or extending existing bicycling lanes or even widening bicycling lanes) for safety's sake."*

88. *"We are concerned about this beautiful township becoming over developed. We would like to see wooded areas and farmland preserved and protected. We would also like to see the waterways be preserved. The township should focus on small local businesses and public use of land for hiking, fishing, bicycling and other outdoor activities."*

89. *"The proposal to build 400-500 more homes off Kuhn Road will create monumental safety problems relating to traffic control. Creating 1 additional exit off the mountain will not be adequate. The proposal for entry and exit plans should be made public for a vote, and specifically agreed to unanimously by locally affected residents and the Board."*

90. *"When you turn on West Locust Point Road and go to the hill, there is a deep separation along the left side of the road. It is very dangerous if someone goes off to the side. I come home that way from church and it has been that way for a long time. Your car could really be damaged if you went off the road at that area. It just needs filled in."*

91. *"Property maintenance/particularly the property on the right leaving Churchtown toward Municipal Building. You can see through to the inside walls. Give this owner an "F" for maintenance. Township has ignored this for years; Board Member? Perhaps."*

92. *"Monroe Township is well located close to many areas; a quiet township. All in all, I enjoy living in Monroe Township. But, very disappointed with cost of sewer compared to other townships and now trash fees have skyrocketed compared to other townships. Also, very disappointed why the large development off Lisburn Road (unsure of name) is not on sewer, when sewer stops right beside it. Seems very unfair. It seems township Supervisors do not seem to try to come up with a fair price for residents on things such as sewer, trash, and other fees. Also very disappointed with CV School, in relation to education and the money they spend on building. It appears they waste much taxpayer money and do a poor job educating*

students."

93. *"We live in a time when all we see is farmland destroyed by Wal-Mart and other business and developments. I pray we don't get carried away by the almighty dollar and destroy what precious resources we have here. #15: I also think it would be nice to see more flexible standards on in-home business as long as it doesn't disrupt neighbor."*

94. *"Should consider cheaper trash collector. Seniors cannot afford these high prices when they retire. Things are getting out of control with fuel prices; we don't get any more gas in our wages. We have to pay the price and try to keep going."*

95. *"We do not appreciate the 40% some increase for trash hauling. Also, do not like the fact that dogs are not controlled when we are out walking. Because of continued building of homes, there is no place to pump floodwaters (allowing homes to be built in flood zone)."*

96. *"Please try to have newsletter out to residents before items listed are over."*

97. *"Maintaining the quality of the Yellow Breeches and insuring multi-use recreational access to it should be a point of emphasis in the plan. The whole area along Creek Road should be designated a natural area and every effort should be made to preserve this area and provide access to it for fishing, hiking, bird watching, etc. If there is some financial cost to the township, so be it. We have lavished money on athletic fields for the young. It is time to provide funding for passive recreational opportunities, which interest many adult residents who happen to be the primary township taxpayers."*

98. *"We need a traffic light at Sinclair Road and Trindle Road. It is one main access to Cumberland Valley Schools. For both new drivers and experienced drivers crossing from Sinclair Road can, and is, a hazard. Trindle Road is heavily traveled, and Sinclair Road does not give the best visibility to oncoming traffic."*

99. *"I believe in a good <u>mixture</u> of residential farming and business. The township should <u>not</u> try to <u>shape</u> the area but let it grow."*

100. *"Excessive residential development (such as Ashcombe Estates) will overload existing infrastructure, i.e. traffic will be too heavy for roadways now in place. Why is storm runoff, west of Williams Grove Road, directed into Monroe Acres? The chemicals used on the farmland run off into our park and affects our ground water. Sewer plans for Monroe Acres is a good idea but the cost is way too high. Seems like we are paying for the system so the developers of Ashcombe won't have to."*

101. *"We moved here from Silver Springs Road to get away from traffic and lots of development."*

102. *"Let the rest of the West Shore turn into a congested nightmare, and it is. What's wrong with making this township an oasis in the midst of the residential and commercial development surrounding us? Quality of life!"*

103. *"Zoned farmland must remain farmland. No zoning changes allowed, no variances, except by referendum on the ballot. Minimum lot size: 1 acre for new construction developments. No cutting down of trees on the mountain for new/existing construction; only allowed for driveway and 15 feet within building foundation. Monroe is a beautiful, rural town. Let's keep it this way. Beautiful productive farmland, beautiful wooded mountains. No local police are needed. State Police do a great job."*

104. *"Monroe Township needs to not develop all open land. That is the beauty of this area. We really don't need any more housing areas. We do, however, need speed limits set on all roads for public safety. Children and walkers on our roads are being put in harm's way by speeding motorists (building new houses would also add to road traffic). Please consider our safety in your planning."*

105. *"More truthfulness and being up front with residents would cause less tension."*

106. *"Our area is already under Federal Land Management."*

107. *"York Road (Rt. 74) on the corner of the railroad crossing & Creek Road: Traffic is not well controlled in this area. Cars are constantly slamming on brakes before the S curve and immediately accelerating coming out of curve. I don't know if this is a responsibility of township officials or not, but wanted to bring that up. I constantly have my front door locked for fear of my 2-year-old going out the front door, which would be a concern anywhere that I lived (as a responsible parent), but <u>especially</u> with the road in front of the house and the amount and speed of traffic. Thank You!"*

108. *"When a housing development, or just a house, is built next to farm fields being farmed, there should be regulations regarding planting of trees and flowers and such too close to property lines; also dumping of grass clipping and other trash on the farm field."*

109. *"Overall, we are pleased with township management. <u>Thank You</u>!!"*

110. *"Why should anyone have the right to tell me what I can do with my farm; who I can sell it to as long as I am not hurting my neighbors' property valuation? I have paid my taxes, kept my property in excellent condition, been a good neighbor…what more can I do? What right do people have telling me whom I can sell my property to and for what? I have been a resident in Monroe Township for 58 years and people coming here in the last 2-15 years want to tell me what I can do. Free country?"*

111. *"Would like to see a summer park program for kids 3-13 years of age: art, crafts, day trips, etc. Thanks for the survey."*

112. *"I found it difficult to answer several questions without knowing the repercussions it may have on me and my family. Higher taxes?"*

113. *"Township should open door to more business to operate here."*

114. *"The sewer infiltration issue needs to be addressed, and growth should be frozen until a solution is implemented and funded. The White Rock water system is still unreliable and should not be expanded until reliable service is provided. The Conservation District Zoning regulations are not strong enough to limit the impact of development on South Mountain. The master plan should be consistent with the county master plan."*

115. *"We lived on a farm in the township for 21 years. We recently moved to Lisburn Meadows because we wanted to remain in Monroe for our "retirement" years. The township will face many hard decisions in the future as the demand for housing continues. Smaller lots, condos, and apartments are probably going to be realized. With good planning, I feel the township can meet future demands and still maintain open land and farms. Our historical properties also need to be considered for future generations."*

116. *"Don't want to see lots of development with lots of traffic."*

117. *"Monroe is a small township. Shopping and recreational opportunities are available nearby."*

118. *"Let people build on their own ground, removing some of the old codes that have to deal with sensitive ground – especially when their insurance will cover them. It should be the homeowner's choice to build; we pay the taxes and we are quoted what, when, where, and why something can be placed on your own land. Also, we have had sinkholes where we are not supposed to even have sensitive ground?? And never a sinkhole where sensitive ground is supposed to be. What's up?!!! Let the homeowner make the choice."*

119. *"Sewerage rates are too high. Efforts should be made to reduce rates. Public water should be provided in densely populated areas. A second elementary school may be needed in the near future. Are plans in place for this addition? More frequent street sweeping would be appreciated. Community park and sports fields seem adequate for a township of our size."*

120. *"Trash hauling should be open to each household at the end of current contract to contain rising costs. Sewer rates are too high compared to other local municipalities. We have excellent service with the PA State Police. If it's not broken, don't fix it!"*

121. *"Trash fee is too high! Compared to other municipalities, Monroe is out of line. Reason given for recent fee increase makes no sense. Officials have to do a better job controlling this cost/expense."*

122. *"Why is that hazardous eyesore allowed to stand across from the school? Its condition is extremely dangerous and makes a mockery of our zoning ordinances. It's a wonder a fire hasn't broke out yet from the exposed wiring!"*

123. *"Question #17 – Street Intersection Safety: Could use a traffic light at the intersection of Lisburn Road and Boiling Springs Road (174) as well as left turn arrow at light at the intersection of Lisburn Road and Williams Grove Road traveling east on Lisburn."*

124. *"Helpful Hint: Providing post-paid return envelopes would greatly increase your response rate. I think some of the tax money paid should have been used if you were truly interested in our opinions. Lack of road gutter maintenance has led to severe stormwater runoff issues that have affected my property value. Give the farmers additional tax breaks to preserve their land. Stricter township oversight and enforcement is needed that requires property owners to clean up their properties and to prevent "clear cutting" of their trees."*

125. *"Looking at the neighboring township, what good has all the massive developing done? It does nothing but create traffic issues and congestion. Now the roads are insufficient and the schools are too small. Who ultimately pays for this? The residents. It equates to more tax dollars for more and more aggravation. It used to take me 10 minutes to get into Carlisle. Now it takes 10 minutes just to get through the red lights to get into Carlisle. It would, and will, drive me away from this excellent farming community to see it turn into South Middletown East Township. Look at the massive MESS they have and learn from their mistakes; crops do not grow in Asphalt. I think by keeping this township the way it is, that someday this area will be even more valuable due to open farming area that our neighbors have all developed."*

126. *"Present zoning/codes should be equally enforced. On the surface, all residents don't seem to be treated equally. Lets face facts…I don't think township can stop development."*

127. *"You need to take into consideration not all residents get a raise like most politicians do. There are a lot of elderly living in this area. Try cutting costs instead of raising them. Other waste removal is a lot less. Wertz Development roads are in bad shape. On West Keller, the macadam is breaking off the edge. The only good things about the township: snowplow crew is awesome! Think of the low income people!"*

128. *"Sewer and trash are too high. Boiling Springs Road and Lisburn Road need a traffic light – very dangerous. Speeding in Churchtown is a problem: High Street, Boiling Springs Road, and Old Stonehouse Road."*

129. *"I greatly appreciate the "reasonableness" of the leaders of Monroe Township."*

130. *"There should be stricter building codes. More inspectors to oversee and approve that codes and standards are being met while under construction."*

131. *"Good job with parks and recreational development. Good place to live. Don't turn it into the BIG city. Allow our children and grandchildren to have a good place to live without all the stress of urban living."*

132. *"Increase speed limit signs – none on Heisey Road. Cars travel in excess of 55 MPH between Park Place and Lisburn Road. Many vehicles fail to stop at the intersection of Baish and Heisey Roads. With a clear view of Heisey (approaching Heisey) on Baish, cars only reduce speed slightly, if at all, and run the stop signs."*

133. *"Further residential development must be coordinated and compatible with existing neighboring housing use. Currently, township roads are becoming inadequate and unsafe. Intersections on Boiling Springs Road at Old Stonehouse, Lisburn, and Locust Point are blind in one or more directions and becoming more dangerous; ditto Rt. 74/Old Stonehouse. Increased heavy residential development without improvement in roads, water, sewer, and other infrastructure will quickly destroy the quality of life here. Questions 11 and 12: this sort of use will require very definitive codes and oversight, or it will be opening Pandora's Box."*

134. *"Watershed issues: flooding, standing water, mosquitoes, West Nile virus."*

135. *"Many areas, especially water and sewer, are poorly managed. On numerous occasions, we (the residents) have been lied to and deceived. When the township can no longer manage areas they were going to be responsible for, they then put the burden on "us". Surveys (such as this) are not given out in a timely manner or made easy to return (limited time frame is 8:40-4:30). A sewer survey was given out a few years ago with the bill, but was due before the bill, thus causing many people to miss input. The people of the township we deal with are not happy with the way local government is being run."*

136. *"Monroe is quiet the way it is. Could not ask for better township. Keep it that way."*

137. *"Thank you for all your hard work. Meetings, newsletter, complaints, summer fair, 4:00 a.m. road crews, and on and on. Our family really appreciates it!"*

138. *"I have lived in Monroe Township for 12 years and so pleased that there has not been a lot of development taking place. I love this area, the school district (my son went to Monroe Elementary and is now at the High School!), and the quality of life within the township. Thank you very much for a job well done."*

139. *"With all the new development planned, why have I not heard of any new roads planned, or the widening of the roads to handle the increase of traffic?"*

140. *"We will probably be going to a retirement home; hence leaving Monroe Township. It was a good place to live for many years."*

141. *"Monroe was attractive to us in 1981 for its rural setting with access to basically anything if you are willing to drive half of an hour. Twenty-five years later, it still basically applies. Keeping it green, planned development, housing opportunities for all, will be the issue in 2006 and the next 50 years. We have a good thing. Monroe officials have done a good job. Don't succumb to excessive anything. Press on."*

142. *"Telephone Long Distance Service has to be extended."*

143. *"The required trash removal company does an inadequate job, and the residents cannot do anything about it. They leave trash on the ground that falls out of the trucks. Several times, they didn't take our recycled cans/bottles and we still have to pay for that service not provided. They put the trashcans in the middle of the driveway so you can't pull into the driveway. We sit them on the grass beside the driveway. We've called and asked them several time not to put them in the driveway, to just sit them back where they got them. Question #22: There are properties in the township that are an eyesore and unsafe and need to be dealt with."*

144. *"I think the township is paid off by Waste Management. Why does South Middleton pay less? Why does South Middleton pay less for sewage? Plus, they have public water. Because of the damage your road crew does to our yard and mailbox, I'd rather they did not clear the road; the amount of stones they use is ridiculous. Try stopping for a stop sign at the end of Myers Road at either end and see how you slide on a dry road. You're doing a great job. Oh, I almost forgot to thank you for taking away my right to choose my own trash hauler. It was more competitive then, but I guess you know what is best for me. You are so brilliant."*

145. *"No money should be paid for farmland preservation to current or past township supervisors."*

146. *"We came here for simple living. We have generally been happy for 29 years. If we wanted highly developed areas with many services, we would have gone elsewhere. Don't turn this into Hampden Township, or other high-cost, highly developed areas. There aren't a lot of areas like this left. Concentrate on road control when you allow Ashcombe Farms."*

147. *"More control should be exercised over Williams Grove Speedway: 1. Races should not continue past 11:00 p.m.; 2. No races on Easter Sunday, or Sunday prior to 1:00 p.m.; 3. No racecar practicing, except on regular race days; 4. Place a "Township Tax" on camping and RV units that stay overnight for multiple-day race events."*

148. *"No new homes, <u>at all</u>, off Kuhn Road, across from Asper! WE love nature, the quiet, the deer! We moved from upstate New York to get away from development; a "quieter" life should be kept in Monroe Township."*

149. *"This is a special place. It should not be ruined by haphazard development like so many neighboring townships."*

150. *"It would be of great benefit to look into open belt areas. Walking paths, especially in the Churchtown area, to allow and encourage access to school, recreational park, athletic fields. Good for adults, good for kids; would encourage activities, cycling, walking, and safety."*

151. *"The beauty, peace, and tranquility of our township are a reflection of our rural agricultural character. It does have a few areas where population concentrations exist; however, most of its land area is sparsely populated. This scenario will change if profit seeking land developers will be allowed to rapidly over populate our rural township. Additional housing development should only be permitted in a controlled, slow, and measured pace. This is especially prudent given the present state of our rural roads, infrastructure, the absence of a local police force, and consequent absence of meaningful traffic and other safety standards. We sincerely hope our supervisors will protect us from an excessively rapid and uncontrolled population expansion. The later will not only ruin the beauty of our present environment, but will increase the potential for crime and clog up our road system. It will change the nature of our township forever."*

152. *"The codes should be changed, for when development occurs, that every new home be required to hook up to the public sewer system, therefore hopefully reducing the ultra high rates that people on fixed incomes are having problems paying, and if public water comes thru, the sewer and water rates should be based on usage, not a fixed rate!"*

153. *"Partnering with neighboring municipalities for police services (Mechanicsburg and Silver Springs) would be greatly appreciated due to the time it takes the State Police to respond from Carlisle."*

154. *"Taxes we pay now should be adequate for our needs at this time. The more people moving in will cause the need for more police, more road repair, etc."*

155. *"Post minutes of meetings on the township website so, if we are unable to make a meeting, we can look up what business was discussed at the meeting."*

156. *"Your zoning control people have no idea what they are doing. Accusing homeowners of one thing and not verifying before they threaten the homeowner with fines. If the Enforcement Officer wants to send out letters stating one thing, then he/she should be able to prove it. The homeowner is innocent until proven guilty, not the other way around."*

157. *"No public water or sewer in Monroe Acres!!!"*

158. *"Careful consideration should be given to future development of our land, especially in the conservation areas. Preserve our precious forestland and farmland as much as possible."*

159. *"I love our township. I'm concerned about so much developing. I also think public sewer prices could be lower."*

160. *"We love the rural character of the township. We would hate to see massive development of high-density residential development (i.e. Townhouses and Condo's)."*

161. *"I enjoy living in Monroe Township because it is a rural area. I would like to see it stay that way. I just wish something could be done about the high sewer payment. It seems like nothing is being done to correct this problem. I am very happy with things around Churchtown, and hope it will stay the same…except the sewer."*

162. *"Would like to see more bike trails to get the bikers off the rural roads, which is a safety concern!"*

163. *"By permitting large residential development (100+ lots in 3 years, for example), public water and sewer needs (and regulating demands) will burden existing households. Development should be permitted at a controlled rate and not as sister township Middlesex has approved. That township's demand for public services will jack resident's costs in the near future."*

164. *"The beauty of Monroe Township is the Yellow Breeches Creek, Children's Lake, the Appalachian Trail, and the unspoiled farmland and woodland. It is bordered by the PA Turnpike, Rt. 81, and Rt. 15. It is the nature refuge 20 minutes from Metropolitan Harrisburg. The current and future lure of Monroe Township should be natural beauty/rural living just outside a large urban area."*

165. *"All in all, it's a good place to live. Would still like to see sewer rates come down. There are ways to get the "refusers" to pay up."*

166. *"I cannot see the large increase in trash pickup. The township should check other companies for the best rate!"*

167. *"Simmons Road needs repaving. New subdivisions should require the following: 1. 1-acre lots (or greater); 2. 2400 sq. ft. minimum; 3. Paved driveways; 4. Streetlights. Township staff is very friendly and helpful. Please eliminate tax increases for 2-3 years to give us time to catch our breath!"*

168. *"Building lots 2 acres and larger seems to waste farmland. Areas close to sewer lines can accommodate smaller lot size and save space."*

169. *"It would be nice to have an environmental area included in one of our parks. An area to teach children and adults about nature. Maybe a walk with signs spaced along the trail through a wilderness area. This could be a fairly inexpensive addition to a local park. What about a local picnic area with grills and family sized tables along the Yellow Breeches?"*

170. *"You forced us to have sewer, and it's the highest in the area. You forced us to have the garbage removal of your choice, which is $74.00, the highest in the area. We believe that you only want the very wealthy to live in this area. We know that a lot of the wealthy with big homes do not have to have the sewer put in. The sewer system is very expensive."*

171. *"I would like to see South Mountain preserved and not developed. The area is zoned as conservation and should not be developed."*

172. *"Dislike increased development on farms and White Rock Acres area; increased traffic!"*

173. *"We are a retired couple living on Simmons Road. Most residents in that area are retired, on fixed income, or widows, widowers, 1-person household. Sewage rate outrageous; sister lives in Carlisle – 2-person household, sewage and water rate $19-$25 per month. Daughter lives in Hampden Township, household of 5, rate $108.00 per quarter for trash and sewage together. Monroe Township – $215 sewage*

per quarter; $74 per quarter for trash. This is outrageous for retired residents. WHERE ARE OUR SUPERVISORS?"

174. *"Please do not use tar and chip on roads. Water is priority before sewer."*

175. *"Urban sprawl has become a reality. Phoenix, Arizona is noted for its mile after mile of development to the point there is only Phoenix and Reservations in the county. As I fly over greater Harrisburg area at night, the lights in Harrisburg and the West Shore communities remind me of Phoenix. If you want to be "a place" for the future, stop the sprawl, save the land, control the traffic. Make this a place that in the year 2106 that people will be able to enjoy. I long since lost the letter, since you didn't provide an envelope; an address would have helped. Just a question…This form would easily be duplicated. What controls were established to prevent "stuffing the ballot box" in support of development?"*

176. *"The elementary school was a great facility while our four kids attended – excellent staff."*

177. *"A 4-way stop sign is needed at Lisburn and Locust Point due to the high number of accidents. Trash fees took a huge jump in price. Monroe is a great place to live. Keep up the good work."*

178. *"DO NOT want public water or sewer. Utilize financial savings from not having public water or sewer to decrease the tax burden on the citizens, including increased tax deduction incentives for farmers and volunteer fire companies."*

179. *"I feel very proud to reside in a beautiful township complete with open space, agricultural fields where horses and cows can peacefully graze, clear streams, beautiful mountain land, well maintained athletic fields, and areas where quiet still abounds. Times are changing – just look at the neighboring townships complete with big box stores and multiple traffic lights, traffic congestion, and noise pollution. I urge you as elected officials to stand up and help us to maintain what beauty still surrounds us. Please use your peripheral vision to curb developments and slow down the growth in Monroe Township. Remember, there is only so much farmland and when it is gone, it is gone forever. Please allow the uncluttered beauty in Monroe Township to remain. Thank you."*

180. *"We live in the best township in the Cumberland Valley School District. The taxes are lower and we have a beautiful rural setting. Please don't change our neighborhoods to look like all the rest. We have something very special around her, and I think most residents would agree! Sometime LESS is MORE."*

181. *"Sewer money on homes with 2 people is the same as sewer for 3 to 10 people in the same house. You should do a census for each home; charge each household on a rate system – 1-3, 3-6, 6-10. Sewer: No setbacks unless you own a lot of 5 acres or more. You still pay to hook-up if you are close to the road."*

182. *"I feel our safety is a risk because when the police are needed to come to Wertz Development, we are State Police jurisdiction and they take a very long time to respond. Mechanicsburg police are just seconds away. I had to call the police one night about a young girl screaming for help; it took the State Police 2½ hours to respond!! By that time, the girl was gone. High sewer rates are still township's #1 problem. People would be more apt to put money into other programs if sewer rates were lower."*

183. *"I am extremely upset about the use of the property on the southeast corner of Boyer and Lisburn. I get to listen to heavy equipment back-up beepers all day at work. I don't like to hear it on Saturdays and evenings. I get to see "conex boxes" and construction "shorties" all day. I don't like to look at them on weekends and evenings. I see excavation all day at work. I don't like to see clay piles from my front porch on weekends and evenings. They service heavy equipment and interstate line painting equipment. Where are the fluids and industrial solvents going? There is a huge gravel site concealed by levees. Will you pay to test my water once a year? "Good day indeed"."*

184. *"Minimize development."*

185. *"I was born and brought up in beautiful Monroe Township. I have always enjoyed the farm and rural*

setting of my environment as I grew up. I will be sorry to see this change. Any changes, however, to this idyllic setting should be gradual to allow current residents to get used to them. Furthermore, the current rural road infrastructure and the absence of a local law enforcement body could be the cause of significant problems for the residents of this township if a too rapid building growth and population expansion is allowed."

186. *"Land use planning, and determining what you want the community to look like in 20-30 years, demands a commitment to sound, interdisciplinary research. I do not get the impression that <u>everyone</u> is interested in understanding the THEORY of land use/community planning. I would <u>LOVE</u> to see the township host a series of panels of experts in the various fields, give presentations on the themes/issues of land use. Gather a selection of best practices from other communities that resemble us in size and character and demographic make-up."*

187. *"I think the sewerage price is <u>too high</u> for a widow living alone. When some households have 3 or 4 living at the same place – <u>too high</u>. Also, Waste Management prices are too high for a person living there. There should be a limit to the amount of people in the household."*

188. *"I have a Mechanicsburg address and a Carlisle phone number. My phone service is horrible. I have no choice with phone service. I work in Mechanicsburg; it is a long distance phone call. We have no choices in phone service or trash removal. I am unhappy with the recent removal increase with no prior warning."*

189. *"Thank you for your efforts here. This is a good, strong step toward keeping our goals clear. Our township is visually appealing as well as a safe and enjoyable place to live. Please continue your efforts in preserving the history, natural beauty, and outdoor activities that make Monroe what it is."*

190. *"You charge people a fee for building permits to keep their properties looking nice yet allow property owners to let their places run down to disgraceful conditions and do nothing about it. It is time for the township to get rid of dwellings that even slumlords in the cities would have to get rid of. Maybe it is time for Monroe Township Pride."*

191. *"This survey prejudices answers to the positive – Example: Questions 7, 21, and 23 have 3 adequate positive answers and only 2 inadequate levels. Many of the questions limit choices to what appear to be pre-determined policy decisions. Are you seeking our opinions on policy or trying to get us to ratify certain set decisions?"*

192. *"The senior citizens live on a fixed income, and if the taxes keep going up we'll be forced to give up our homes that are paid for. The State needs to come up with another way of getting tax money instead of raising school taxes. We don't have children going to school any more. We paid our share of taxes. How about some mercy for SENIORS?"*

193. *"We need people/police officers to enforce regulations. I have a full sized tractor (and trailer sometimes) parked along the street across from my backyard in a neighborhood! Who wants to look at that??!! We also have a lot of duplex housing (renters) that do not take pride in their property. It makes it more difficult for people to sell their homes when our next-door neighbors don't care what their property looks like. On a more serious note, at the intersection of Keller, Spring Circle and Wertz Avenue we have a 4-way stop sign. Maybe 20% of people actually stop here at the sign. There are kids here and one or more is going to be hurt because of someone not obeying the stop sign. State Police have been notified on more than one occasion. They have been here on rare occasion, but something more needs to be done! Township Police would be nice; all of our neighboring communities have them and without paying significantly higher taxes. Why can't we??"*

194. *"I plan on retiring in 10 years. I do not know how my financial situation will be. I'd like to see farmland preserved, but tax hikes could beat me up after retirement. At the same time, I'm all for development if it's kept reasonable."*

195. *"Life now is good, but <u>NO MORE GROWTH</u>. Let rural be rural (encourage it). Let mountains be*

mountains (no more development at White Rock). EXCELLENT SNOW REMOVAL."

196. *"Please keep Monroe Township a strong farming community!"*

197. *"Supervisors should enforce removal of junk cars/trucks in the township. These are an eye sore and detract from the overall environment!"*

198. *"Considering the high cost of living in Monroe Township, sewer and trash costs are too high. Seems to be a lot of self-interest and not the welfare of township residents."*

199. *"Would like to see a recycling area for brush and trees similar to area townships."*

200. *"$215 a quarter is too high for the sewer."*

201. *"Monroe Township should consider a large Community Center that can be used for various recreational events. Actively investigate additional recreational land. Investigate area for leaf/mulch area. Investigate a way for business park.*

202. *"We would hate to see more large developments in our township. An increased population would place more demands on our resources, eventually lead to the need for a larger elementary school, increase traffic flow, and require more taxation to provide services. We have a great township. Let's not spoil it with unbridled growth and development. We have some of the richest farmland in the State. It should not be ruined by greedy developers!"*

203. *"Friday and Saturday races too much, given the time the races are over. Why aren't noise barriers enforced?"*

204. *"Sewer costs are high – would like to see some "work" there. When driving through the area we live in you will find that few people obey the traffic signs. The signs are treated like they are suggestions. Speed limits aren't followed, and I don't mean 5 mph above the limit. People have passed me on Kuhn and Creek Roads!! To think of putting an additional intersection on Kuhn Road, where there have been numerous accidents, is putting people's safety at risk. The homes proposed for the new development should continue to be 1 acre of wooded lots."*

205. *"On Question #21: To be clear, the "Board" is good; however the legal and engineering consultants allow too much personal feeling to mix with their professional review of issues. They should state facts and figures so the Board can make the decisions. Their bias should be left at home, or they should be replaced more frequently."*

206. *"We need recycling for yard waste; the neighborhoods are proud of their lawns, which increase the property value. Curb appeal is very real! The amount of yard waste recycling could lower our monthly trash bill!! This does not belong in landfill! We need to enforce the Dog Ordinance. People should be able to enjoy their own yard, without the annoyance of a barking dog. Monroe should stay rural and agricultural. Other townships have sold out to commercial pressures and have ruined the rural lifestyle of Pennsylvania."*

207. *"Let the township the way it is. Think of the residents for a change instead of just a few that has money."*

208. *"Please don't let our beautiful township turn into strip malls and one housing development on top of another! Thanks for giving us an opportunity to let our concerns be known. We enjoy living here and have plenty of opportunities for biking, hiking, etc. This is a special place."*

209. *"Do not understand why the township wants more development. The great draw of this community is its sparse development and expansive farmland."*

210. *"I appreciate the survey, and would hope there could be a way to involve more residents in Planning*

Meetings/Discussions."

211. *"Presently, the traffic problem has increased on Keller Street due to overflow from Trindle Road. In my opinion, more growth in this area will increase traffic in residential neighborhoods. My advice to you is, before you decide to build these grandiose developments, look at the existing traffic patterns on the main roads. Once you have a grasp of these patterns, then you will understand that the increase in growth will also lead to more people taking shortcuts through quiet neighborhoods!"*

212. *"Any zoning and land development ordinances need to be designed to conserve groundwater. We must design these ordinances to prevent or minimize rain/stormwater runoff. Water must be allowed to soak into the ground. Paving surfaces under roof should be minimal. Why don't we have developers and other large landowners stand up right at the outset and tell us what their plans or ideas for the developed uses of their lands are? We could use this information as a starting point for our planning rather than spending time in planning for our future only to have these large landowners come in and torpedo our efforts toward the end of the process like they did last time. This is the only way our time and treasure won't be squandered again."*

213. *"To extent possible, effort should be made to lower outrageous sewer bills. Also, as the construction will take place over a period of many years, it is imperative that there be more than one access/egress road to the construction site to facilitate traffic flow. For safety reasons alone (i.e. fire), there should be more than one road (currently Kuhn Road) into and out of "White Rock Acres"."*

214. *"Monroe School District should institute uniforms for K-8. Get students to focus on brains, not class or status. We need to promote neighborly hospitality, not hermit-like snobbery. No, I don't want this to be Camp Hill, but let's plan to maintain vistas and creek life and parks and cluster the growth. NO SPOT ZONING; LET'S HAVE COMPREHENSIVE PLAN! I've lived in rural Culpeper, Virginia; Richmond, Virginia; Gainesville, Florida; Pittsburgh, PA (Allison Park & in Robinson Township). This is a cool place. I recognize many folks have different interests/stakes/objectives."*

215. *"We need farmland preservation. We need green space. We do not need to develop every square foot of open space just because it is there. Please keep what is left of Monroe Township rural. Let us enjoy as much peace and quiet as possible. Let us raise our children where we play ball in our backyards and not in the streets."*

216. *"I do not like the tar and chip streets. Chips are put down in the summer and the snowplow puts them into our lawns in the winter. I have chips 6 feet in my lawn – lots of them. I would like to see leaf recycling and chipping services for wood/tree/shrub trimmings."*

217. *"Our township is doing well. Our personnel office and road crew should be commended for their dedication and the excellence that their jobs are done. Keep up the good work!!"*

218. *"Monroe Township has always been a nice place to live and raise a family. The only concern is the way CV school spends money for sports, etc. (no direct education). Suggestions to improve Monroe Township are to mark edges of roads with better paint and repave development streets instead of oil/chipping."*

219. *"This township has much to offer. We are pleased with services and appreciate the many improvements. The dichotomy of preserving farmland and the ability of property owner to dispose of that property as he or she sees fit will never go away. Nonetheless, one should not take a position on one side of the issue and then shift to the other side willy-nilly. My sympathies are with the supervisors as they address these issues; my support is with them as well."*

220. *"In the past 50 years my quality of life has declined from good to poor with the installation of the sewer and its cost and the increasing amount of property taxes. In the meantime, my income has not kept up with them. I haven't any money left to keep my property in repair or any money for health or dental care. On the good side, I am pleased with the low crime rate on the street I live on. By the way, I asked several of the neighbors if they received this survey and they all said no."*

221. *"We moved to the rural country area to be country. We do not wish to be forced into putting public water and sewage in that we cannot afford. Also, if I wish to put in an additional building on my property, I do not wish to be in a "city-enforced type cookie-cutter individuality of what others want". I moved to the country for my own individuality."*

222. *"The deer population, especially in White Rock Acres, is excessively high and needs to be controlled. Since gardening in White Rock isn't practical, accessibility to garden plots would be nice. This would be one way to help subsidize farmers. The sewer rates in White Rock are incredibly high and need to be managed better. I would like to see some kind of community termite control program to help manage costs."*

223. *"I believe the township must look at ways to lower sewer fees and hold the line on taxes. Boiling Springs Road between Lutztown and Myers Road is unsafe. Several times a week someone tries to set the land speed record! I am planning on moving out of the township and back to Middlesex Township within three years. Taxes, sewer costs, and traffic safety are the main factors."*

224. *"We love the open, uncluttered feel of this township. Thank you for considering our opinion."*

225. *"Regarding the current trash contract…I have surveyed co-workers who reside in neighboring municipalities on the quarterly trash fees, and none are paying the exorbitant amount that we are being charged. To the best of my knowledge, I was not notified of this increase in advance. Perhaps we should be given the option of contracting another vendor. Are there any plans to negotiate with Verizon for fiber to the premises (FLOS), which would give us an option from the Comcast cable monopoly? Monroe Acres residents should be better apprised of the progress of the sewer project."*

226. *"Question #17: We need additional cable company choices; competition would lower cost. Several utility cuts in the roads need to be fixed."*

227. *"Tax liability for seniors is becoming a real problem/burden."*

228. *"To add to quality of life, I feel we need to establish bike/walking trails to connect all areas of Monroe Township to other areas."*

229. *"We don't need our own police force. We need better code enforcement; too many junkie looking properties. Don't get in the public water business and sell the sewer system to private operator. Need to establish a leaf drop-off area for recycling, i.e. like South Middleton. Publish results in news letter."*

230. *"Let's try to keep Monroe Township from becoming overdeveloped and over commercialized like some of the surrounding townships. It's very pleasant to still be surrounded by country atmosphere."*

231. *"To get a good survey response, include a postage paid envelope. Re #7: Township Roads – Please consider having road crew trained to do quality patch jobs, without bumps or dips. Other places do better. Re #18: Paying additional monies – For fire and other emergency services "only"!"*

232. *"Survey was received on March 7, 2006. It appears the mailing will impact the results and indicates a lack of desire for true response. Questions by design are not neutral in all cases."*

233. *"We have only been in the area for 6 months. We have not had adequate time to become involved in or experience all that the township has to offer. I would be more interested in completing something like this next year."*

234. *Recognizing that, although we own property within a single-family residential development (i.e. Monroe Acres), which was built back in the early 1970's before the suburban sprawl from Harrisburg began, it's high time that we as citizens of Monroe Township take a stand against residential and commercial development within our township. In that effort we ask, rather demand, that our local elected officials*

support us in that cause. Supervisor has stated in the recent past that "development is on the horizon". But, why do we need to fall prey to developers who don't care about being good stewards of the land/environment as has been demonstrated in so many surrounding communities? This is, or once was, all farm country, and it should remain so, even if we have to pay higher taxes to support farm preservation."

235. *"We like where we have chosen to buy our new home and hope to live here for the foreseeable future. Thanks."*

236. *"In order to remain an attractive place to live, Monroe must resist the overwhelming and haphazard large scale development as is happening in Silver Spring, South Middleton, and other surrounding townships. The rural nature that makes Monroe attractive needs to be preserved."*

237. *"Our main concerns are retaining responsible growth in Monroe Township and our beautiful farmland. I hope that the character of our community and our quality of life will not be irreversibly altered by a rapid development that seems to be approaching this area. Why can't we be an island in a sea of densely populated municipalities? The environment and community costs of development have not been given adequate consideration under current development procedures in neighboring areas. I hope this will not be the case in our township. I am not against growth or the building of homes, just high-density projects, which bring with them traffic and overcrowding problems (i.e. water quality, waste, etc.). I hope the township supervisors think about our quality of life in this beautiful community and reject the plan for 749 homes on less than 400 acres off of Lisburn Road. I would hope that our board would make a conscious decision to slow and limit growth. Growth does not necessarily mean more money through a broadened tax base; not when more roads and maintenance, more school buses, new schools, the need for a police force, etc., become necessary. Irresponsible growth can occur only when our township officials have lost touch with their constituents and find it easier to give in to greedy developers."*

238. *"I have concerns about increasing quarterly costs to the residents of the Monroe community. Sewer is too high and trash keeps going up. We need to get a handle on those and other increasing expenses. These expenses are not in line with neighboring communities."*

239. *"I hope enough people encourage you to save our farms and farmland. It seems you just let builders take over and build just to get more tax money for township employee raises, I guess. When we are asked if we want homes across the road or beside us and we say no – just why do you build anyway?"*

240. *"The State Police do their best to patrol our streets, but since we are so close to Mechanicsburg, maybe we could have a partnership with them. We have so many cinders on our streets from the snowplow; it is dangerous for walkers and bikers. The cinders are great during the storms, but we wish the street sweeper could come more frequently. Please establish a fall leaf collection program (especially for neighborhoods). The increase in the trash removal cost is not acceptable. The houses two blocks from us in the Boro. of Mechanicsburg pay <u>much</u> less than us. Couldn't we get the same deal they receive? People coming to our home to solicit their services have increased greatly. It is annoying. The Scouts and children's sports teams are fine; it is the professionals we are referring to."*

241. *"The Sewer Authority costs are embarrassing. Find a way to reduce the costs, and I would be for additional taxes towards township activities. $860.00 per quarter is a little steep (the word "little" is sarcasm)."*

242. *"The overall tone of this survey is…do we want higher taxes? Who is going to respond "yes" to that? Have a forward-looking plan and stay the course. Planning is the key and needs to be revised periodically. A plan that looks to the future and is not narrow minded. More and more people will move into the township. How and where they move should be part of that plan. Highways, developments, fire, police and parks/recreation and business should all be part of the plan. Not necessarily what we have today, but what will be needed in 2025 and beyond."*

243. *"Unlicensed motorcycles on public roads are annoying and unsafe. Private property limits access to*

fishing and hunting. For Question #11: Need more clarity. Hard to answer just yes or no. Many restrictions would need to be in effect for this to work: noise, upkeep of the property, traffic. For instance, I'd be in favor of a Bed & Breakfast, to maintain open space, but not manufacturing. Housing: No pre-fabs, nor mobile homes. Only traditional, high quality, home construction. How does township plan affect Cumberland County Open Space initiatives?? And visa versa."

244. *"What happened to the days that a person owned his land? Now the government will eventually own all land; the American person will not have the freedom to own any land at all. The government will control all people. When will the American people wake up?"*

245. *"Thanks for supporting the 4th of July celebration, but please keep the activities close to the 4th or possibly the following week (rather than before the 4th). Please stop the cycle of escalating cost of TEACHER salary and "BENEFIT" packages."*

246. *"Your last updated plan was 1994. Why wasn't the plan updated after the 1995 survey, or was the 1994 plan modified based on input from the responders in 1995? Make every effort to keep township rural: 1.5 to 2-acre building lots, 10% of all new developments set aside for play, picnic, and sports for the homeowners or remains open space."*

247. *"Why are you considering widening Eppley Road? Even at peak hours, the vehicle volume is minimal. Guess what happens when you widen a facility…speeds increase and we don't have police. There are more important locations to spend our tax dollars on. Lisburn and 74 intersection needs sight distance and shoulder improvements; Lisburn and Locust (need I say more). Where development is planned NE end of Eppley…what is the purpose of the project? How much is it going to cost? Our money could be better spent elsewhere. I would like to see the design plans and traffic counts please. I could care less about the sliver take of my property. Safety for the 15 kids between Acorn and Oak Grove on bikes, and increased traffic speeds is my concern."*

248. *"I believe that our supervisors are not doing enough to keep housing expenses down. Our trash service costs rose 80% this past January and the cost for cable TV has tripled since we moved in. The only thing they did do was keep our already outrageously high sewer fee from doubling. I'm sure this is only a temporary thing."*

249. *"We moved here from Harrisburg to live in a village/rural/historical home. We think Monroe Township should be the leader in land preservation in Cumberland County."*

250. *"The road crew is the best of all township-like units in eastern Cumberland County. DO NOT diversify."*

251. *"Public sewer rates are too high plus the grinder system is expensive to maintain one properly. Township should open up bids for trash removal. Waste Management rates seem high compared to other townships. They need competitive rates."*

252. *"I love living here with the rural atmosphere; easy access to most things. Even though retired, I plan on staying in my home as long as my wife and I can. Since Lisburn has been paved and cleaned up, it has become a speedway. Would love to see the State Police near my house (straight away – speed and passing on double yellow). They can sit in my driveway. Especially bad times are 7:00-9:00 a.m. and 4:00-6:00 p.m."*

253. *"We are totally dissatisfied with the Township Supervisors' support of Trindle Station II Development and the disruption it will bring to our neighborhood. It's obvious you don't care about long-term residents."*

254. *"Board needs to explore cost reduction, while not sacrificing quality of life. Explore grant availability for projects the township has or will be instituting. Do more with less, but not comprising projects beneficial to residents. Make our dollars work better with smarter money management."*

255. *"Question #17: Yard Waste (brush trimmings)"*

256. *"We love living in the township. We strongly discourage public sewer and water. The township does an excellent job of snow removal."*

257. *"Monroe Township is being left behind. Supervisors should consider allowing higher density development, requiring the developer to offset the cost of improving the infrastructure for sewer and water. Otherwise, as the system exists today, it's too costly for residents to incur the costs alone."*

258. *"When we moved into the township, we were attracted by the rural appeal within a region that allowed access to more urban amenities if desired. The rapid rate of development within surrounding township has been alarming. The inflow of revenue that stems from housing developments must be weighed against the expenses necessary to develop supportive infrastructure and the clear recognition that open space or farmland, once lost, is gone forever. Reckless development diminishes quality of life."*

259. *"Would like to limit residential development and preserve farms and rural quality. I would prefer that the zoning and S.L.D.O. be very tough and discourage development. I would also like the supervisors/township engineer to be strict and not conditionally approve plans. I would also like developers to be held responsible for any problems their developments create."*

260. *"I appreciate the opportunity to provide input to the Township's Comprehensive Plan. I thoroughly enjoy the rural lifestyle in Monroe Township, and I would like to see the farms in our community stay undeveloped. However, I feel that this survey does not adequately address our natural resources. The Yellow Breeches Creek is designated by DCNR as a scenic river, and it is a major attraction that should be protected (including its tributaries). Additionally, the South Mountain is currently zoned as conservation. Please strengthen this zoning to help preserve this area for future generations to enjoy, and to protect our headwaters and aquifers. Thank you for listening!"*

261. *"The speedway is getting louder and dirtier. They should have long range plans to move!"*

262. *"We need street lights at intersections at residential developments. With more people, children, and traffic, Lisburn Road intersections, particularly west of Rt. 174, are not safe."*

263. *"Survey was often vague and/or ambiguous. A return envelope would have been appreciated!"*

264. *"I feel the Supervisors need more professionalism on the Board."*

265. *"TAXES & SEWER COSTS! Taxes and assessments increases should be limited to cost of living increases. Sewer rates need to be reasonable – we are probably paying the top rate in the state. I would think this should be a priority rather simply looking the other way."*

266. *"I think the sewer is necessary, but public water not as our township seems to have good wells."*

267. *"Please keep out big box stores and developments. My family and I love living here, but would consider leaving if Monroe Township becomes a Harrisburg suburb!"*

268. *"I think our access to recreation is limited. CV offers swimming lessons, but otherwise Monroe offers nothing. We are forced to go to South Middleton, Carlisle, etc. for programs. We must then pay non-resident fees in the rare occasion there is still space left in an activity for non-residents. Could Monroe enter into an agreement with South Middleton to allow us access as residents? Leaf removal would be appreciated. Snow removal is excellent."*

269. *"More is not better."*

270. *"I would like to see some adult classes, i.e. aerobics, dance, computer, etc."*

271. *"You could increase the return of responses by including a return envelope; it would be worth the cost of*

the envelope!"

272. *"I would like to see more transparency with Township Supervisors. Basically, I don't trust any of them. I still can't figure out why we must pay the highest sewer rate in the State of PA. Once again the poor worker gets screwed."*

273. *"We need to save farmland!"*

274. *"Sewer rate is outrageous. Garbage collection should be looked into; $280.00 a year is crazy."*

275. *"We need to keep our rural environment. There is too much development going on."*

276. *"Speed limits must be enforced, especially within populated areas. We should protect our historic areas (i.e. Churchtown) as historic districts, etc. Street beautification should be a focus in village areas to enhance our township."*

277. *"I am concerned about "bikers" in our township. They should be providing biking paths for the many people who enjoy biking for the beautiful scenery. The roads are narrow and dangerous for these bikers."*

278. *"We would like to see a compost facility in Monroe Township to take leaves, brush, etc. We would also like to use our burn pit on Sundays, as sometimes this is the only day that we have available in our schedules. We would like to see streetlights installed on Miller Blvd. and Rhoda Blvd. for child safety and safety when walking dogs. Thank you!"*

279. *"With all the building that has occurred here, we need to have people slow down on these roads. You can't bike, walk, ride your horse here. They speed 60 and 70 on these roads that were once considered safe. The area is getting too built up and busy for our family. It's sad to see the farms selling to developers. You provide no incentive. We need to look to our future generations that will live here. We have to preserve our farmland and open areas for parks and recreation; not more large houses, taking away precious land. Just stop and think how this (your decisions and actions) will affect our children and grandchildren, and generations to come."*

280. *"I just moved here from Marion Township in Centre County. Marion is somewhat like Monroe in that it is facing loss of farmland and development pressures from State College. Marion joined 4 other neighboring municipalities to form the Nittany Valley Joint Planning Commission in order to spread mandated land uses over a larger area. Because Bellefonte Borough and Spring Township were in the group, Marion Township was ultimately able to zone for mostly farmland, conservation, and low density residential. Also, the 5 member municipalities had similar zoning classes and started cooperating in other areas such as building code administration and park development."*

281. *"I believe in strong and up to date land use ordinances and strict enforcement of them. Any new developments should include open space, recreational areas, and basic services (groceries, gas, banks, etc.) to save fuel and protect air quality. Working from home via internet should be somehow encouraged. Hillside developments must be constructed without environmental damage: runoff, erosions, loss of historic value. Negotiate! Negotiate! Negotiate! With developers while you have the upper hand. Also, please protect the viewshed of the Appalachian Trail."*

282. *"With the continued increase in building and lack of recreational facilities, we have seen a definite increase in vandalism, albeit fairly minor. We have also noticed an increase in the number of traffic violations that are occurring on our road in recent years. With the planned developments in this area, and no police force, this is a recipe for disaster. Even now, for example, this is a main route for some of the bicycle clubs, which ride through here with as many as 50-75 riders/weekend. The speed limit is way too fast at 35 mph, especially when people are riding 2-4 wide. However, the cars exceed the speed limit and many people, drivers and riders alike, do not come to a complete stop at the stop sign."*

283. *"As the population increases in the township, so does our need for a police presence. In my opinion, this is*

long overdue. You cannot ignore the fact that criminals will realize, if not already, that there is not much of a police presence here, and crime will escalate."

284. *"Garbage seems too high. Hiking or walking track at township not cleared when it snows. We also still have a car mess on Kiner. Building a garage in a flood area did not solve the problem; it is an eyesore still with cars! The property that is here in the township will increase in value if not overdeveloped. Remember costs of everything (taxes, etc.) go up with more development."*

285. *"I can see we will have development. The farmers that spread their fertilizer have ruined the water. So you put in sewer. Now we pay while the farmers do not because of the location of their house (too far back) as well as the Supervisors. Now you want to put in water; this will be twice we paid to put a sewer in. How come nothing is done about the homes that did not hook up? Remember that threatening letter sent out? If they won't pay for sewer, I sure as heck won't pay for water. I have a purification system. Get your crap together before you allow more housing. More houses, more crime. Condos will generate lower cost housing which increases crime."*

286. *"Hiking/Biking trails should be developed across the township. An interconnected system that is accessible from all areas within the township would be nice. Interconnects with other townships would be nice."*

287. *"We do not need a police dept! Don't spend any more money on new or expanded township buildings. Stop chopping down small trees and bushes – especially in the conservation zone and along the Yellow Breeches. Take strong, positive action to prohibit "industrialized farming" (very high intensity)."*

288. *"Sewer bills are too high. Taxes are high enough that no additional fees should be required."*

289. *"We need to keep our heritage; farmland needs to be preserved! We do not need more housing developments. I live here because of the history and beauty! If it is changed by converting farmland into housing – you will say goodbye to us! And we love it here! Keep it the SAME."*

290. *"I feel we should preserve our beautiful farmland here in Monroe Township. If people want to live in developments, they should move elsewhere. Let the farmland for us who enjoy the beauty of it."*

291. *"The rural farmland we had to ride horse, hunt with dogs for pheasants, etc. that were here when we moved in are missed. Too many folks from the city moved out here and want the rural areas "rural – but rules like the city". Truth is, we are looking to move out with all the poor planning and expected extra costs talked about with taxes, sewer, etc."*

292. *"I'm concerned about 3 things. Tax base: We moved here instead of the Boro of Mechanicsburg because of the significantly lower taxes. Now they are nearly the same, and we don't have (not that I need or want them) the amenities of that Boro. Such as paid police, fire, library, etc. Our recycling program: If Monroe has a contract with Waste Management, why do rates keep going up? Regarding sewer rates, we've been paying since the installation. Developers must be responsible for hooking up and all residents must bear this burden. No lot should be sold or zoned without a tap on fee."*

293. *"When the township "salts" the roads for ice, they drop large white stones all over the road. These remain LONG AFTER the ice is gone. They cause wear and tear on tires and chips to car paint. Plus, the stone build-up on property is a nuisance. Save taxpayers money and eliminate a major runoff issue in the future! STOP THE STONES!!"*

294. *"Mandatory sewer connections for the entire township."*

295. *"Generally things are good. Please keep the current requirement of two-acre lots for new residences. It keeps the rural character while allowing reasonable development. I live on Brindle Road and would sure like a safe place to walk. We have such narrow shoulders and the cars drive so fast that it feels pretty dangerous."*

296. *"Stricter rules should be in place for development in White Rock Acres. Two more access roads should be built if more development is done. Another road should come out east of Kuhn Road, possibly near Brandtsville. A road west of Kuhn Road won't take much traffic off Kuhn since most traffic is going toward Harrisburg."*

297. *"Would like to see better opportunities for small businesses to serve Monroe Township. Would like to preserve the character of our community."*

298. *"Leaf and grass collection is very much needed since we pay high taxes and high trash pickup and get very limited service. Township should be checking for campers, boats, and old cars sitting around depreciating our properties. They should be made to go into storage. Public sewer and water should be extended to Stoner Road Ext. We only see police action in our area about once or twice a year. This is very poor."*

299. *"Here are some "Grades" for Township Supervisors' performance: 1. Overall township administration – B+; 2. Police Protection – We should <u>not</u> have to call PA State Police and wait for delayed response. Felons <u>know</u> there are no local police patrols on township roads. Get on the ball – wake up – sign a contract for 24-hour police patrols with Carroll Township, Upper Allen, etc. I'll pay increased taxes to cover the cost. Grade – F; 3. Public Sewers – C: Delayed for too many years. Township missed out on available State/Federal Grants during the 70's and 80's; and you wasted another year or two due to a hang-up with 18 homes near Park Place and Miller Road? Patriot News March 13, 2006; 4. Trash Pickup – F: Latest township contract with Waste Management is a total rip-off of residents. You did <u>not</u> research with other area municipalities before signing, or you turned a blind eye."*

300. *"Preserve the rural and farming communities! Support the "Backbone of America"!! Promote dairy and farmer awareness! Where would your food, clothes, diapers come from without the good farmers? We love providing for you! Show respect for the <u>hard</u> working people!! Faithful, Committed, and Honest!! We Love the USA!!"*

301. *"Conservation zoned areas should have a minimum lot size of at least 2 acres – like other Townships. The ½-acre lot size is a travesty. Also, Township Officials, <u>especially on the Planning Commission</u> should abstain from giving their input on land development when and if they have something to gain as in their land being involved in future development. Example: White Rock Area."*

302. *"If you don't provide curbside leaf pickup, with all the land space in the township, why not create a drop off site for leaves and brush? Other neighboring communities do it, and even recycle for mulch. Selling mulch to residents could provide income for the process to pay for itself. Will we ever see relief from out <u>outrageously</u> expensive sewer service?!?! What we pay is insane and it's to bail others out."*

303. *"It should be a priority of the Township to preserve open space/farmland while encouraging higher density, town-centered development (residential) that reflects community character, provides public open spaces/trails, and promotes shops/small business development. Don't let suburban sprawl swallow up yet another one of America's unique places."*

304. *"Partnership with other townships should be utilized to promote property maintenance standards. Often, the proximity of properties in different townships is separated only by a road. Properties that are a <u>public eyesore</u> affect the overall scenic value and monetary value of properties in Monroe Township."*

305. *"Monroe Township is attractive for what it is already, not what it could be. Increased development will degrade the Township. Particularly if it comes at the pace and scale evidenced in Carroll Township, Silver Spring Township, and South Middleton Township. I like to imagine how nice Monroe Township will appear when its surrounding townships are built-out like Camp Hill Borough, Hampden Township or Upper Allen Township, or Mechanicsburg. Development will also bring with it higher costs for providing more services."*

306. *"STOP the development of farmland and greenspace. Supervisors should only serve <u>1 term</u>. They do not serve the interest of the residents, and they sit there too many years. How about you give more than 3 days*

to answer this survey?"

307. *"Remember that some residents are on fixed income or work jobs with less increases in pay and benefits. We cannot afford increases such as water, sewer, trash pick-up, etc. We are people who maintain our homes and property and volunteer for emergency services and should be appreciated, not forced out because we can't afford to pay for increased services."*

308. *"The curve on Lisburn Road just south of Williams Grove Road needs to be straightened out – too many accidents. Traffic is getting too heavy for roads. Williams Grove Speedway should adhere to a midnight curfew. Do not appreciate the possibility of Friday, Saturday, and Sunday races."*

309. *"Living in Monroe Township for over 20 years, I would say we have a like/dislike relationship with it. Like because it is a nice place to drive home to – Lisburn Road from 15, Boiling Springs Road, and Rt. 74 (after you get by all the new lights) is a pleasant journey. It is a good place to take my dog for a walk and a good place to bike or run. I live in Churchtown, which has probably more bad than good – the outrageously expensive sewer and trash bill (but at least the entire township shares in that), the traffic that flies through here that the State Police could make a bundle on if they came more often (I am thankful every time I see them waiting for speeders). If people were actually going 35 MPH (I think it should be lowered to 25), there would be far fewer accidents at Old Stone House and Boiling Springs Road. Please never consider a light or 4-way stop, as the truck traffic and motorcycle noise would be awful. Enforcing the speed limit should be the first order of business. Also, of course there are some abandoned ramshackle houses that are eyesores and probably health hazards. Blight "ordinances" should be considered. Churchtown should be charming – it isn't. Additional recreational trails should be included in planning. South Middleton's trail from the Spring Meadows Park to the Township Building is very good."*

310. *"Looking forward to leaving at first opportunity."*

311. *"Please complete bridge repair with state and county at Park Place over Yellow Breeches. Still out for over one year. Why the delay? Please add a crossing yellow intersection sign at Rt. 74 going S.E. at the intersection of Baish and 74. Blind spot as Baish is just before deadly rise (hill) and left onto Baish from 74 is deadly."*