

# PARADISE TOWNSHIP



## **MASTER PLAN VOLUME I BACKGROUND STUDIES**

FINAL DRAFT

PREPARED BY: MONROE COUNTY PLANNING COMMISSION  
JANUARY, 1990

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PARADISE TOWNSHIP BACKGROUND STUDIES

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I. POPULATION ANALYSIS

- A. Population Trends
- B. Age Composition
- C. Social Characteristics
- D. Conclusions

Introduction - The Population Analysis answers basic demographic and social questions about the Township. It provides a basis for decision-making regarding land use, community facilities, transportation, municipal budgets, and economic planning. Also, it provides an insight into prevalent trends in the Township regarding population growth, population composition, and social characteristics.

A. Population Trends

PLATE #1  
HISTORIC POPULATION (1870-1985)

	Paradise Township		Monroe County	
		% Change		% Change
1870	662		18,362	
1880	no record		no record	
1890	672		20,111	
1900	727		21,616	
1910	710		22,941	
1920	656		24,295	
1930	681		28,286	
1940	697		29,802	
1950	745		33,773	
1960	982	31%	39,567	
1970	1207	22.9%	45,422	14.8%
1980	1983	64.3%	69,409	52.8%
1988	2297	16%	97,446	40%

Historically, the population of Paradise Township was relatively stable at plus 600 residents from 1870-1940. The Post World War II period began the trend of increased population, and for many reasons population continues to increase now and for the future.

The permanent, year round population of the Township and the County show substantial growth increases over the period from 1960-1980. From Plate #2 the Township's population increased 22.9% from 1960-1970 and a 64.3% increase from 1970-1980. For Monroe County the population increased 14.8% from 1960-1970 and 52.8% increase from 1970-1980. The Township's population for 1960-1970 and 1970-1980 grew at a faster rate than the entire County.

PLATE #2

Permanent Population for the Township and the County by Census Year

Census Year	<u>PARADISE TOWNSHIP</u>			<u>MONROE COUNTY</u>		
	Population	#Change	% Change	Population	#Change	% Change
1960	982	-	-	39,567	-	-
1970	1,207	225	22.9%	45,422	5,855	14.8%
1980	1,983	776	64.3%	69,409	23,987	52.8%
1990 (Est)	2,599	616	31%	106,621	37,212	54%
2000 (Est)	3,359	760	29.2%	145,662	39,041	37%

Paradise Township had the twelfth (12th) highest percentage increase in population of all municipalities in the County. However, the 1980 numeric population of Paradise represents only 2.6% the County's total population.

The permanent population forecasts for Paradise Township and Monroe County were made by the Monroe County Planning Commission staff based on the existing population growth between 1960 and 1980. Plate #2 also presents the population estimates from 1990 - 2000. Once again, the rates of population increase are equal or greater than the County from 1980 - the year 2000. The estimated increase of new residents for the Township will be +1,376 new residents.

A 1976 survey of second home owners in Monroe County by the Economic Development Council of Northeastern Pennsylvania provides information that seasonal homes were occupied for an average of 17-22 days per year. Another countywide survey also reported that approximately 33% of the second home owners stated they intended to retire to the development and become permanent residents within fifteen years.

Plate #3 below presents seasonal population from the 1980 Seasonal Census count and Household Size. The seasonal population equals 984 persons combined with the 1980 permanent population of 1,983 persons totals 2,967 permanent and seasonal residents. For Monroe County the total seasonal and permanent population equals 114,483 residents.

PLATE #3

Estimated Seasonal Population

	1980 Household Size	X	1980 Census Seasonal	=	Seasonal Population	+	1980 Perm. Pop.	=	1980 Total Pop.
Paradise Township	2.53	X	389	=	984	+	1,983	=	2,967
Monroe County	2.76	X	16,331	=	45,074	+	69,409	=	114,483

The seasonal or second home population constitutes about 33% of the total population (permanent and seasonal estimate) for Paradise Township. The Monroe County estimated seasonal population constitutes approximately 39% of the total population (permanent and seasonal estimate).

PLATE #4  
Persons by Race for Paradise Township  
1980 Census Data

Categories	No. of Persons	% of Totals
White	1166	99%
Black	10	1%
Spanish	2	-
	<u>1178</u>	<u>100%</u>

From the above Plate #4, the racial composition of Paradise Township is predominantly white with only ten Blacks and two persons of Spanish descent.

B. Age Composition

Plate #5 below provides an age group array for Paradise Township. However, the 1970 data was not available in the same form. When comparing the percentage of Males to Females between 1960-1980, the gender make-up of the Township remained the same, 49% males to 51% females over the twenty year period. In 1980, 50% of the population was between 20 to 54 years of age. However, in 1960, 44% of the residents were between the age of 20-54. Thus, the population for Paradise Township has shifted slightly to the 20-54 age group. The elderly population of Paradise Township has increased by only 2% from 1960-1980. In 1960, 14% of the population was over age 62, 16% over age 62 in 1980. Thus, the elderly population is increasing rather slowly.

PLATE #5  
Age Composition for Paradise Township  
(1980 Census)

Age Group	Male	Female	# of Persons	% of Population
0-5	85	73	158	8%
0-14	132	122	254	13%
15-19	81	84	165	8%
20-29	170	156	326	16%
30-44	181	195	376	19%
45-54	136	108	244	12%
55-61	73	81	154	8%
62-64	16	38	54	3%
65-74	70	106	176	9%
75-above	29	47	76	4%
Total	973	1010	1983	100% + due to rounding
Percentage	49%	51%	100%	

(1960 Census)

Age Group	Male	Female	# of Persons	% of Population
0-5	52	42	94	9
6-14	79	79	158	15%
15-19	35	23	58	5%
20-29	63	63	126	12%
30-44	81	110	191	18%
45-54	74	83	157	14%
55-61	68	72	140	13%
62-64	23	18	41	4%
65-74	29	40	69	6%
75-above	20	21	41	48%
Total	524	551	1075	
Percentage	49%	51%		100%

Plates #6 refer to the median age of Paradise Township and Plate #6A describes the 1980 Marital Status of persons; over 15 years.

PLATE #6  
Median Age for Paradise Township

	1960			1970			1980		
	Male	Female	Total	Male	Female	Total	Male	Female	Total
Paradise Township	32.3	36.5	34.4	not available			31.4	34.7	33.1
Monroe County	33.0	33.4	33.2	32.0	32.9	33.0	31.7	33.4	32.6



The data in Plate #6 indicates the median age for Paradise Township is similar to the median age of the residents of Monroe County. Overall, the female population of the Township and County are slightly older than the male population, and the population has remained relatively at the same median age of 34.4 years of age in 1960 and 33.1 in 1980.

Plate #6A below indicates that 60% of the residents are married and 24% are single with 7% divorced and 9% widowed. This data is similar in percentages to Monroe County's marital status of its residents. The Pennsylvania State population has a slightly different situation with 58% married and 28% single who are over 15 years of age. Overall, there are slightly more widowed persons in Paradise Township than in Monroe County and the state of Pennsylvania.

PLATE #6A  
The 1980 Marital Status of Persons  
15 Years and Over by Township, County, State

	Single	%	Married	%	Separated Divorced	%	Widowed	%
Paradise Township	379	24%	944	60%	112	7%	136	9%
Monroe County	13,487	25%	33,395	60%	3,830	7%	4,440	8%
PA State	2,548,513	28%	5,309,779	58%	676,781	7%	676,781	7%

C. Social Characteristics

This section describes the social characteristics of Paradise Township and is helpful in describing the social relationship of the residents of Paradise Township. Plate #7 below categorizes 60% of the households occupied by one or two persons, 31% occupied with three or four persons, and 11% composed of five to six persons or more. Plate #7 indicates that single occupants and two person families dominate the household size. Large families of five or more make up only 11% of the number of households in the Township.

PLATE #7  
1980 Households by Persons in Household  
Paradise Township

Households	# of Households	Percents
1 Person	240	31%
2 Persons	217	28%
3 Persons	104	13%
4 Persons	128	16%
5 Persons	62	8%
6 or More Persons	28	4%
Total	779	100% due to rounding

PLATE #8  
1980 Households by Persons in Household and Household Type  
Paradise Township

	# of Households	% of Households
1 Person Households		
Male Householder	108	14%
Female Householder	155	20%
2 or More Persons Family Households		
Married Couples	466	60%
Male Householder: No Wife Present	19	2%
Female Householder: No Husband Present	31	4%
2 or More Persons Non-Family Households		
Male Householder	-	-
Female Householder	-	-
Nonrelatives	-	-
Totals	<u>779</u>	<u>100%</u>

Plate #8 above describes the type of households are married couples, 20% are headed by a single female and 14% a 1 person male householder type. Only 6% or 50 households are male or female with the other spouse not present. The data shows the traditional two person family household is the majority household type.

Plate #9 provides additional information regarding household type, the family relationship and persons who are 65 years and older.

PLATE #9  
1980 Census Persons by Age by Household Type and Relationship  
Paradise Township

	Total Persons	65 Years + Older	%
In-Family Household			
Householder	516	86	
Spouse	451	53	66%
Other Relatives	683	21	
Non-Relatives	25	1	
Subtotal	<u>1675</u>	<u>161</u>	
In-Non-Family Household			
Male Householder	129	21	
Female Householder	138	57	32%
Non-Relative	33	1	
Subtotal	<u>300</u>	<u>79</u>	
In Group Quarters			
Inmates	-		
Other	12	9	3%
	<u>1987</u>	<u>249</u>	<u>100%</u>

There are 249 persons over 65 years of age with 66% living in a family household and 32% or 79 persons in a non-family household who live alone. Of the 1987 residents in the Township, 84% reside in a family household. The remaining 16% live in a single non-family household. Only 12 persons or 0.6% live in group quarters.

Plate #10 below highlights the number of persons under 18 years of age by household type and relationship in Paradise Township

PLATE #10  
1980 Persons Under 18 Years by Household Type and Relationship  
Paradise Township

In Household	Number	%
Householder or Spouse		
Own Child of Householder		
In-married couple family	448	87%
In-other family (Male or Female)	42	8%
Householder no spouse present		
Other relatives	12	2%
Non-relatives	16	3%
In Group Quarters:		
In mate of institution	-	-
Other	-	-
Total	518	100%

There are 448 persons or 87% under 18 and living in a married couple family, 42 or 8% have a single parent household type and a total of 23 or 2% live with a relative and only 16 children or 3% live with a non-relative. The married couple with children under 18 is the typical social relationship in Paradise Township.

D. Conclusions

The permanent population of Paradise Township is projected to increase at a 30% rate from 1990 to the year 2000, and the population will increase for the Township at a faster rate (+15%) than the County from 1990 to the year 2000.

Seasonal population based upon household size and census data in 1980 equals nearly one-third of the Township's population. Increased permanent population and shifting seasonal population to permanent residents will cause additional demands on all public and private facilities.

The majority of the population is between 20-61 years of age with the median age of 33.1 years of age and declining. Thus, the Township consists of a relatively young population. Socially, the two person family with one or more children dominate the social relationships in the Township.

Population increases will place demands on housing and other public and private facilities. The next section of this report will analyze housing in Paradise Township.

## II. HOUSING ANALYSIS

- A. General Characteristics
- A-1. Vacancy Rate
- A-2. Housing Conditions and Tenure
- A-3. Housing Value
- A-4. Rent Value
- B. Historic Preservation
- C. Low and Moderate Income Housing
- D. Conclusions

Introduction - The Housing Report provides an analysis of existing housing stock and trends enabling township officials to forecast the rate of development, major housing growth areas, and housing conditions. It includes data from U.S. Census and Monroe County Planning Commission studies.

### A. General Characteristics

Plate #11 on the next page shows increases in housing units between 1960, 1970 and 1980, including year-round housing units. The year-round housing units from 1970-1980 increased 90% for Paradise Township and 72% increase for the county during the same period. Seasonal housing decreased -4% for the township but increased 91% or 5,212 units from 1970-1980. The rate of growth of total housing increased 47% from 1960-1980 for the township and 77% for the county from 1970-1980. Housing along with population will steadily increase in the 1990's.

PLATE #11  
PARADISE TOWNSHIP  
AND MONROE COUNTY

TOTAL HOUSING UNITS BY CENSUS

Name	Years		60-70	1980	70-80
	1960	1970			
Paradise Twp.	784	784	-	1,155	+47%
Monroe County	19,150	21,047	10%	37,222	77%

YEAR ROUND HOUSING UNITS BY CENSUS

Name	Years		60-70 % Inc.	1980	70-80 % Inc.
	1960	1970			
Paradise Twp.	428	428	-	814	90%
Monroe County	12,865	15,341	19%	26,304	72%

SEASONAL UNITS BY CENSUS

Name	Years		60-70 % Inc.	1980	70-80 % Inc.
	1960	1970			
Paradise Twp.	356	356	-	341	-4%
Monroe County	6,285	5,706	-9%	10,918	91%

1970 data for Total Housing Units was undercounted.  
No Trends are shown for 1970.

PLATE #12  
1980 HOUSING CENSUS SEASONAL TO PERMANENT

	Total Units	Seasonal	Permanent	Seasonal Percentage	Seasonal Permanent Ratio
Paradise	1,155	341	814	30%	(1-S to 2.4P)
Monroe Cty.	37,222	10,918	26,304	29%	(1-S to 2.4P)

1970 HOUSING CENSUS DATA

Paradise	784	356	428	45%	(1-S to 2.4P)
Monroe Cty.	19,138	6,285	12,853	33%	(1-S to 2.4P)

Plate #12 includes Seasonal and Permanent housing units for 1970 and 1980 in Paradise Township and Monroe County. Overall, seasonal housing units have declined from 45% in 1970 to 30% in 1980 for Paradise Township. This was a 15% decline from 1970 to 1980 while the county only experienced a 4% decline in seasonal units for the same period. In addition, the seasonal to permanent ratio shows the shift to more permanent housing being utilized by the residents of Paradise Township and in county as well.

The number of permanent units increased 386 from 1970 to 1980, or a 90% increase in permanent housing units from 1970 to 1980. Plate #13 illustrates the estimated projections for total housing units.

PLATE #13  
MONROE COUNTY TOTAL HOUSING UNIT  
PROJECTIONS TO YEAR 2000

	1970	1980	1988
Paradise Twp.	784	1,155	1,297
Monroe County	19,138	37,222	51,844

1988 figures are estimates based upon Monroe County Assessment Records to June 1, 1988. Dwelling units include: Single Family, Duplex, Triplex, Apartments, Condo, Row Homes, and Mobile Homes.

A.1. Vacancy Rate

The vacancy rate shows what percentage of the existing housing stock is vacant and available for rent or sale at any given time. There are two types of vacancy rates, Gross Vacancy Rate and Net Vacancy Rate. The former shows all vacant housing units including seasonal. The latter shows only those vacant units that have year-round housing status. Since seasonal vacancies fluctuate throughout the year, net vacancy rate or the vacancy rate for year-round housing units will be used in comparing Census years 1960, 1970 and 1980.

PLATE #14  
NET VACANCY RATE (NVR) FOR  
YEAR ROUND, PERMANENT HOUSING UNIT

	# Of Vacant Units	1960 NVR	# Of Vacant Units	1970 NVR	# Of Vacant Units	1980 NVR
Paradise Twp.	124	28.9%	20	4.6%	35	4.3%
Total Units	428		428		814	
Monroe County	753	5.9%	667	4.3%	1,114	4.2%
Total Units	12,865		15,341		26,304	

The net vacancy rate indicates the total availability of year-round housing units for sale or rent to prospective buyers or renters coming into the area, or currently living in the area who basically do not have the desire or capability of building a new home.

Average vacancy rates in communities range from 5-6% of the housing stock. Lower vacancy rates show a strong demand for housing, and in recent years because of this demand and higher interest rates, developers are not speculating as before -- that is developers are not building homes and then attempting to sell them -- rather it seems developers are building under purchase contracts, thus new homes are not staying vacant for any substantial period of time. Also, existing vacant homes, and conversions from seasonal to year-round would be affected by the township population growth and subsequent demand for housing. All of which would reflect lower vacancy rates.

Plate #14 from the previous page indicates a 4.3% New Vacancy Rate in 1980 (NVR) for Paradise Township and a 4.2% NVR for the county. A NVR less than 5.6% signals a tight housing market and the demand for owner occupied and rental units reflect a suppliers market. For Paradise Township the NVR decreased from 4.6% to 4.3% from 1970 to 1980 reflecting a trend toward improved housing situation for buyers and renters. In contrast, the NVR for the county continues to decline and suggest the scarce housing conditions in the county for owner and rental units. With the median income for Paradise Township less than the county and the state of Pennsylvania, the purchasing power of the residents of Paradise Township is less than other residents of the county and housing acquisition may be more difficult. (Household income will be presented later in this section, but ownership of housing remains strong).

A.2. Housing Conditions and Tenure

Plate #15 demonstrates the number of housing units that lack plumbing facilities in Paradise Township and Monroe County.

PLATE #15  
HOUSING CONDITIONS FOR TOWNSHIP AND  
COUNTY BY CENSUS YEAR  
# LACKING PLUMBING FACILITIES FOR TOTAL HOUSING UNITS

	1960	% Total H.U.	1970	% Total H.U.	1980	% Total H.U.
Paradise Twp.	47	6%	72	9%	15	1.3%
Monroe County	2,053	10.7%	1,086	5.2%	632	1.7%

For the township the percentage of housing units without plumbing declined from 6% in 1960 to 1.3% or 15 units in 1980. A similar trend occurred in the county from 10.7% in 1960 to 1.7% in 1980. This reflects the willingness of residents to upgrade and rehabilitate their homes, or to improve substantial seasonal units to standard permanent housing. also, basic improvements add to the resale value of the housing stock.

Plate #16 on the following page compares 1960, 1970 and 1980 data concerning the occupied housing tenure. In 1980, 87% of the housing stock was owner occupied in Paradise and 13% rented. For the county 72% of the units were owner occupied in 1980 with 28% renting. The preference for Paradise and county residents is owner occupied housing units. The ratio of owner to renter is 9:1 for the township while the county ratio is less than a 4:1 ratio. The 256 owner occupied units in 1970 increased to 705 in 1980 or a 175% increase from 1970 to 1980. The rate of increase of owner occupied units was 78% for the county.



PLATE #16  
OCCUPIED HOUSING TENURE BY CENSUS YEAR  
1960, 1970 AND 1980

	<u>1960</u>			<u>1970</u>			<u>1980</u>		
	Owner	Renter	Total Occ.	Owner	Renter	Total Occ.	Owner	Renter	Total Occ.
Paradise Township No. of Occupied Housing	225	79	304	256	83	341	705	109	814
% of Occupied Housing	74%	26%		75%	25%		87%	13%	
Monroe County No. of Occupied Housing	8,190	3,190	12,100	10,273	4,401	14,674	18,245	6,925	25,170
% of Occupied Housing	68%	32%	100%	70%	30%	100%	72%	28%	100%

A.3. Value of Owner Occupied Housing

The value of owner occupied housing in Paradise Township shows the range of prices for homes according to the respondents living in owner-occupied units. Plate #17 below details the number of housing units with 5% at less than \$25,000, 45.7% between \$25,000 and \$50,000, 46.3% in the \$50,000-\$100,000 group and 3% over \$100,000. The \$50,000 house in 1980 is valued at \$85,000 in 1987 when a 10%/year appreciation rate is utilized over 90% of the housing is contained within the \$25,00-\$50,000 group of \$50,000 to \$100,000 group. The median value of owner occupied units was \$49,600 and the median value adding appreciation from 1980-1987 equals \$84,320. The housing values indicate a strong middle-class ownership preference in the township.

PLATE #17  
OWNER OCCUPIED NON-CONDOMINIUM  
HOUSING UNITS BY VALUE  
PARADISE TOWNSHIP 1980 CENSUS

HOUSING VALUE RANGE	# HOUSING UNITS	%	
less than 10,000	-	-	
10,000 - 14,999	-	-	
15,000 - 19,999	2	1%	
20,000 - 24,999	7	4%	
25,000 - 29,999	5	3%	
30,000 - 34,999	15	9%	45.7%
35,000 - 39,999	19	11%	
40,000 - 49,999	42	24%	
50,000 - 79,999	78	44%	46.3%
80,000 - 99,999	4	2%	
100,000 -149,999	3	1%	
150,000 -199,999	1	.5%	3%
2000,000 or more	1	.5%	
Total	<u>177</u>	<u>100%</u>	
Median	\$49,600	1980 Values	
	<u>34,720</u>	Appreciation	
Median	\$84,320	1987 Values	

A 10% appreciation rate per year equals a median housing value of \$84,320

A.4. Renter Occupied Housing Units by Contract Rent.

PLATE #18  
RENTER - OCCUPIED HOUSING UNITS  
BY CONTRACT RENT FOR PARADISE TOWNSHIP

CASH RENT RANGE	# OF HOUSING UNITS	%
Less than 99	3	4.2%
\$100 - \$149	9	13%
\$150 - \$199	24	34.2%
\$200 - \$249	21	30%
\$250 - \$299	2	3%
\$300 - \$399	8	11.4%
\$400 - \$499	3	4.2%
\$500 - or more	-	-
No Cash Rent	-	-
Total Housing Units		70
Mean Rent Asked	\$216.00	Paradise
Mean Rent Asked	\$187.00	County

Of the 70 respondents 64% pay rents from \$150-\$249. At a 10% inflation rate per year the adjusted value is approximately \$255/month to \$425/month. The mean rent asked in 1980 was \$216. In 1987, the rent asked at a 10% inflation rate is approximately \$410. Contract rent may or may not include utilities, furnishing or other services. The data in Plate #18 reflects a normal curve distributions of the cash rent range in Paradise Township. The rent asked in 1980 was higher in Paradise Township than the County by \$29/month.

Paradise Mean Rent Asked	\$216
County Mean Rent Asked	<u>\$187</u>
	\$ 29

Projected 1987 Rent Asked with 10% cost increases per year.

Paradise Mean Rent Asked	\$367
County Mean Rent Asked	\$318

The above estimates do not differentiate the size or number of bedrooms for rents asked, however, the larger mean rent asked may be due to single family homes for rent and/or amenities of suburban/rural living.

B. Historic Preservation

In April of 1980, the Monroe County Planning Commission completed a Summary of Historic Sites and Structures for Monroe County. The following information has been extracted from that report and remains relevant today.

PARADISE TOWNSHIP

Date Incorporated 1848

Developed Stimuli:

Early 19th Century settlers traveled along valleys of the Paradise and Swiftwater Creeks, and established farms. The rocky, hilly land throughout the rest of the township was poor for agriculture and was thinly settled. Adequate roads were not constructed through the township until the mid-19th Century. With improved roads and rail access with completion of the Delaware, Lackawanna, and Western Railroad, Paradise Township became a popular spot for vacationers and fishermen. The tourist industry has been a major social and economic force in the area since that time, and a number of old resorts, boarding houses, and summer cottages still survive.

Villages and Towns:

Henryville, Paradise Valley, East Swiftwater

Major Resource Type:

Frame Structures are most common throughout Paradise Township. For all the stone in the area, it was not used in traditional building forms. The simple "Pennsylvania Farmhouse" was the basic housing type in the area in the 19th Century, although many log cabins were later altered and enlarged to this type.

The resorts and boarding houses of the area often began as simple farmhouses, then were enlarged as the necessity arose. Most guest facilities are large frame structures, rather plain looking and without architectural "style".

Resource Identified:

43 Individual Structures

1 Site

1 Zone

Map Location:

USGS 7.5 minute series quad sheets

Mt. Pocono, Buck Hill Falls, East Stroudsburg

State/National Register Properties:  
Paradise Inn (1830)

Potential Register Nominations:  
Parkside Chapel (1893), "Kirk-in-the-Woods" (1910-13), Maple Lawn Inn (19th C.), Paradise Valley Mill (ca. 1850), Joe Jefferson Cottage (ca.1830), Ace Store (1881).

Threats or Promises:  
Development in Paradise Township steadily continues and citizens are quite concerned for the preservation of their rural environment. Both natural and historic features are well known and well cared for. The quality of life in Paradise Township is dependent upon this, and seems it will continue because of the interest of the population.

MAJOR PARADISE TOWNSHIP SITES AND STRUCTURES

<u>NAME</u>	<u>DATE</u>	<u>KEY NUMBER TO PA. SURVEY</u>
Resorts		
Henryville House	1842/19th C.	089-PD-04
Paradise Inn	1830/1850/1913	089-PD-11
The Antlers	1830/1883/1893	089-PD-26
Maple Lawn Inn	19th C.	089-PD-38
Pocono Mountain Inn	Ca. 1900	089-PD-39
Churches		
Old Lutheran Church Site	1827-56	089-PD-42
Parkside Chapel	1893	089-PD-3
Kirk-in-the-Woods	1910-1913	089-PD-34
Trinity Church	1896	089-PD-30
St. Paul's Church	1856	089-PD-44
Keoke Chapel	1890	089-PD-14
Homes		
Hilgert Homestead	1822	089-PD-07
Metzgar-Stevenson House	early 19th C.	089-PD-20
Joe Jefferson Cottage	Ca. 1830	089-PD-09
Howlett Estate	Ca. 1925	089-PD-35
Paradise Valley Mill	Ca. 1850	089-PD-10
Ace Store	1881	089-PD-27

C. Low and Moderate Income Housing

In Monroe County the proportion of the residents living below the poverty line was 6.3% in 1980. In 1980, 10.2% of the households in Monroe County were classified at or below the poverty level. In 1970, 6 families of the 271 respondents were at the poverty level in Paradise Township. For 1979, 258 households reported an income of \$10,000 or less in Paradise Township. This is equal to 33% of the households in the Township.

THE 1987 ELIGIBILITY FOR PARTICIPATION IN A CSBG PROGRAM IS SET AT ONE HUNDRED TWENTY-FIVE PERCENT (125%) OF THE FEDERAL POVERTY GUIDELINES.  
FOLLOWING INCOME CRITERIA APPLY TO ALL CSBG PROGRAMS:

<u>Size of Family Unit</u>	<u>125% of Poverty Guideline</u>
1	\$ 6,875
2	\$ 9,250
3	\$11,625
4	\$14,000
5	\$16,375
6	\$18,750
7	\$21,125
8	\$23,500

For family units with more than eight (8) members, add \$2,375 for each additional member.

From the above chart a family of 4 in 1987 with an annual income of \$14,000 would be eligible for low and moderate income assistance.

From the above information low and moderate income housing needs appear to be increasing actual low-income housing needs will be determined more readily from the 1990 census.

D. Conclusions:

The percentage increase in total housing units from 1970-1980 in the township was 47% and 77% for the county. Year-round housing units in the township from 1970-1980 showed a 90% increase while the county had a 72% increase. Seasonal units declined a -4% in the township but for the county increased 91% for the same period. Seasonal units will likely decline into the 1990's. The vacancy rate for the township in 1980 was 4.3% and 4.2% for the county, therefore, a tight market exists for residents seeking year-round housing since a 6% NVR is norm.

The owner - renter ratio for occupied housing units in the township indicates 9 owner units to each rental unit. Renters should have alternative housing choices and the diversification of rental housing units would aid low and moderate housing needs.

The mean rent asked with inflation was \$367/month. This rental rate is likely to encourage households to purchase housing rather than rent if the initial down-payment can be met.

A number of structures have historic significance and should be preserved, however, only one property, Paradise Inn, is on the national and state register.

There is no low-moderate income housing projects either for the elderly or other families. The Township may want to consider land-use measure to comply with a fair share housing principle.

### III. ECONOMIC ANALYSIS

- A. Labor Force Characteristics
- B. Income/Poverty Status
- C. Employment Generators
- D. Conclusions

#### Introductions

The Economic Analysis documents the characteristics of the local labor force, their income, and major employers. The economics of a community becomes a significant factor in planning the physical needs of residential, commercial, and industrial districts.

#### A. Labor Force Characteristics

Comparison of county, township and state statistics will approximate the characteristics of the labor force. The following plates address statistics of labor force and are from 1980 Census STF 3A microfiche.



PLATE # 19

PERSONS BY EMPLOYMENT STATUS

	<u>JURISDICTION EMPLOYED</u>				<u>UNEMPLOYED</u>				<u>TOTAL</u>
	Male	Female	Total	%	Male	Female	Total	%	Labor Force
Paradise Twp.	521	91	912	92%	31	50	81		993
Twp.	57%	43%	100%		38%	62%	100%	8.2%	
Monroe Cty.	17,506	12,605	30,111	93%	1,313	983			32,407
Cty. %	58%	42%	100%		57%	43%			
Pa. State	2,899,332	2,062,169	4,961,501	93%	238,335	158,773	397,108	7%	5,358,609
State %	58%	42%	100%		60%	40%			

Table 19 shows that the unemployment rate for the township was 8.2% or 1.2% higher than the County or State at 7%. Female unemployment was 1.6 times larger than male unemployment. Male unemployment was smaller than the county or state in percentage for unemployment in Paradise was approximately 20% larger than the county or state levels. Females in the township are more likely to be unemployed than males at a greater percentage than the county or state.

PLATE #20  
PARADISE TOWNSHIP  
EMPLOYMENT STATUS-FEMALES WITH CHILDREN  
17 AND UNDER (1980 CENSUS)

Jurisdiction	In Labor Force	%	Not in Force	%	Total
Paradise	139	55%	112	45%	251
Monroe Cty.	4,791	54%	4,031	46%	8,822
Penna	751,844	49%	778,669	51%	1,530,513

Plate #20 from the above data array categorizes females with children 17 years and under and their employment status. 55% of the women are in the labor force and 45% are not. This percentage figure is higher than the county 54% or state 49%. From plates 19 and 20 women are more likely to be seeking employment and more likely to have children 17 and under as well.

PLATE #21

CIVILIAN LABOR FORCE DATA-1986 \*15

	<u>Monroe</u>			<u>Pennsylvania</u>			<u>% of Pennsylvania</u>		
	<u>March</u> <u>1986</u>	<u>1985</u>	<u>1984</u>	<u>March</u> <u>1986</u>	<u>1985</u>	<u>1984</u>	<u>March</u> <u>1986</u>	<u>1985</u>	<u>1984</u>
POPULATION	N/A	79,124	76,574	N/A	11,863,674	11,891,258		.66	.64
CIVILIAN LABOR FORCE	39,667	37,745	35,890	5,634,800	5,393,600	5,272,700	.70	.69	.68
UNEMPLOYMENT	2,960	3,085	3,458	447,100	453,900	505,400	.66	.68	.68
UNEMPLOYMENT RATE	7.5	8.2	9.6	7.9	8.4	9.6			
EMPLOYMENT	36,707	34,660	32,432	5,187,700	4,939,700	4,767,300	.71	.70	.68

Plate #21 considers civilian labor force data from 1984, 1985 and 1986 in Monroe County and the State. Unemployment for the county in 1986 was 7.5% and declining. From Plate #20 the unemployment for Paradise Township is probably 1% above the county level or 8.5% in 1986. Thus, the economic picture of Paradise Township is slightly less favorable than the county or state.

Plates 22 and 23 refer to persons over 16 years of age and the industry or occupation that one obtains his/her economic livelihood. This data is then compared with county and state industries or occupations.

In descending order the Operators/Fabricators make-up 18% and are the largest percentage of the Paradise work force. Service workers are next at 17%, then administrators 14%, followed by professional 13%, and clerical at 12%. The work force is largely composed of blue/collar and white and blue collar service workers.

Plate #23 supports the data in Plate #22 by showing the three largest industries based upon work force are:

	%
1. Manufacturing	23.5%
2. Professional	23%
3. Retail Trade	18.1%

With respect to the county wholesale trade, entertainment jobs, finance and real/estate dominate the employment picture.

PLATE #23

EMPLOYED PERSONS 16 AND OVER BY INDUSTRY  
(1980 CENSUS)

	<u>PARADISE</u>	<u>%</u>	<u>MONROE CTY.</u>	<u>%</u>	<u>PA STATE</u>	<u>%</u>
Agriculture, Forestry Fishing, & Mining	24		407	1.4%	136,117	2.7%
Construction	64		2,219	7.4%	240,162	4.8%
Manufacturing	169		7,075	23.5%	1,420,837	28.6%
Transportation	93		1,482	5.0%	221,010	4.5%
Communications/Utilities	19		609	2.0%	126,187	2.5%
Wholesale Trade	19		653	2.2%	194,512	3.9%
Retail Trade	119		5,455	18.1%	778,164	15.7%
Finance, Insurance Real Estate	52		1,400	4.7%	256,725	5.2%
Business & Repair Services	5		804	2.7%	186,589	3.8%
Personal, Entertainment & Recreational	193		3,052	10%	161,446	3.3%
Professional & Related	<u>239</u>		<u>6,955</u>	<u>23%</u>	<u>1,239,752</u>	<u>25.0%</u>
TOTAL RESPONSES	<u>996</u>		<u>30,111</u>	<u>100%</u>	<u>4,961,501</u>	<u>100%</u>

B. Income Status

Plates #24 and #25 refer to income data. In Plate #24 for 1979 the household income as a percentage for Monroe County was higher than Paradise Township for incomes between 15,000-29,999. In 1979 Paradise Township had a slightly higher percentage of lower income levels for households of \$15,000 or less when compared with the county.

In Plate #25 the median income for Paradise was slightly less than the county \$1,850. and 2,711 less than the median income for Penna households. However, from 1983 - 1985 per capita data from the Pa. Data Center shows that per individual incomes is higher in 1983 and 1985 in Paradise Township. Apparently, a large number of residents now have higher incomes than the 1979 figures, and the economic condition of the residents of the township is improving.

PLATE #24  
% HOUSEHOLD INCOME IN 1979

<u>Income Levels</u>	<u>Paradise %</u>		<u>Monroe Cty</u>	<u>Pa State</u>
4,999 & Below	92	11.7	10.4	12.7
5,000 - 9,999	166	21.1	18.1	16.0
10,000-14,999	157	20.1	17.7	15.5
15,000-19,999	97	12.3	16.8	15.0
20,000-24,999	90	11.4	13.5	13.2
25,000-29,999	44	5.6	9.7	9.7
30,000-34,999	44	5.6	5.5	6.2
35,000-39,999	24	3.0	2.7	3.9
40,000-49,999	35	4.4	3.3	4.0
50,000-74,999	24	3.0	1.7	2.6
75,000 or more	14	1.8	.6	1.2
	<u>787</u>	<u>100</u>	Household	Per/Capita
		Median Household Income	14,149	8,192
		Mean Household Income	19,884	8,632

	<u>Per Capita</u> 1983-1985	<u>PLATE #25</u> Household Median 1980	<u>Income</u> Mean 1980	<u>Median</u> Per 1980
Paradise	10,111-11,544	14,149	19,884	8,152
Monroe	8,772-9,997	15,999	18,436	9,257
Penna.	---	16,860	19,701	5,991

Poverty Status

PLATE #26

FAMILIES BY POVERTY STATUS IN 1979 BY  
FAMILY TYPE BY PRESENCE AND AGE OF  
RELATED CHILDREN (10)

	INCOME IN 1979	
	ABOVE POVERTY LEVEL	BELOW POVERTY LEVEL
TOTAL:		
WITH RELATED CHILDREN:		
UNDER 6 YEARS AND		
6 TO 17 YEARS	38	8
UNDER 6 YEARS ONLY	68	7
6 TO 17 YEARS ONLY	134	19
WITHOUT RELATED CHILDREN	232	12
FAMILY WITH FEMALE HOUSE-HOLDER, NO HUSBAND PRESENT: WITH RELATED CHILDREN: UNDER 6 YEARS AND		
6 TO 17 YEARS UNDER		
6 YEARS ONLY		2
6 TO 17 YEARS ONLY	5	11
WITHOUT RELATED CHILDREN	12	3
	<u>489</u>	<u>62</u>
TOTAL		

PLATE #27

FAMILIES AND NONFAMILY HOUSEHOLDERS BY  
POVERTY STATUS IN 1979 BY AGE OF HOUSEHOLDER

	FAMILIES	NON-FAMILY HOUSEHOLDERS
INCOME IN 1979 BELOW POVERTY LEVEL:		
HOUSEHOLDER 15 TO 64 YEARS	41	30
HOUSEHOLDER 65 YEARS AND OVER	5	12
INCOME IN 1979 BETWEEN 100 AND 124 PERCENT OF POVERTY LEVEL:		
HOUSEHOLDER 15 TO 64 YEARS	3	12
HOUSEHOLDER 65 YEARS AND OVER		8
INCOME IN 1979 125 PERCENT OF POVERTY LEVEL AND ABOVE,		
HOUSEHOLDER 15 TO 64 YEARS	398	123
HOUSEHOLDER 65 YEARS AND OVER	71	78
	<u>518</u>	<u>263</u>

Plates 26 and 27 refer to poverty status of residents in Paradise Township. In 1979, 11.% of the families were at or below the poverty level.

PLATE #28

ELIGIBILITY FOR PARTICIPATION IN CSBG PROGRAM IS SET AT ONE HUNDRED TWENTY-FIVE PERCENT (125%) OF THE FEDERAL POVERTY GUIDELINES. THE FOLLOWING INCOME CRITERIA APPLY TO ALL CSBG PROGRAMS:

<u>SIZE OF FAMILY UNIT</u>	<u>125% OF POVERTY GUIDELINE</u>
1	\$ 6,875
2	\$ 9,250
3	\$11,625
4	\$14,000
5	\$16,375
6	\$18,750
7	\$21,125
8	\$23,500

FOR FAMILY UNITS WITH MORE THAN EIGHT (8) MEMBERS, ADD \$2,375 FOR EACH ADDITIONAL MEMBER.

The above plate is provided to show the current income criteria applicable to all CSBG programs for 1987. Poverty for a family of 4 is \$14,000 or less using current standards for Community Service Block Grant criteria (CSBG).

The Poverty status data indicates per capita income increasing from 8,152 in 1980 to \$11,544 in 1985 for Paradise Township, and per capita income is larger for Paradise than Monroe County. New residents of the township are probably slightly wealthier than residents of the 1980 census. Poverty families may have also declined due to the economic expansion of the past five years.



In the township 88 families or 11.2% in 1979 were below the poverty level based upon family and non-family households. The County has 2,427 family and non-family households living on annual incomes below the poverty level, which accounts for 9.7% of all county households. Although the percentage of poverty persons and households in the township and county are not substantial, township officials should take steps in addressing the problems of the poor. Such action could include promoting township participation in the state's anti-poverty programs in the county such as Job Training Partnership Act, the Small Communities Program, Community Services Block Grant Program, Area Office on Aging, the Salvation Army, and state programs aimed at providing jobs for low-income people through economic development. Since economic development plays a vital and direct part in providing jobs and links with state employment training programs, township officials should allow adequate industrial, warehousing, and manufacturing land-uses in order to diversify its economic base and provide permanent, year-round jobs to local residents.

#### C. Employment Generators

The industries of importance to the township are Weiler Brush Co., Inc. employing 157 persons, Holley Ross Pottery 10, Pocono Press 10. The Resorts providing employment are: Mount Airy, Pocono Gardens, Ceasars, and Paradise Streams. The combination of manufacturing industries and resorts provide employment opportunities and adds to the tax base of the township for present and future generations, and land use decision should reflect this situation.

#### D. Conclusion

Unemployment in the early 1980's for Paradise Township was slightly higher than the county and state, especially for the female population. Although unemployment is not severe, additional job opportunities may be very beneficial for the township and county, since a 4-5% average level of unemployment is considered acceptable.

The work force is composed largely of laborers, administrators, professionals and service sector employees. Since poverty tends to strike the female head of households with children, the officials of the township may want to encourage job opportunities for women in particular. The future diversity industries and job opportunities will likely move the township to levels of economic conditions at or above the county and state levels. Proper land-use regulations should encourage economic activity, and this area will be considered in the next section.

IV. EXISTING LAND USE ANALYSIS

- A. Existing Land Use Characteristics
- B. Physical Characteristics
- C. Conclusions

Introduction

The existing land use analysis determines the existing land use patterns in the township. It evaluates the existing land use as to its suitability in meeting future demands of an expanding permanent and seasonal population. Future land use, potential growth areas, circulation routes, economics of community facilities are directly dependent on the existing land use of the township.

Physical characteristics--geology, topography, soils, water--can have limiting effects on development in the township. Since the majority of structures in the township require on-site water and sewer, the physical characteristics become important to residential, commercial, and industrial development.

A. Existing Land Use Characteristics

Paradise Township consists of an area of land and water totally 22.5 square miles or 14,400 acres. The following categories were used in developing the existing land use map for Paradise Township. (October 5, 1987 Tax Assessment Records, Plate #29).

Residential Land Use

The greatest development percentage from all land use categories is attributed to housing permanent and seasonal. In 1976 822.9 acres or 5.7% was residential. In 1987 30.3% or 4,367.86 acres were residential. Thus, nearly 1/3 of the land area are either permanent or seasonal housing.

PLATE #29

LAND USE DATA

Residential		Manufacturing		Transportation		Trade		Services		Cultural & Recreation		Resource Production & Extraction		Total Developed Area		Undeveloped Area		Total Acres	Acres Square Miles
Acres	% of Total Area	Acres	% of Total Area	Acres	% of Total Area	Acres	% of Total Area	Acres	% of Total Area	Acres	% of Total Area	Acres	% of Total Area	Acres	% of Total Area	Acres	% of Total Area		

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TOTALS

MONROE CTY.

1976	20,002.45	5.0	303.91	.07	9,151.73/2.3	733.49	.2	1,991.56	.5	5,131.53	1.3	30,804.60	7.8	68,118.29/17.2	327,271.66/82.9	395,389.98	617.7
1987	107,321.00	27.9	2,470.5	.64	11,977.95/3.11	4,106.32/1.06		5,390.74	1.4	53,619.0	13.94	26,747.63	6.95	211,633. /55.	173,123.0 /45.0	384,756.	601.4

PARADISE TWP.

1976	822.9	5.9	0.	0	444.6	3.2	17.1	.1	19.4	.1	175.5	1.3	405	2.9	1,884.5/13.5	11,005.3/86.4	13,879.8	21.2
1987	4,367.86	30.3	103.54	.7			169.3/1.2	138.2	.96	1,308.28	9.1	546	3.8	6,631.7/46.0	7,768.2/53.9	14,399.9	22.4	

PLATE #30  
THE FOLLOWING IS A LIST OF  
THE MAJOR SUBDIVISIONS IN PARADISE TOWNSHIP  
FROM 1985-1986

Name	Lots	Acreage	Date
Pearl Cruse Ellison	10	9	
Nancy Hunter	8	62	11/18/86
Arvella Magzah	.5	12	11/18/86
Wyndham Hills	51	62	9/16/86
Section II			4/15/86
Wyndham Hills Sect. 1	26	100	8/20/85
Joseph Lynn	5	19	5/20/85
TOTAL	105	264	85/86

The largest subdivision was Timber Hill Inc. with 238 lots and a total acreage of 250 from 1965-1973.

Plate #29 indicator that 6,967.88 acres or 48.4% are undeveloped, in 1987, however, this is a gross acreage figure and include land not suitable for development. The % and acreage breakdown of land use from largest to smallest is as follows.

PLATE #31

Land Use	Acreage	%
1. Undeveloped	6,967.88	48.0
2. Residential	4,367.86	30.3
3. Cultural & Recreational	1,308.28	9.1
4. Resource Production	546.00	4.0
5. Commercial	207.50	1.4
6. Industrial	100.54	1.0
7. Roads/Transportation	901.94	6.2

In sum, 7,432.12 acres or 52% are developed and 48% or 6,967.88 acres are undeveloped. Compared with the county land use, Paradise Township is slightly less developed than the county - 54% Paradise 45% County.

The number of vacant lots presently in the township are 750 and classified as undeveloped, but have a designated use for future development.

PLATE #32

THE FOLLOWING IS A BREAKDOWN OF RESIDENTIAL DATA

	Parcels
Household Units	1014
Time Share Units	0
Residential Garage	243
Group Quarters	4
Mobile Home, Courts, Parks	12
Transient Lodging	21

Of the 1941 parcel 1014 are of a residential type.

Industrial Land Uses

In this category 100 acres are presently utilized for manufacturing and Weiler Brush is the largest industry.

Commercial-Trade Land Uses

There are thirty one parcels dedicated to trade and services in Paradise Township. These establishments included retail trade-general merchandise, food, automotive, personal services, entertainment, eating and drinking establishments and other related commercial activities. These enterprises are located along Routes 940, 611 and 191.

Private and Public Services Land Use

PLATE #33

PUBLIC OWNED, NON-PROFIT, AND UTILITIES AND  
ACREAGE INVENTORY

Code Township-Paradise-II	Lot Number	Lot Acreage	Total Org. Acreage	Category Totals
<u>PUBLIC OWNED LANDS (Class 1)</u>				
(1) Pa. Game Lands	11-5-1-4		369.0	
(2) Pa. State Park (Game Land)	11-8-1-2		190.0	
(3) Pocono Mt. Joint School Auth.	11-7-1-66	21.06	T 71.92	
	11-7-1-68-5	21.06		
	11-7-1-77	11.0		
	11-7-1-68-1	18.0		
(4) Paradise Twp. & Voting Bldg.	11-3-1-24	.5	T 35.64	
	11-6-1-22	2.0		
	11-5-2-5	33.14		
(5) Paradise Community Center	11-5-2-5-1		4.48	
<u>TOTAL Public Owned Lands</u>				671.04
<u>NON-PROFIT ORGANIZATIONS (Class 1)</u>				
(6) Bernadine Sisters	11-7-1-17	39.41	T 45.41	
	11-8-1-35	6.0		
(7) Deaconnes Comm. of Lutheran Ch.	11-3-2-2		2.2	
(8) Hooman Memorial	11-7-1-29		1.0	
(9) Kookeke Chapel	11-5-2-10		4.65	
(10) Monroe County Clergy Assoc.	11-3-1-64		.50	
(11) Paradise Valley Assembly of God	11-5-3-6		1.8	
(12) Pocono Catholic Mission School	11-5-1-46		28.0	
(13) St. Pauls Reformed Church	11-6-1-44		4.4	
(14) Trinity Episcopal Church	11-7-1-32		1.58	
<u>TOTAL Non-Profit Organizations</u>				89.54
<u>UTILITIES TAX EXEMPT (Class 1)</u>				
(15) Conrail	11-3-1-39	130.27	T 170.77	
	11-8-1-39	38.23		
	11-8-1-17	2.77		
(16) PP&L	11-1-1-18		4.32	
<u>TOTAL Non-Profit Organizations</u>				175.09
<u>TOTAL TAX EXEMPT LANDS</u>				935.67

\* Monroe County Community Facilities and Services Report, Monroe County Planning Commission, 1980 (Updated 1987).

Plate #33 lists public, non-profit and utilities which are tax exempt in Paradise. There are 935.67 acres or 20 parcels in this category. 671.04 are public lands with 559 acres of this as Pa. State Park and Game Lands.

Transportation & Utilities

Transportation did not show any acreage for this use in Paradise Township. However, Conrail owns 170.77 acres and PP & L 4.32 acres within the township from the tax exempt inventory. In addition the number of acres and linear miles of roads was:

	Acres	Linear Miles
Interstate	0	0
State Highway	144.5	23.84
Township Rd.	<u>141.6</u>	<u>29.74</u>
Total	286.1	53.58

Tourism & Recreation

There are 1,308.28 acres of Resort and Recreation land in Paradise as of 1987. The majority of this land is made up of the section of State Game Lands 221, Crescent Lodge, Mount Airy Lodge Paradise Streams and Pocono Gardens. These lands make up 9.1% of the Township.

Resource Production and Extraction

This category includes agriculture and other commercial activities such as mining and quarries. The 546 acres or 3.8% are presently of an agricultural use. Two quarries are in the Township.

Undeveloped, Open Space

Plate #29 classifies undeveloped area as Forest Reserve, Public Parks and open, undeveloped land. As of October 1987, 6,967.88 acres or 48.3% the township was not developed. This figure also includes land area not suitable for development.

## B. Physical Characteristics

### 1. Climate -

Paradise Township is situated in the cooler part of the temperate zone with temperatures averaging 50 degrees throughout the year. Summers are generally short and mild with July temperatures averaging 72 degrees F, while winters are generally long and moderate with January temperatures averaging 27 degrees F. Paradise Township is predominantly a mountainous area with the west central area and northwestern area containing gentle moderate slopes.

Precipitation averages 50 inches annually and is evenly distributed throughout the year. July is the wettest month with 4.6 inches and February the driest with 2.2 inches. Snowfall average 40 inches annually with the months of January and February receiving the greatest amounts.

Prevailing winds are out of the west-northwest and are affected by the land form configurations which in turn influence air drainage patterns. Cooler air from the plateau flowing southeasterly settles in the valleys and is blocked by the mountain ridges. Warmer air in the valleys is then forced upward, creating a temperature inversion. These temperature inversions--between the ridges and the plateau are responsible for air stagnation in the valleys, making the valleys more prone to fog, frost and air pollution.

### 2. Topography -

Physiographically, Paradise Township has a mixture of land formations. Paradise Valley is along Route 940 at an elevation of 900 feet above sea level and greater. Devils Hole area in the northwestern corner of the township reaches 1700 feet and Mt. Sophia tops at 1281 feet. The eastern area of the township ranges from 860' to 1020'. Paradise generally is a rugged area consisting of valleys and mountains with slopes 25% or greater scattered throughout the township. Paradise Township Slope Map details the topography. Slope is a determinable factor in land development and following slopes are addressed as to their development potential.

- A. Gentle Slopes (0% to 8%) - Best for all types of development.
- B. Moderate slopes (8% to 12%) - Good for residential development commercial, and industrial. However, access and road improvements and site grading problems could discourage commercial and industrial uses.
- C. Steep slopes (12% to 25%) - Should be used for low density residential with careful investigations as to expense and accessibility for development.



- D. Excessive slopes (25% and above) - Development should be completely discouraged and areas with excessive slopes should be preserved for their natural beauty and recreation.

3. Geology -

The Base Geology of the township was formed during the Devonian Geological period. The principal Devonian formation in the township is DCLR (Long Run).

The DCLR, Long Run Members consists of alternating gray sandstone and red siltstone and shale.

The one-hour water capacity is 0.19 gpm 1 ft., 24 hour potential yield is 40 gpm., water level below the surface is 46 feet. Water is low in solutes, soft and potentially corrosive. Hardness is 2 gpg.

4. Soils -

Another deterrent to development especially in a township like Paradise where no public water and sewer system exists are the characteristics of soils regarding suitability for on-site sewer systems. See Soil Maps.

From U.S. Department of Agriculture Soil Conservation Service. the four major soils are:

1. Lackawanna-Wellsboro-Oquaga: Nearly level to sloping, deep and moderately well drained soils underlain by reddish glacial till.
2. Wurtsboro-Swartswood-Volusia: Nearly level and gently sloping, deep, well drained to somewhat poorly drained soils underlain by gray to yellowish brown glacial till.
3. Lordstown-Oquaga: Sloping to very steep, moderately deep, well drained soils underlain by yellowish brown and reddish brown glacial till.
4. Benson-Rock outcrop: Moderately steep to very steep, shallow, well drained soils and areas of rock outcrop underlain by calcareous and noncalcareous shale, slate, sandstone and quartzite.
5. Wyoming-Chenango-Pope: Nearly level to sloping, deep, somewhat excessively drained and well drained soils underlain by glacial outwash and alluvium.

The Wyoming-Chenango Pope 13 No. 14B, No. 15 soils are unsuitable for sub-surface sewage disposal systems, and there are portions of the Township not for sub-surface sewage disposal systems. The U.S. Soil Conservation Service has provided detailed soil studies, which were used to develop the soil maps. The 1970 Township Development Plan of Paradise estimates that 2,800 acres or 21% of the total Township are subject to severe soil conditions that inhibit on-site sewage disposal and building construction.

5. Water, Wetlands, and Flood Plains

The hydrology maps identifies the major water areas in the township. It was generated from Monroe County Wetland Inventory 1986, the Flood Boundary and Floodway Maps and U.S.G.S. Topographic maps.

	Acres
Wetlands	217.40
Floodplain	500.50
Lakes	125.00
Total	842.90

6. Drainage

While the Delaware River serves as the natural drainage channel for the entire eastern half of Monroe County, a large portion of the Pocono Plateau, including Paradise Township is actually served by the Brodhead Creek Basin. The major tributary of Brodhead Creek that penetrates the Township is Analomink Creek and its sub-tributaries: Paradise Creek, Forest Hills Run and Swiftwater Creek. None of these five principal streams within the Analomink Sub-Basin is wholly contained within the jurisdictional limits of Paradise Township. Thus, most long-range planning considerations that relate to the prevention of water pollution and/or flooding and the preservation of an adequate water supply, natural drainage channels, and valley open-space in the Township must anticipate the effects of any such measures on adjoining municipalities.

Some of these areas are constantly wet, but others have a fluctuating water table that is often below the surface, rising to the surface only during wet periods. This type of situation is often deceptive to the unsuspecting developer, particularly with regards to on-site sewage disposal systems which will not function properly in water saturated soils.

These combined wetlands (lakes, streams, known flood plains and swamps) account for about 330 acres or 2.3% of the total area of the Township and comprise one of the most significant hindrances to future development. As development in the Township increases, particularly the intensity of development, very careful consideration must be given to avoiding the possibility of water pollution and flooding occurring along the principal streams. Moreover, the areas around and adjacent to the swamps, lakes and streams should be carefully planned and serviced in order to overcome the possibility of water pollution and/or flooding with all of their environmental implications.

C. Conclusion

In 1987 48% of the Township was undeveloped. In 1976, 87% of the township was undeveloped. Thus, over a 11 year period 5,547.62 acres were developed. With 935.67 acres tax-exempt, the actual area for development is reduced to 6,032.21. The acres of land having physical features limiting development is approximately 4,858 (from 1970 Plan). The remaining 1,975 suitable for development. Based upon the above data will be developed in 6-7 years. In short, by 1995 build out may occur.

Development in Paradise Township is the Western portion of the township along routes 940 and 611 and the Timber Hill along 191 indicates development along vehicular corridors. Also development has occurred in a rather mosaic fashion and several diverse land-use types exists throughout the township.

Due to the growth pressure in Monroe County and in Paradise Township, the officials may want to consider an aggressive open/space land preservation program.

V. COMMUNITY FACILITIES

- A. Sewer, Water, and Solid Waste
- B. Utilities and Communications
- C. Public Safety Services (Police, Ambulance, and Fire)
- D. Schools, Libraries
- E. Recreation/Open Space (Public/Private)
- F. Public-Owned, Non-Profit, and Utilities Tax Exempt Properties
- G. Conclusions

Introduction:

As population growth takes place in the Township, the need for expanded community facilities will become an important item in municipal finance. An increase in population corresponds directly to an increase in municipal services. Demands on water and sewer, the road system, policemen, firemen, parks, and playgrounds will become necessary. It is for this reason that planning future needs is so important for the new residents, but most of all for the municipal pocketbook. Therefore, planning becomes a vital instrument in anticipating capital improvement for community facilities.

A. Sewer

There are three private non-municipal sewage treatment plants. One at Mount Airy Lodge, the second at Caesar's Resort and the third at Strickland Mts. Inn. If reserve capacity exists at either of these facilities, public/private cooperation may be beneficial regarding future development. The above three facilities may be considered in a sewage facility plan as part of Act 537. The sewage facilities plan is critical in directing future growth and correcting any waste water problems. The outfalls should be located at the existing location.

Water

The Wiscasset Water Company is an existing private water facility that serves a small number of residents in the Township.

All other water systems are on-site ground wells. The Township should consider what the quality of the water is throughout the Township, since it is dependent upon this vital resource.

Solid Waste

No solid waste facilities exist in the Township

B. Utilities and Communications

The Township is served by the Bell Telephone Company of Pennsylvania.

There is a Con-Rail Line in the Township and this area may be considered for open space preservation or future transportation usage. All of Paradise Township is served by Pennsylvania Power and Light Company.

C. Public Safety Services

Police

The Township does not have a local police force. It is served by the State Police Barrack in Swiftwater.

Data concerning violent and non-violent crime may be necessary to determine the need for a public police force.

Fire

Pocono Mountain Fire Company serves Paradise Township. In 1986 there were 56 calls responded to for Paradise Township. Paradise does not have its own volunteer fire company.

Ambulance

Central Pocono Volunteer Ambulance Corporation serves the southern half of Paradise Township. The northern section is served by Barrett Township.

D. Schools and Libraries

PLATE #33

Pocono Mountain School District

Total Enrollment

		June 1986	Sept. 1986	June 1987	Sept. 1987
1975	1978	3,934	4,213 + 279	4241	4,770 + 529
3,264 (+ 291)	3,555				

Pocono Record 9/12/87

Pocono Mountain \$2,812 per pupil  
Rank 123 of 501 School Districts

Paradise Township is within the Pocono Mountain School District. Plate #33 details enrollment from 1975-1987. As of September of 1987, 4,770 students were enrolled with the cost/pupil at \$2,812. When ranked with the 501 school districts in the State, Pocono Mountain was 123 for per/pupil expenditure.

The two schools in Paradise Township are Pocono Mountain Junior-Senior High School and Pocono Central Catholic. Recently, Pocono Central Catholic has been considered for closing due to economic reasons.

Other Services

There are no colleges or library services in Paradise Township.

E. Recreational

PLATE #34  
INVENTORY OF RECREATION FACILITIES

Map Number	Name	Acreage	Ownership
1	State Game Lands #221	4618	State
164a	Paradise Township Park	10	Township
164b	Paradise Municipal Bldg.	25	Township
165	Mt. Airy Golf Course		Commercial
166	Mt. Airy Ski Area		Commercial
167	Carson's Riding Stable	50	Commercial
168	El-J Riding Stable		Commercial
169	Paradise Brook Trout Co.	129	Commercial
170	Wiscasset Golf Course	135	Commercial
171	Mt. Airy Lodge	178	Commercial
172	Merrill's Breezewood	8	Commercial
173	Henryville Lodge	32	Commercial
174	Strickland's Mountain Inn	42	Commercial
175	Pocono Gardens Lodge	171	Commercial
176	Whispering Hills Manor	45	Commercial
177	Crescent Lodge	13	Commercial
178	Paradise Stream Resort	93	Commercial
179	Antlers	33	Commercial
180	Chestnut Grove	11	Commercial
181	Holiday Glen	16	Commercial
182	Jymbo-Lynn	69	Commercial
183	Lazy Rock Lodge	6	Commercial
184	Memorytown	129	Commercial
185	Paradise Community Center	4	Non-Profit
186	Pocono Central Catholic High School	28	Non-Profit
187	Paradise Falls Lutheran Camp	535	Non-Profit
188	Assembly of God	36	Non-Profit
189	Henryville Conservation Club	21	Private
190	Swiftwater Preserve	115	Private
191	Lake Swiftwater Club	81	Private
192	Brodhead Forest & Streams Assoc.	1082	Private
193	Timber Hill		Private

Plate #34 indicates a variety of public and private recreational facilities. Paradise Township may need to consider public facilities for future residents and utilize subdivision ordinance requirements to enhance recreational and open space, since only two facilities are public and four are of a non-profit ownership. A relationship between demand, need and use should be considered by the Township.

F. Public-Owned, Non-Profit, and Utilities Tax Exempt Properties

Property Number	Name and Address
11/7/1/17 11636500720993	Bernardine Sisters 3rd Order Of St. Francis Villa of Our Lady Retreat House Mt. Pocono, PA 18344
11/3/2/2 11638500512645	Deaconess Community of the Lutheran Church in America R.D.#1 Cresco, PA 18326
11/54/1/15 11637604604736	Gonzalez Jose Jr. & Eileen M RR #2 Box 97 Cresco, PA 18326
11/7/1/29 11636500128938	Hooman Memorial Chapter Route 611 Mt. Pocono, PA 18344
11/5/2/10 11637500785277	Keokee Chapel Evan United Brethern Paradise Valley Cresco, PA 18326
11/3/1/24 11638501171202	Paradise Twp. Voting Building Paradise Valley, PA
11/5/3/6 11637501195331	Paradise Valley Assembly of God Route 1, Box 349 Cresco, PA 18326
11/5/1/4 11637600358162	Penna State Game Lands Harrisburg, PA 15222
11/5/1/46 11637600511238	Pocono Catholic Mission School Cresco, PA 18326
11/7/1/68-5 11636402883894	Pocono Mountain Joint Schools Authority Swiftwater, PA 18370
11/7/1/66-1 11636402796069	Pocono Mountain Joint School Authority Swiftwater, PA 18370
11/7/1/77 11636402981577	Pocono Mountain Jointure Schools Authority Swiftwater, PA 18370
11/7/1/66 11636402790434	Pocono Mountain School District Swiftwater, PA 18370
11/7/1/68-1 11636402796842	Pocono Mountain School District Swiftwater, PA 18370

11/6/1/44 11637503205870	St. Pauls Reformed Church R.D.#1 Cresco, PA 18326
11/8/1/2 11636600550132	State of PA State Park Harrisburg, PA
11/3/1/64 11638400991600	The Parkside Chapel c/o Johnson Elwood E. Jr. P.O. Box 3 Mountainhome, PA 18342
11/5/2/5 11637500885844	Township of Paradise Swiftwater, PA 18370
11/5/2/5-1 11637500788365	Township of Paradise R.D.#1 Cresco, PA 18326
11/5/2/5-2 11637500885019	Township of Paradise R.D.#1 Cresco, PA 18326
11/7/1/32 11636500322600	Trinity Episcopal Church Route 611 Mt. Pocono, PA 18344

G. Conclusions

The sewer facilities and water facility serve specific developments. There does not exist a public sewer facility for concentrated development areas, where soils are not conducive to a subsurface sewer system. A joint cooperation may be necessary to utilize existing sewer treatment plants.

As population and housing increases, more demands will be placed upon police protection, fire protection and other emergency services. Educational facilities are determined by the school board and their may be a relationship between acquiring open space for future educational facilities. The majority of recreational facilities are under private ownership, but additional public facilities may be beneficial. In addition, tax exempt properties are comparatively small when compared with other municipalities.



VI. TRANSPORTATION ANALYSIS

- A. Road Jurisdiction
- B. Road Conditions
- C. Road Classifications and Functions
- D. Traffic Accidents
- E. Public Transportation
- F. Conclusions

Introduction

The purpose of a transportation analysis is to document characteristics of the existing road network and its operation, identify road jurisdictions, road conditions, traffic volume, traffic accidents, and the availability of public transportation. The information collected, when analyzed will be used to recommend improvements to the existing road system.

A. Road Jurisdiction

Three sources of ownership of roads exist in Paradise Township. Roads are either owned and maintained by the state, the township, or by private developments--usually recreational subdivision associations. U.S. Route 611, State Routes 191, 940 and 715 and Township Route 614 together form the framework for Paradise's major traffic circulation network. In addition, the regional highway system I-80, I-84 & I 380 must be included as a basis for which intra-regional and local road systems are planned.

PARADISE TOWNSHIP HIGHWAY ESTIMATES

	<u>Acres</u>	<u>Miles</u>
State Highway System	144.5	23.84
Township Road System	<u>141.6</u>	<u>29.74</u>
Total	286.1	53.58
Private Roads		N/A

MUNICIPALITY ROAD MILEAGE

	10 Unimp.	20 Hd.Suf.	30/40 Bit.Suf.	70 Concr.	Total
Paradise	.20	2.96	25.72	.86	29.74

B. Road Conditions

Attached is the 1970 road condition report. Township planners should update this document and identify hazardous conditions and sites in order to be eligible for the 12-year Road Improvement Program.

A local road improvement program should be developed to coordinate local and state road improvements.

C. Road Classifications and Functions

For planning purposes highways are classified as follows:

Arterials - Principal and Minor  
Collector - Major and Local  
Local - Major and minor

Descriptions of the functions of each of these highway classifications is as follows:

Principal Arterial Highway -  
Include limited access divided highways providing regional and inter-regional linkage and designed and constructed to serve unlimited volume, high speed traffic.

Minor Arterial Highways -  
Collect traffic from local and collector highways, provide connections to principal arterial highways, provide intraregional linkage and access to and from major traffic generators such as population centers, and commercial and industrial centers. Minor arterial highways are characterized by heavy traffic volumes, multiple access points, access to abutting properties and traffic controls.

Collector Highways -  
Collect traffic from local highways and feed this traffic to other collectors or arterial highways. Collector highways also provide linkage within a region to traffic generators such as population centers and commercial and industrial traffic generators and also provide direct access to uses along the highway. This type of road is characterized by moderate volumes of traffic at controlled speeds.

Local Highways -  
Primarily provide direct access to individual uses or gather traffic from other minor streets and feed this traffic to collector or arterial highways. Local highways are characterized by low volume traffic and low speeds.

The proper physical characteristics of the road system should be:

Arterial	Cartways 40'	R.O.W. 80'
Collector Minor	25' - 30'	60'
Local Roads Major	20' - 25'	50'
Minor	20' - 25'	50'
Private Roads	20'	50'
Driveways	10'	20'

Plate A and Maps classifies the major roads in the township and an official Road Map should be adopted to update the state and local classification system.

Minor Local Roads - All other segments in the township.

D. Traffic Accidents - Monroe County

	Fatalities	Injury	Property Damage Only	Total Accidents
1985	34	1,765	1,731	1,841
1986	25	1,271	757	2,053

E. There is no Public Transportation in Paradise Township.

F. Conclusions

The Township should adopt the previous standards and a road map as part of their public street design system and where economically feasible implement local road improvement standards.

Finally, the township in concert with PENNDOT and Monroe County Planning Commission should explore traffic controls, redesigning of roads for proper grades, drainage, and widening of cartways and update the road improvement program.

PLATE A  
PARADISE TOWNSHIP  
MONROE COUNTY PLANNING COMMISSION  
TRAFFIC COUNTY STUDY

STA	LOCATION	DATE FROM-TO	HIGH	LOW	AVERAGE OF THE RANGE	CLASSIFICATION
140	T-559	9/14 - 9/21/81	849 Sat.	495 Wed.	672	Major Local
141	T-563	9/14 - 9/21/81	1398 Fri.	1231 Tues.	1315	Minor Collector
142	LR 4500	9/21 - 9/28/81	4879 Fri.	3682 Tues.	4281	Major Collector
146	T-559	9/21 - 9/28/81	911 Sat.	655 Wed.	783	Major Local
147	T-561	9/21 - 9/28/81	403 Sat.	350 Tues.	377	Minor Local
148	LR 45034	9/21 - 9/28/81	11,377 Fri.	9636 Wed.	10,507	Minor Arterial
149	PA Rt. 940	9/21 - 9/28/81	7193 Fri.	6022 Wed.	6608	Minor Arterial
64 150	LR 171 FAS 1713	9/21 - 9/25/81	2080 Tues.	1687 Wed.	1885	Minor Collector
152	PA. Rt. 191	9/28 - 10/5/81	3096 Sat.	2364 Tues.	2730	Major Collector
153	PA. Rt. 940	9/28 - 10/5/81	3524 Sat.	2583 Thurs.	3054	Minor Arterial
154	LR 45075	9/28 - 10/5/81	735 Wed.	597 Sun.	666	Minor Local
155	LR 171 FAS 171	9/28 - 10/5/81	4960 Sat.	3986 Tues.	4473	Minor Arterial
156	LR 45028	9/28 - 10/5/81	1877 Sat.	1495 Tues.	1686	Minor Collector
268	Rt. 715	7/17 - 7/19/81				Minor Collector
269	PA. Rt. 191	7/16 - 7/23/81	3538 Sat.	3196 Sun.	3367	Minor Arterial
270	LR 45027	7/16 - 7/23/81	650 Thurs.	463 Sun.	557	Major Local
271	PA.Rt 191	7/16 - 7/23/81	3561 Sat.	3062 Sun.	3312	Minor Arterial
272	PA.Rt 191	7/23 - 7/30/81	5721 Sat.	3112 Wed.	4417	Minor Arterial

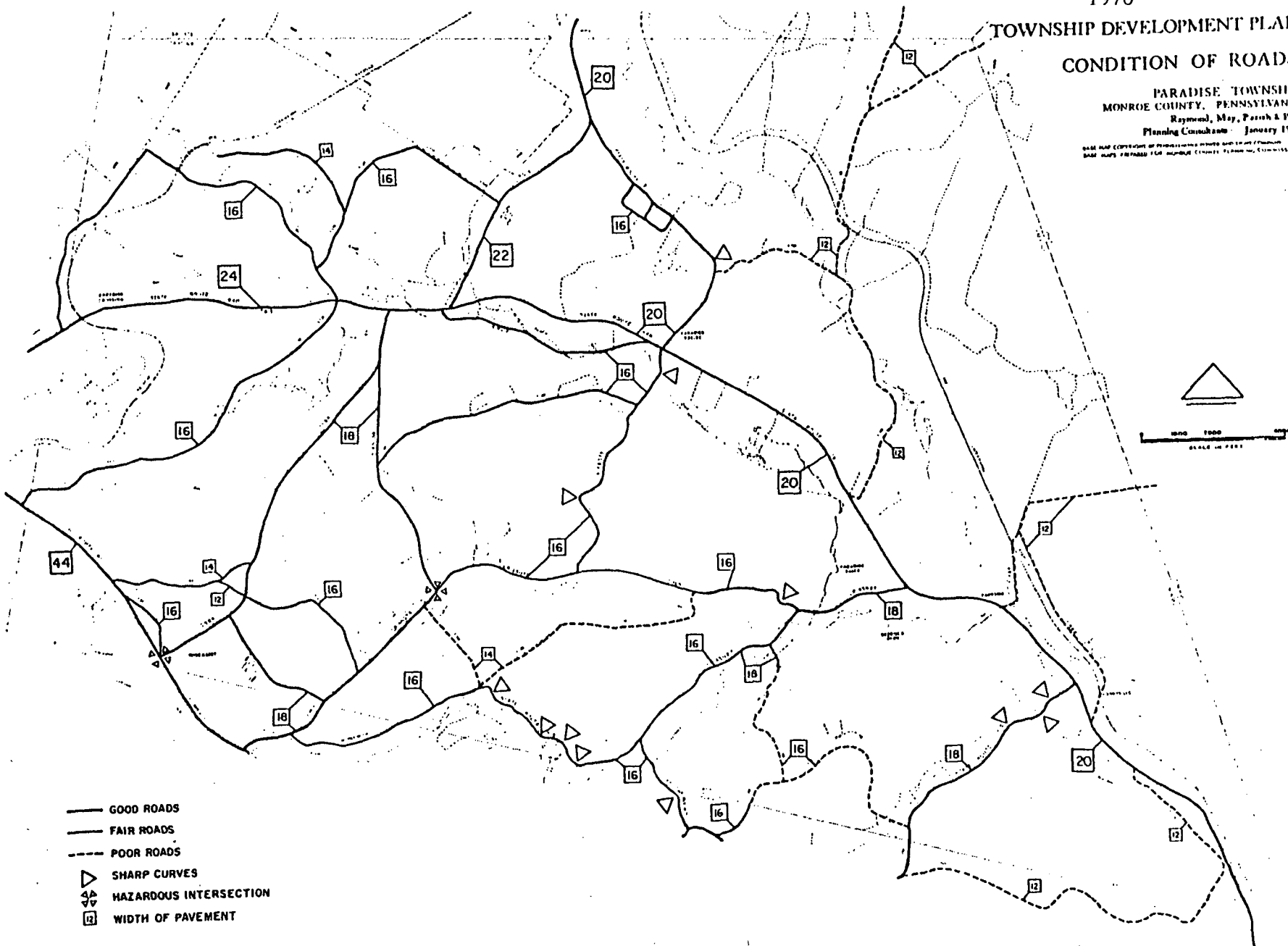
STA	LOCATION	FROM - TO	HIGH	LOW	AVERAGE OF THE RANGE	CLASSIFICATION
371	PA 715	10/11 - 10/17/83	851 Sat.	387 Wed.	619	Major Local
372	PA 715	10/11 - 10/17/83	709 Sat.	353 Wed.	531	Major Local
373	T-607	10/11 - 10/17/83	150 Fri.	136 Thurs.	143	Minor Local
378	T-616	11/1 - 11/19/83	2526 Fri.	148 Sun.	1337	Major Local/Colle
379	LR 45034	11/1 - 11/9/83	1598 Fri.	1268 Sun.	1433	Minor Arterial
380	T-563	11/1 - 11/19/83	270 Fri.	170 Wed.	220	Minor Local
381	LR 45034	11/9 - 11/14/83	1613 Fri.	1313 Sun.	1463	Minor Arterial
382	LR 45034	11/1 - 11/9/83	1402 Fri.	1133 Mon.	1268	Minor Arterial
383	LR 45075	11/9 - 11/14/83	416 Sat.	300 Thurs.	358	Minor/Major Local
384	LR 45034	11/9 - 11/14/83	1432 Fri.	1219 Sun.	1326	Minor Arterial
385	LR 45100	11/14 - 11/22/83	2660 Fri.	1976 Tues.	2318	Minor Collector
386	LR 171	11/14 - 11/22/83	5065 Fri.	3812 Tues.	4439	Minor Arterial

1970

# TOWNSHIP DEVELOPMENT PLAN CONDITION OF ROADS

PARADISE TOWNSHIP  
MONROE COUNTY, PENNSYLVANIA  
Raymond, May, Pasch & Pine  
Planning Consultants - January 1970  
THIS MAP CONSTITUTES AN INSTRUMENT UNDER WHICH THE TOWNSHIP MAY  
OBTAIN FINANCIAL ASSISTANCE FROM THE STATE OF PENNSYLVANIA

51



LEGEND

1980 FUNCTIONAL CLASSIFICATION

FEDERAL-AID SYSTEM

RURAL

RURAL

INTERSTATE



FEDERAL-AID PRIMARY

OTHER PRINC. ART.



FEDERAL-AID PRIMARY

MINOR ARTERIAL



FEDERAL-AID PRIMARY

MAJOR COLLECTOR



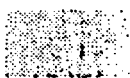
FEDERAL-AID SECONDARY

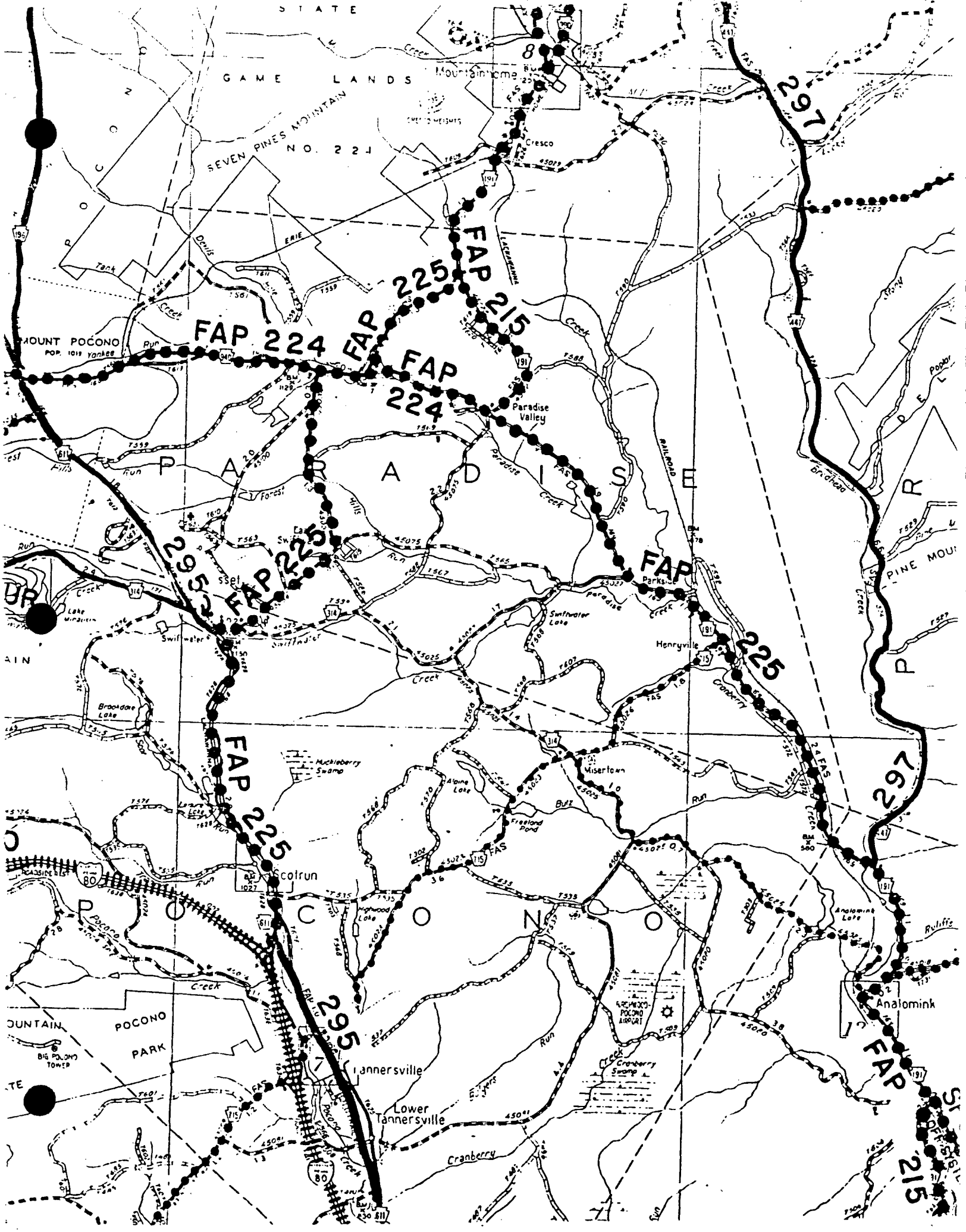
MINOR COLLECTOR



NON FEDERAL-AID

1980 FEDERAL-AID  
URBAN AREA







VII. FISCAL ANALYSIS

- A. Township Revenues
- B. Township Expenditures
- C. Future Township Expenditures
- D. Conclusions

Introduction

The Fiscal Analysis Report is an effective planning tool in determining financial capability of conducting future capital improvements projects. It also enables the community to forecast future revenue and expenditures through past experience.

A. Township Revenues

Act 511--The Local Tax Enabling Act is utilized extensively in the township according to 1982 revenues obtained from the Act. Act 511 enables local municipalities to levy within certain limitations a per capita income tax, merchantile tax, earned income tax, real estate transfer tax, amusement tax, occupation tax, occupation privilege tax, and a business privilege tax.

The major source of income is the real estate tax. The data for the 1982 - 1986 period is shown below.

Revenues	1982	1983	1984	1985	1986	1987	1988
Real Estate Tax Total Revenues	201,969	239,403	241,961	249,317	313,643	-	-
	359,535	480,667	404,297	476,792	559,803	552,150	457,750

+25%      -19%      +15%      +15%  
 Average 9% increase/year in      1987-1988      -17%  
 Revenues 1982-1986      in Revenues

Each 2 mills = \$20,000

For future years the Township will likely gain a 5% increase or less in revenue/year

Estimate Revenues	1989	1990
	\$480,637	\$504,700

B. Expenditures

	1982	1983	1984	1985	1986	1988	Est. 1990
Per Capita Surplus	457,043	432,2810	324,279	422,116	430,475	468,943	504,700
	\$230				\$186		\$194
		47,857	80,018	54,676	129,320		

Due to the end of revenue sharing the Township was required to increase its major source of revenue, the property tax.

It appears that the Township is in a stable economic condition, but additional new taxes are unlikely. The Township should attempt to share services and costs with other municipalities, the private sector or other governmental agencies. If possible the voluntary or regulatory approach can be utilized to acquire public services or public assets.

C. Future Township Expenditures

The per capita public expenditure for 1982-1990 appears to be declining from \$230/person in 1982 to \$194/person in 1990.

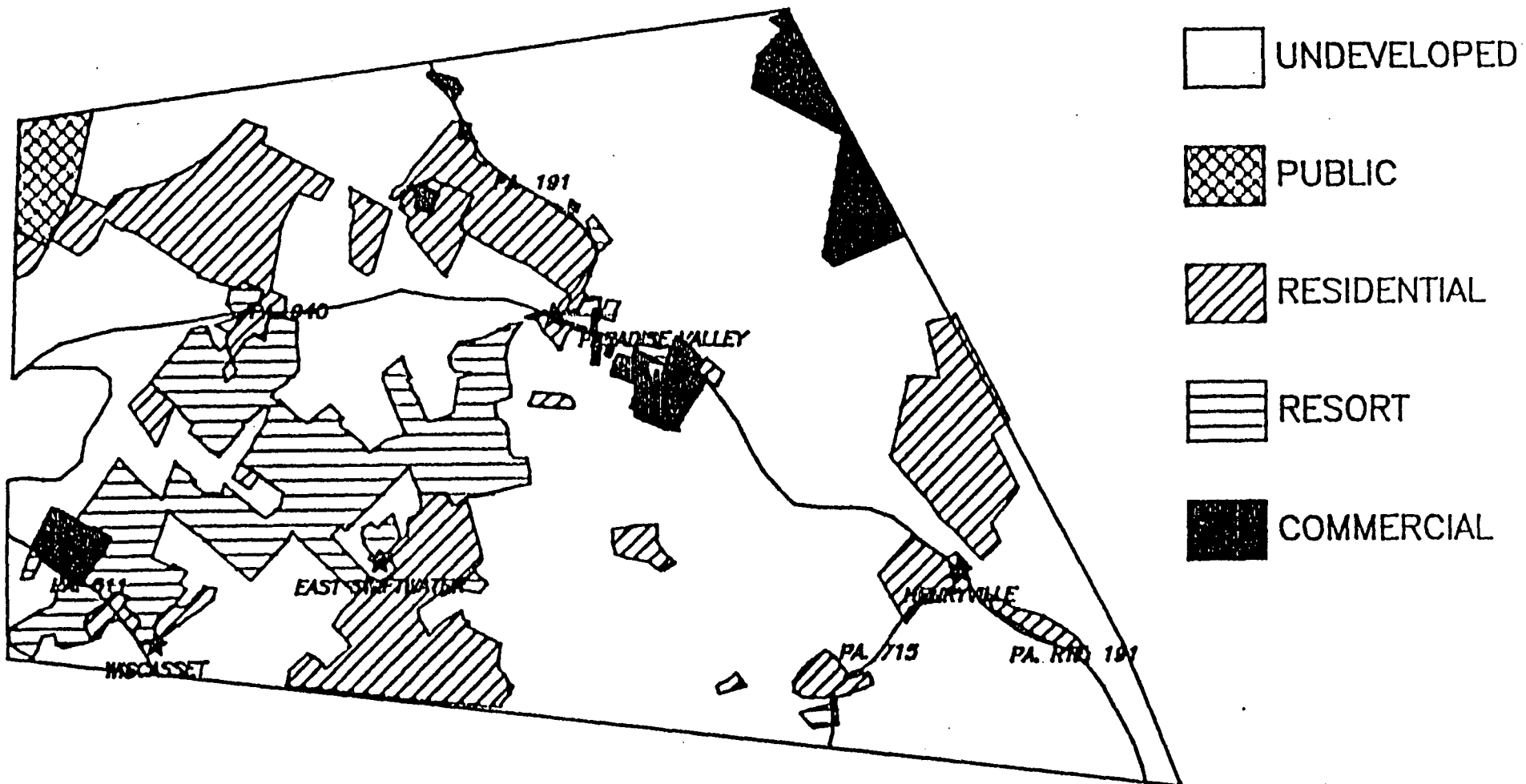
D. Conclusion

In summary, any major capital expenditure projects will mean an increase in taxation. Present State tax reform legislation may or may not have a genuine impact on the financial condition of the Township.

# PARADISE TOWNSHIP EXISTING LAND USE-1988

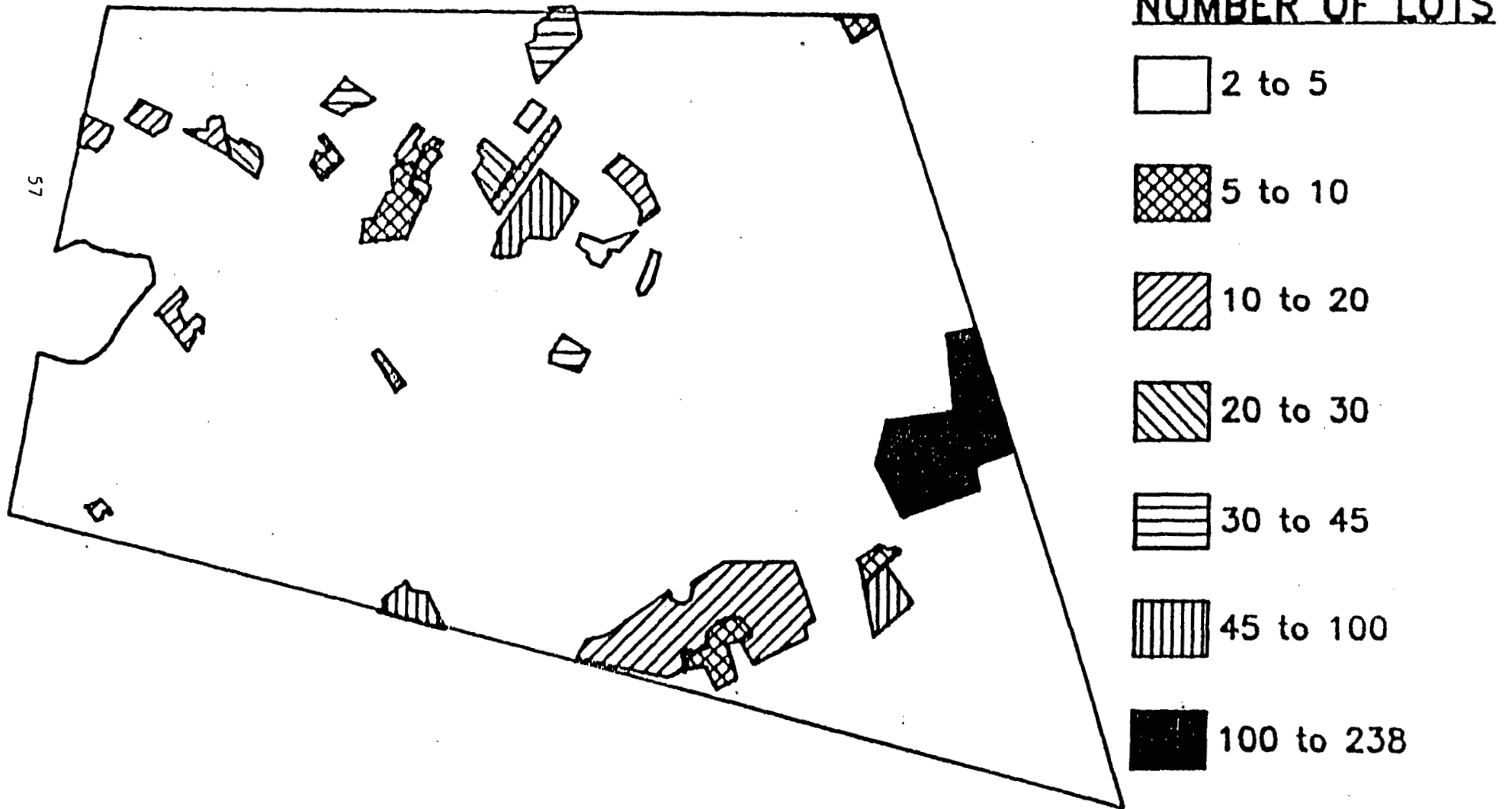
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## USE



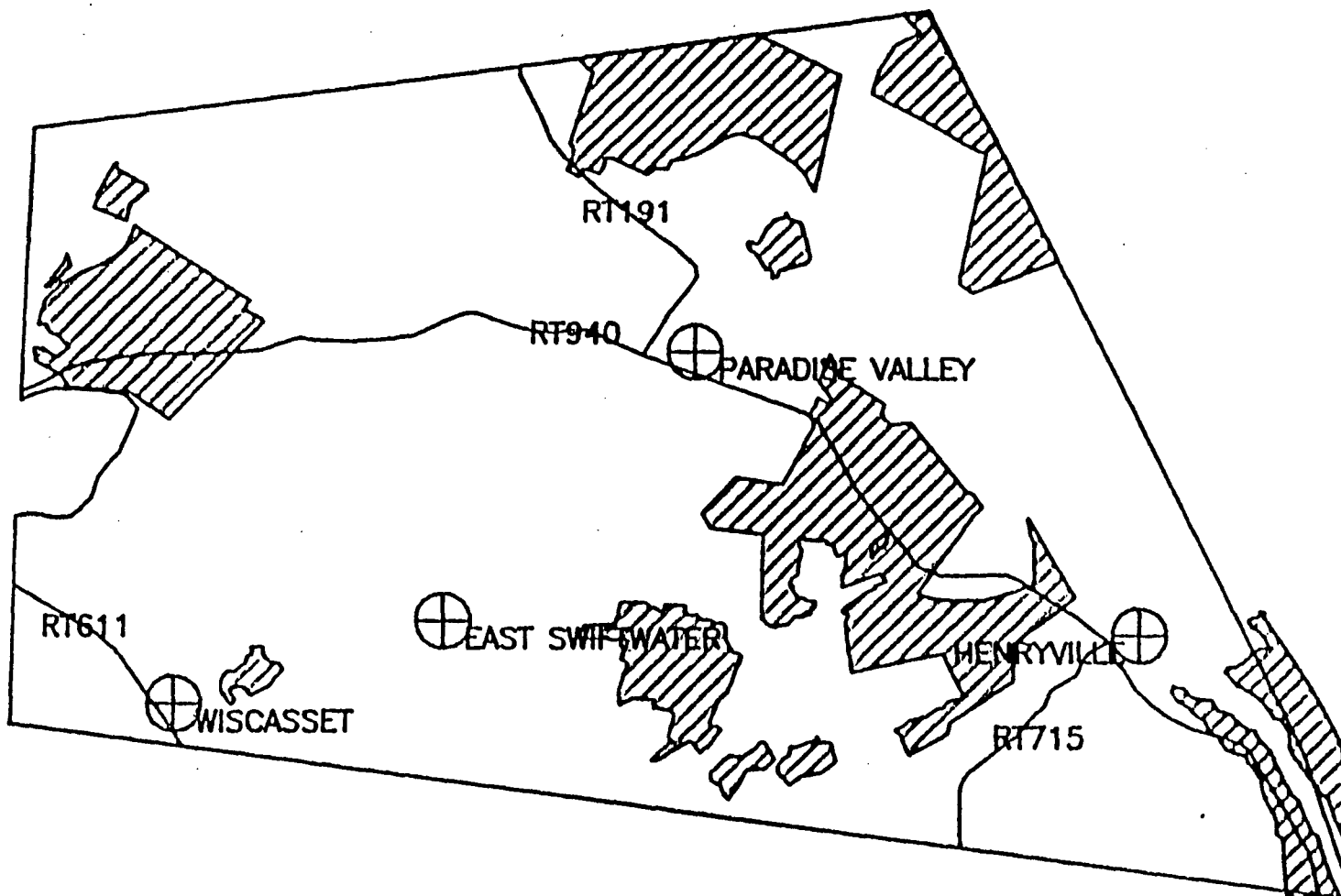
# PARADISE TOWNSHIP

## RECORDED SUBDIVISIONS - 1/1/89



# PARADISE TOWNSHIP ACT 319 AND PUBLIC LANDS

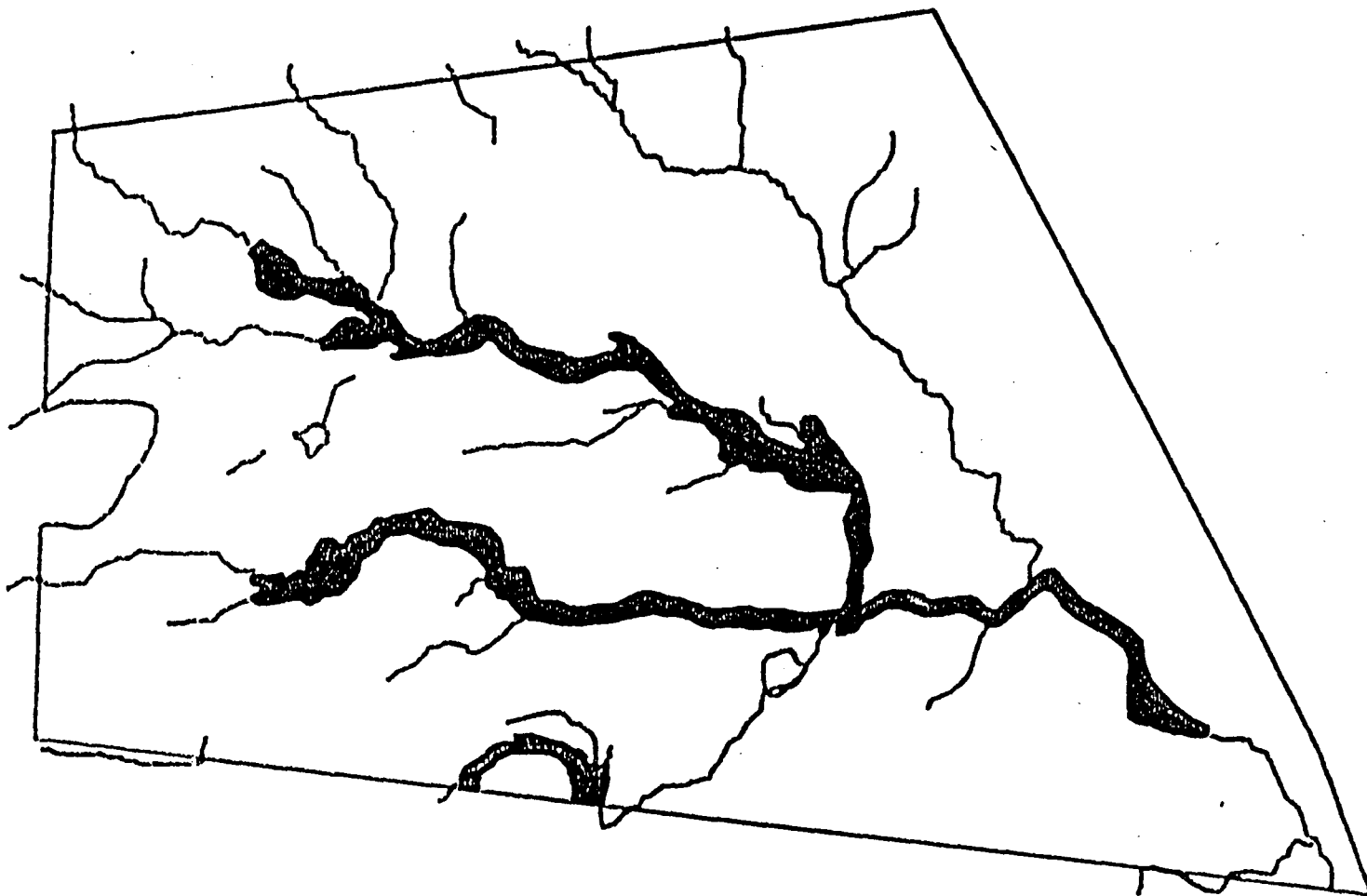
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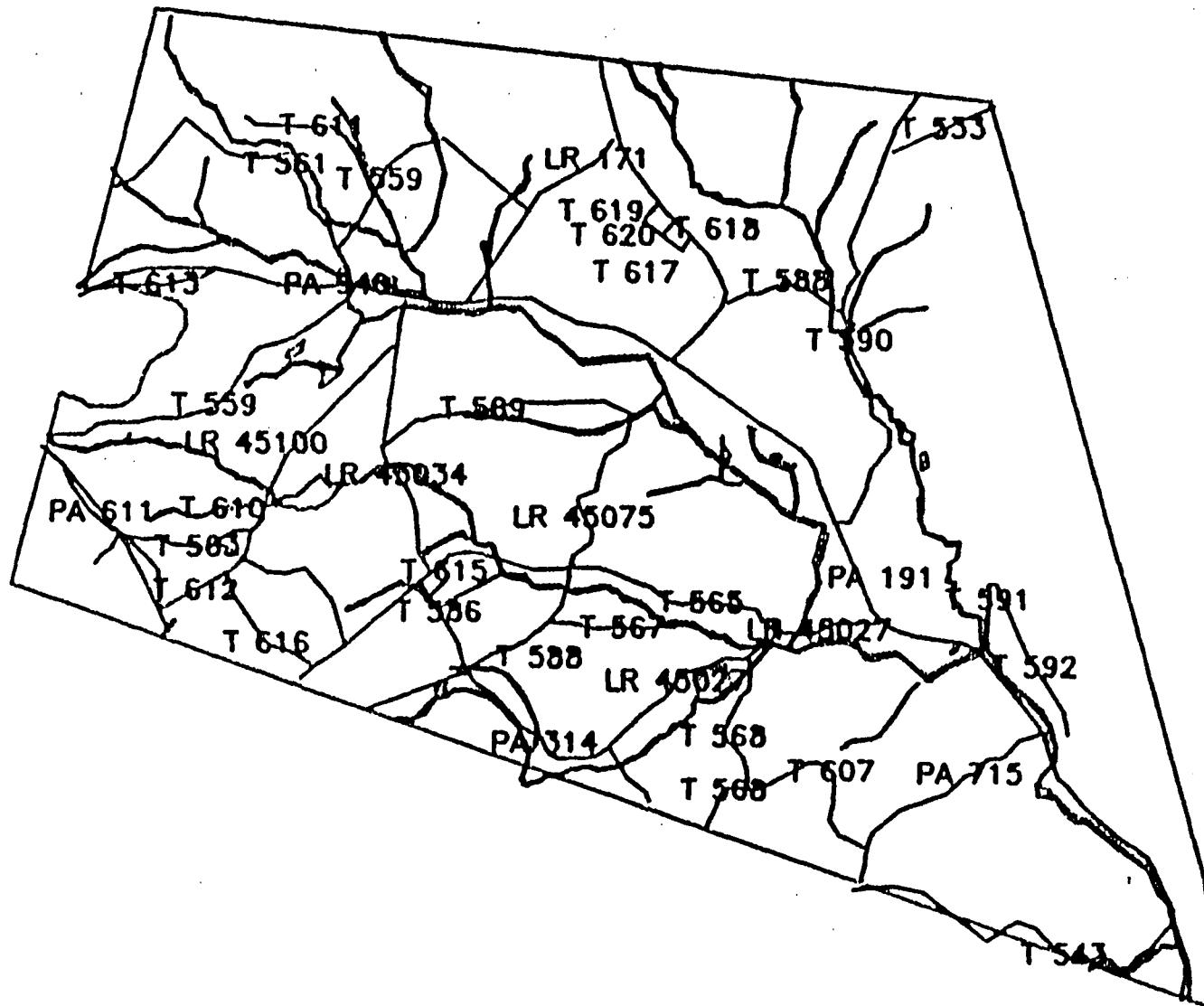
# PARADISE TOWNSHIP

## FLOOD PLAIN

61

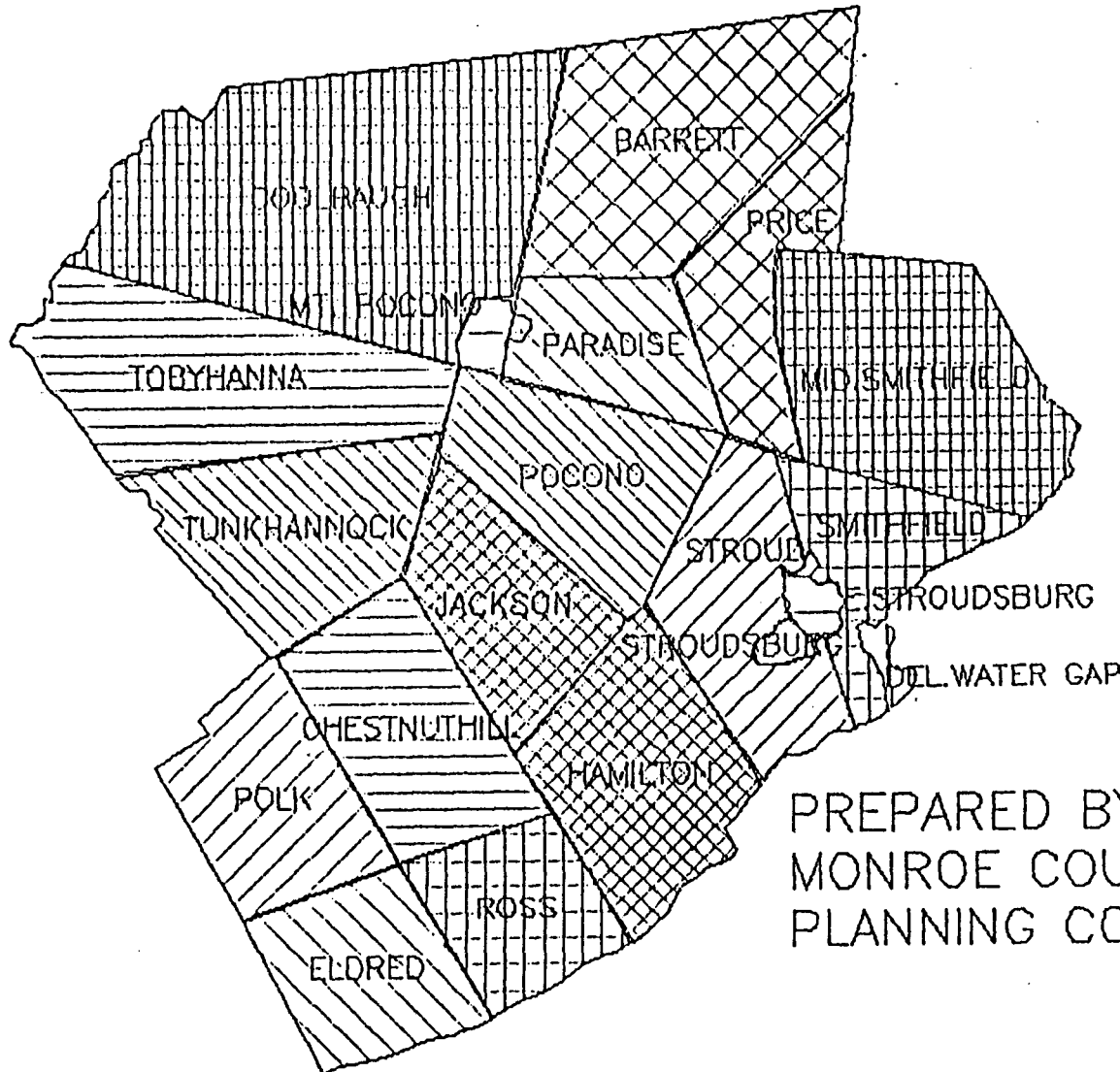


# PARADISE TOWNSHIP ROADS

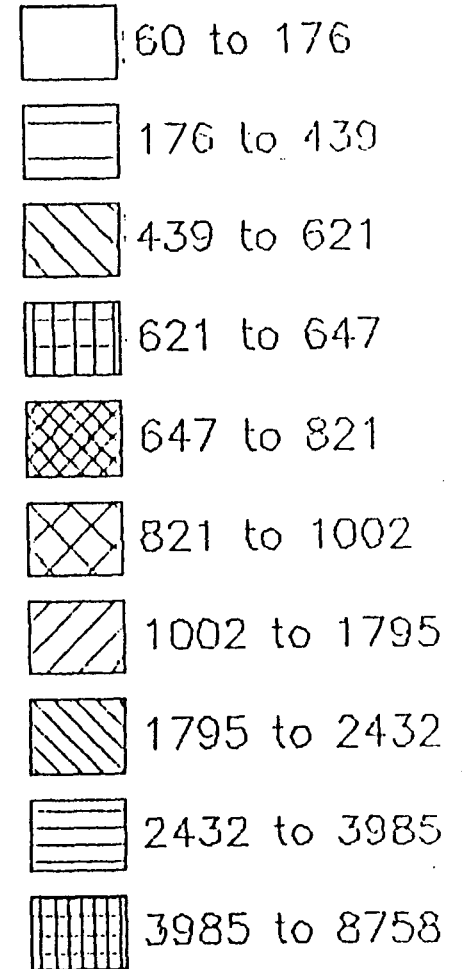


# 1988 VACANT LOTS

65



## NUMBER



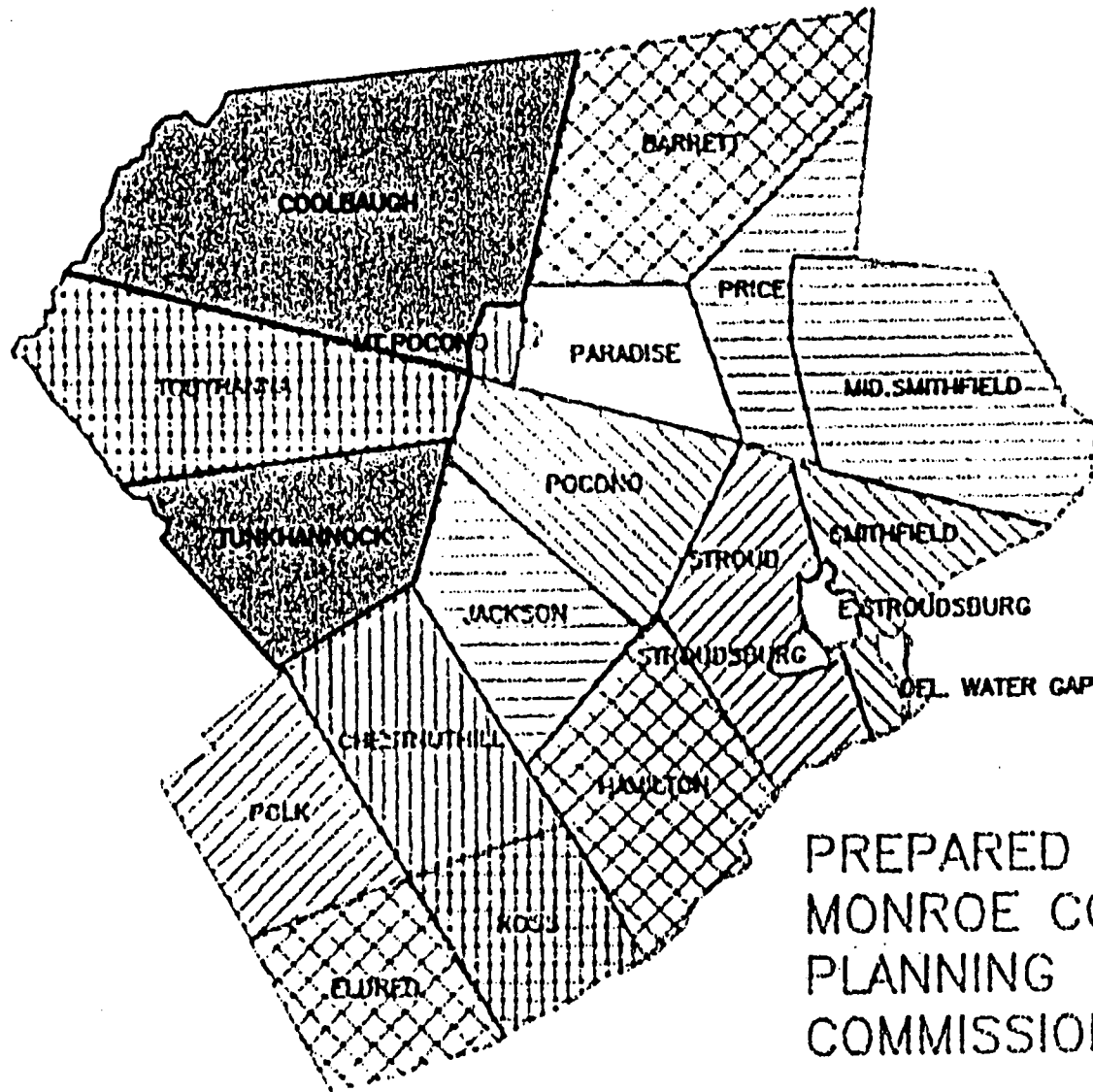
PREPARED BY:  
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PLANNING COMM.



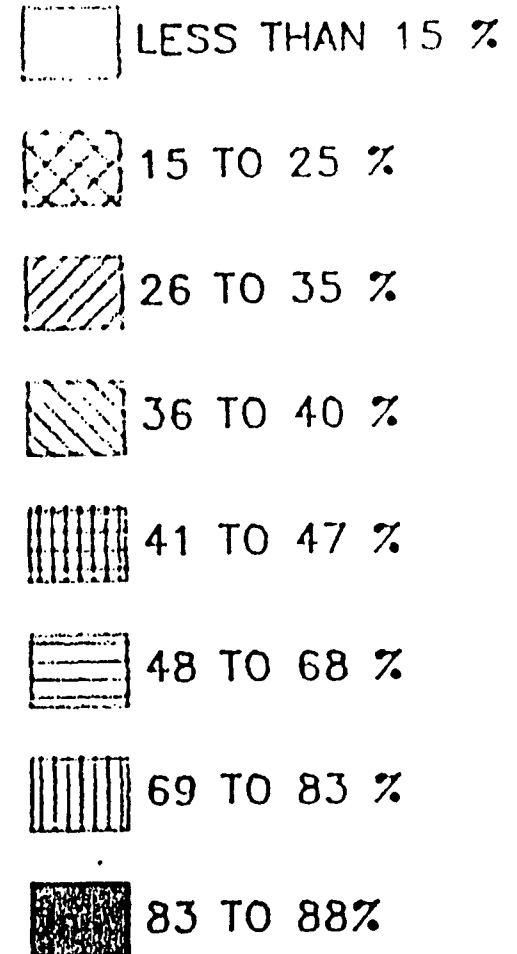
# MONROE COUNTY

## POPULATION GROWTH 1980-1988

67

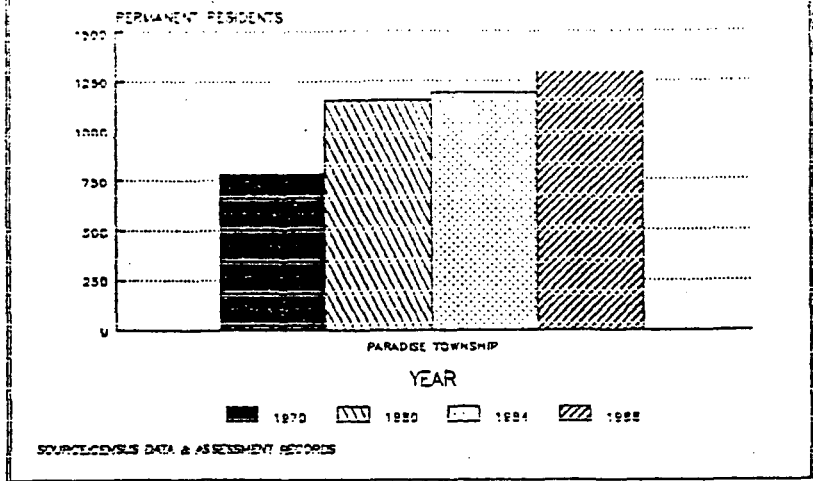


### INCREASE

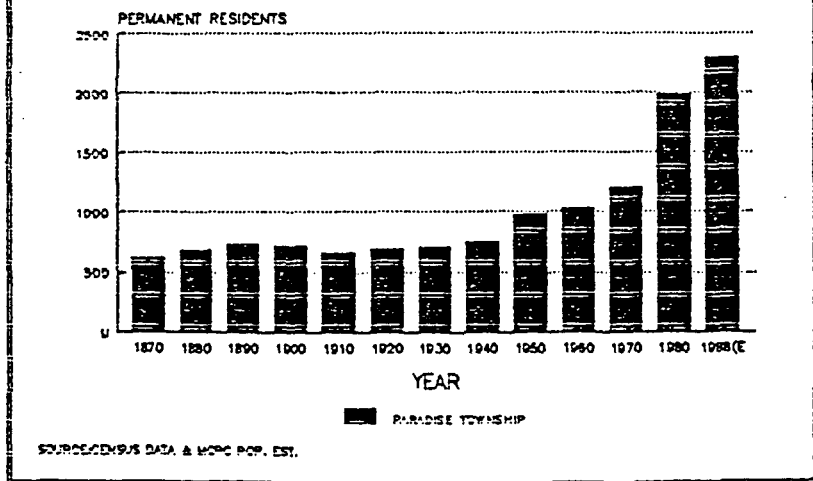


PREPARED BY:  
MONROE COUNTY  
PLANNING  
COMMISSION

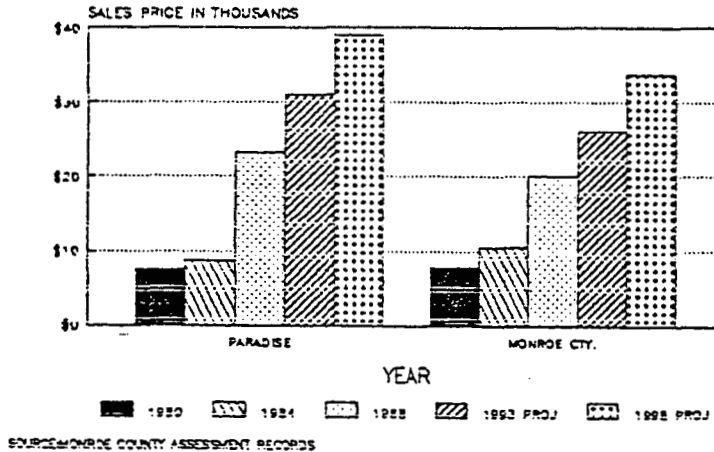
# HOUSING GROWTH 1970 - 1988



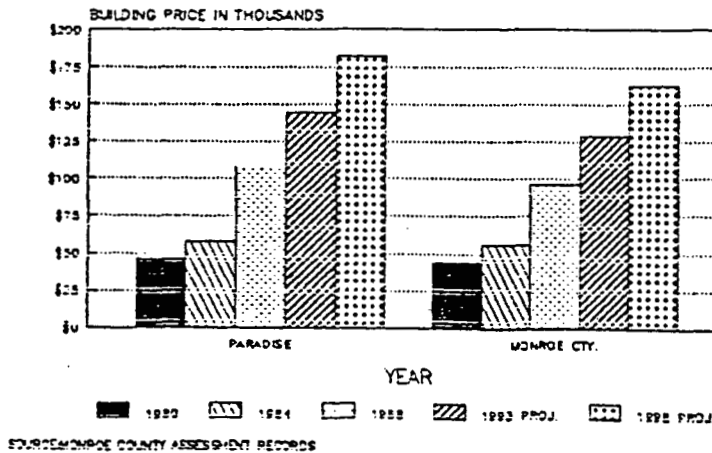
# HISTORIC POPULATION GROWTH 1870 - 1988



## AVERAGE SALE VALUES BUILDING LOTS



## AVERAGE SALE VALUES RESIDENTIAL DWELLINGS



**PARADISE TOWNSHIP**

**MASTER PLAN**

**VOLUME II**

**PLANS AND POLICIES**

**FINAL DRAFT**

**PREPARED BY: MONROE COUNTY PLANNING COMMISSION  
JANUARY, 1990**

PARADISE TOWNSHIP GOVERNMENT

SUPERVISORS

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Charles Heidman, Vice-Chairman  
Charles E. DePue, Jr., Supervisor  
Marjorie E. Smith, Secretary/Treasurer  
Richard Deetz, Solicitor  
F. X. Browne, Inc., Engineer

PLANNING COMMISSION

Samuel D'Alessandro, Chairman  
Richard T. Dempewolff, Vice-Chairman  
Rebecca Seese, Secretary  
Alfred Johnson  
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Darlene Laudenslager, Local Assistance Planner - 1988  
Carolyn Staley, Clerk Typist - 1988

## I. INTRODUCTION

The Master Plan functions as a guide to the physical, economic and social development of Paradise Township. It is a policy and planning tool to guide future zoning, subdivision, community projects, intergovernmental projects and other ordinances such as the Natural Features Ordinance, the Brodhead SWM Ordinance or plans resulting in the management of physical, economic, environmental and social activities within the township and among other municipalities within the county.

The Master Plan or Comprehensive Plan recommendations span a period of 20-40 years and beyond. Its basic intent is to assist municipal officials in the creation of public policy/decision making process concerning the overall development of the township. The plan is goal/objective-oriented and offers alternative approaches or various operational means to resolve development problems or to encourage sound private and/or public development projects. Finally, the Master Plan is not an inflexible document, but can be amended as new technologies or planning approaches become prevalent.

## GOALS

The overall goals for the Paradise Township Comprehensive Plan are as follows:

1. To maintain and improve the quality of rural life for the residents of Paradise Township.
2. To guide physical, economic, and social growth in a manner that protects the environment, the high quality of life, and at the same time promotes economic well-being of the community and county.
3. To create conditions which promote the general health, safety, morals, and welfare of the citizens of Paradise Township.

## POPULATION AND OBJECTIVES

1. To propose a population holding capacity of 15,000 persons.  
(Refer to Table 2)
2. To provide for proper distribution of the population.
3. To retain present residents while accommodating new population growth.
4. To promote the physical and environmental capacity of the land which includes a high quality of water supply and proper waste water disposal specified in Act 537 of the Paradise Wastewater Treatment Plan, for the present and ultimate population and holding capacity of the land.

#### ECONOMIC OBJECTIVES

1. To provide land-use regulations that encourage continual recreational, resort, modern commercial and industrial activities in the Township.
2. To promote economic diversity which protects the residents from undue economic hardship.
3. To promote a sound tourist and recreational economy for the Township.
4. To guide economic development in land areas suitable for intensive uses.
5. To promote the development of office and professional complexes in the Township.
6. To promote the development of non-polluting industrial facilities in the Township.

#### TRANSPORTATION OBJECTIVES

1. To facilitate efficient access to commercial, residential, industrial and non-profit facilities.
2. To maximize the use of the public road system.
3. To encourage other modes of transportation and reduce the dependency upon single occupancy automobile transportation.
4. To reduce noise pollution, air pollution and other detrimental effects associated with the transportation systems.
5. To enhance public safety for all transportation systems.

#### LAND USE OBJECTIVES

1. To discourage incompatible and mixed land-uses.
2. To develop land-uses that will reinforce and promote the local and regional economy.
3. To ensure adequate sites for building purposes and modern human habitation standards.
4. To secure adequate sites for public recreation, conservation, historic, scenic and other open space purposes.
5. To encourage monitoring of well-planned subdivisions and land developments by establishing current standards for design and improvement.
6. To improve land records by establishing standards for surveys, plans and land developments.



7. Securing equitable reviews for all subdivision plans administering and enforcing uniform standards and procedures for all development.
8. To provide suitable and useful land-use districts compatible with the natural features of the land and to protect against flooding of property and loss of life.
9. To comply with federal, state, and other local ordinances applicable to land-use development, and to provide additional public health and safety protection when necessary.
10. To promote diverse land-use districts to meet the needs of the citizens of the township.
11. To reduce and discourage non-conforming uses within a zoning district.
12. To encourage PRD's in proscribed districts and to promote conservation of natural features and common open space for clustered and traditional land developments.
13. To encourage proper landscaping to promote the aesthetic quality of commercial, industrial and residential developments.
14. To promote uses that are compatible with the Storm Water Management Plan.
15. To preserve historic sites and structures within the township as identified in the Historic Preservation Plan.

#### HOUSING OBJECTIVES

1. To encourage decent affordable housing for all residents of Paradise Township.
2. To encourage diverse housing types for all income levels.
3. To promote housing densities that conform to the holding capacity of the land.

#### COMMUNITY FACILITIES OBJECTIVES

1. To maximize the use of publicly owned property.
2. To provide reasonable access to public facilities such as parks, schools, historic sites, and publicly owned property which enhances the quality of life in the township.
3. To promote efficient, effective, and professional management of all public facilities.
4. To utilize and enforce the minimum standards of Act 537 "PA Sewage Facilities Act" as adopted by Paradise Township Board of Supervisors.

## HISTORICAL PRESERVATION OBJECTIVES

1. To encourage a practical and balanced relationship between growth and historical preservation.
2. To define and categorize sites and structures of historical significance within the township.
3. Adoption of an Historical District which is designed to preserve the communities historical resources.
4. Creation of an Historical Architecture Board to supervise preservation efforts.

## ENERGY OBJECTIVES

1. To use energy resources efficiently and conservatively to achieve a "least cost" energy plan.
2. To implement, whenever possible, any devices that will improve energy efficiency.
3. To plan for future energy needs and opportunities.
4. To plan for potential energy emergencies.
5. Educate the future citizens of Paradise Township about the beneficial results of cost-effective energy use.

## OPERATIONAL STANDARD

Operational Standards to protect natural features and development limitations of the land. The following standards will be part of means to reach sound and managed growth.

1. Adoption of natural features ordinance. (Completed August, 1988)
2. Adoption of land or monies in lieu of land for parks and open space in conventional major residential subdivisions.
3. Adoption of the Monroe County Planning Commission Wetlands Policy, as part of the Natural Features Ordinance.
4. Limited building and land use in the 100 year flood plain.
5. Slopes of 25% or more should not be developed and included in the Natural Features Ordinance.
6. Subdivision and Land Development Ordinance, Zoning Ordinance and PA Sewage Facilities Act, updated and enforced.
7. Adoption of a Stormwater Management Ordinance.

## THE GROWTH OF A COMMUNITY, AND THE ROLE OF THE MASTER PLAN

The proper growth of a community can be measurably directed by the adoption and utilization of recognized planning tools such as ordinances and management plans. Among the most valuable of these tools is the Comprehensive Master Plan. The master plan, in association with other management tools, aids in the protection of the quality of life that has become customary in the community.

When a community is under a period of significant growth, various factors must be coordinated in order to assure proper development. The master plan ties together factors such as economics, transportation, land use and environmental protection in an attempt to manage growth to the greatest extent possible. As can be seen throughout the Paradise Township Background Study, it is quite obvious that this community is in a period of growth. Therefore the overall theme of the Paradise Township Master Plan is the balancing of environmental protection with the efficient expansion of the private, public and non profit sectors.

Because Paradise Township has developed as a rural municipality, the master plan attempts to direct development in a manner that is cognizant of this current standard of living.

The plan recognizes that growth and development are essential to the community and when managed properly can add to beneficial aspects of the township. The balance between growth and the protection of the current way of life remains essential to the purpose of this document.

Finally the master plan is a mid to long term guide for the community. The subsequent planning recommendations and land use districts are designed for present and future development trends in the township. The recommendations begin with population, which is a key to any plan, and progress onward in an interconnected manner to comprise the comprehensive plan for the community.

### II. POPULATION

The Monroe County Planning Commission has estimated a maximum population holding capacity of approximately 26,135 residents in its 1989 Growth Profile (1989), based on 1 unit per net acre for permanent and seasonal residents.

The population will continue to increase as indicated from Plate #1 from the Background Studies. Conflicting data from the U.S. Census Bureau ranked Paradise 20th or last and with the smallest percentage increase of 16% from 1980 - 1988. It is more likely that the Monroe County Planning Commission estimates provide greater accuracy in this case due to the conversion of seasonal units to permanent dwellings. Allowing for the emphasis as a rural, semi-rural community, the total housing units including seasonal and permanent should be 5,799 units. In order to accommodate 14,998 residents based upon Land use recommendations. This is the recommended Population Holding Capacity.

Throughout its history, Paradise Township has been classified as a rural municipality. With the high level of growth that has encompassed the community during recent decades, that status of rural municipality is being strained. In order to maintain its rural character and status, the township population must be established at a level of a minimum one unit per 5 acres of net residential acreage. Based on the County Comprehensive Master Plan, Paradise Township maintains a net residential area of approximately 10,330 acres. (Residential acreage is derived by deleting tax exempt land, wetlands, existing roads, and waterways from the total township land area.) Based on this figure the following classifications would apply.

	Acres	Housing Units	Population
Rural	- 10,330	= 2,066	= 5,227
Suburban	- 10,330	= 3,443	= 8,714
Urban	- 10,330	= 61,980	= 156,809

The recommended holding capacity as seen in table 2 is 14,998 residents for Paradise Township. This figure falls directly between the rural and suburban classifications. In order to help maintain its rural status, the total population should not surpass the suburban range of 8,000 to 15,000. The township zoning ordinance should regulate land use and lot size in consideration of those holding capacity classifications.

However, it is the Township Supervisors and Planning Commission who must ultimately decide if the township will attain either a suburban or rural classifications. It is the township government who has ultimate power in revising ordinances, which are the major instrument in determining population density standards and holding capacities.

TABLE #1  
 PARADISE TOWNSHIP  
 Land Unsuitable for Development  
 (BASED ON ON-SITE SEWAGE DISPOSAL)

Tax Exempt Property	935.67 acres
Highway and Roads	286.10 acres
Flood Plain	500.50 acres
Wetlands	217.40 acres
Steep Slopes	1,429.70 acres
Lakes, Streams, Water	125.00 acres
<u>Unsuitable Soils</u>	<u>1,001.00 acres</u>
	4,495.00 acres

Unsuitable Soils

Type	13 = 158
	14A = 157
	<u>15 = 692</u>
Total	1001

Note: Data Based on Planometric Measurements

TABLE #2  
 PARADISE TOWNSHIP  
 Recommended Population at Build-Out  
 (BASED ON ON-SITE SEWAGE DISPOSAL)

<u>Gross Acreage</u>	<u>Unsuitable For Development</u>	<u>Total Developable Acreage</u>
14,400	4,495	9,005
<u>Developable Acreage</u>	<u>20% For Infrastructure</u>	<u>Usable Acreage</u>
9,005	1,801	7,204

<u>Land Use District</u>	<u>Total Planometric Acreage</u>	<u>Usable Acreage</u>	<u>Total Units</u>	<u>Total Population</u>
OSC	5,749	2,587	862	2,155
RR	2,435	1,266	633	1,583
R1	4,029	1,998	1,998	4,995
R2	1,669	736	1,472	3,680
B1	<u>518</u>	<u>417</u>	<u>834</u>	<u>2,085</u>
Total	14,440	7,204	5,799	14,998

\* 1988 Permanent Population Estimate 2,297

\* 1990 Permanent Population Estimate 2,599

\* 2000 Permanent Population Estimate 3,359

\* Note: Estimates Based Upon Revised Census Projections

1988 Gross Housing Units 1,297 - Based Upon Data in Monroe County Assessment Office.

### III. HOUSING

Ultimate population of the township is related to the need for housing. As stated in the population section 5,799 units will accommodate a combination of seasonal and permanent residents based upon the criterion of suitable land district. The major portion of these new dwelling units will be constructed along existing public or private infrastructure systems. In other words along paved roads and sewage facilities or adjacent to existing subdivisions. As the opportunity for early retirement increases with new residents and the baby boom housing demand is satisfied, the permanent population of the township will increase especially when the area offers a fine quality of life, and if the proposed rail service from Scranton to the Delaware Water Gap is realized.

The Net Vacancy Rate of 4.3% indicates a sellers market and the need for rental units, apartments and or clustered housing should be supported by the township. With the strong demand for affordable housing, the township should consider:

1. The Township should encourage a small percentage, possibly 10%, to be within the HUD definitions of affordable housing, in order to permit first time home buyers to enter the new housing market.
  - a. The township should support a higher density where either public water and public sewers are available. This will protect the environment and allow for one bedroom and three bedroom cluster housing.
  - b. The 537 Plan along with the Comprehensive Plan should indicate where higher density development should occur.
  - c. Historical properties should be preserved by either public and/or private means.
  - d. Manufactured homes should be considered in one or more districts and in residential parks. Proper landscaping and tree coverage or protection would insure maximum protection against the natural elements and provide additional opportunity for moderate income housing.
  - e. Low-density housing of one unit per three to five acres should be located in areas that are environmentally sensitive.
  - f. The COG should be the forum to discuss larger county and regional issues like low-cost housing, rail transportation and other multi-municipal agreements.
  - g. Public and private groups should cooperate in order to direct sewage facilities which will serve the private and public interests.
  - h. It is the goal of Paradise Township to assist in providing affordable, decent, and adequate housing for its residents.

- i. If housing construction continues at a rapid pace, a building code may be considered to insure public health and safety and building design standards that are reasonable and protect the consumer and/or public interests. Fire protection should also be considered for new and old communities.
2. The township should create and approve a Planned Residential Development Ordinance, and/or make a PRD text part of a zoning ordinance. However, three (3) general concepts should be adhered to within the body of the PRD Ordinance or Text.
  - a. PRD's must be consistent with Land-Use or Zoning District Densities. That is, if a Zoning district requires 1 unit per 2 acres, then the PRD must conform to district density requirements. Transfer of Development Rights Regulations could allow for a higher density.
  - b. Densities must be calculated on developable acres only, and not include environmentally sensitive lands in the calculation. That is acreage in wetlands, steep slopes (25% or greater), flood plains, surface water, and/or other lands as delineated in the Township's Natural Features Ordinance must be factored out before the units are calculated.
  - c. A small percentage of the units in the PRD should be encouraged to meet the demands of affordable housing by providing housing within a price range that reflects the United States Department of Housing and Urban Development criteria of the cost of a home being 3.5 times the median household income of township residents, as determined by the most recent U.S. Census Bureau data.
3. The township should support a higher density when central water and sewer systems are available. This will assist in protecting the environment and allow for one to three bedroom cluster type housing.
4. The Township's Sewage Feasibility Study (537 Plan) and the Comprehensive Master Plan should and must indicate where such higher density uses are allowed, and it is important that the (537 Plan) and the Township Master Plan are consistent with each other.
5. Historic properties should be preserved by either public and/or private means, and where and when necessary, the Township should select a Historic Properties Commission to oversee the preservation of historic sites and structures. This Commission could also review and determine if developmental sites fall within the historic significant area or are non-historic.
6. Manufactured homes should be concentrated in one or more districts or sub-districts and in residential home parks. Proper landscaping and tree coverage or protection would insure maximum protection against the natural elements and should provide additional opportunity for moderate income housing.



7. Lower density housing should be located where an abundance of environmentally sensitive lands exist. These lower densities should range from 1 unit per 2 acres to 1 unit per 3 acres.
8. The Pocono Mountains Council of Governments should be the forum to discuss and resolve regional and county planning issues such as municipal fair share housing, rail transportation, stormwater management, water quality management, and other multi-municipal issues.
9. The township should consider the adoption of a building code, a fire code, and a fair housing code.
10. The township should consider participation in programs which assist in making decent and adequate affordable housing available for its residents.
11. The Township should encourage the development of multi-family housing on sites which are environmentally suitable. Multi-family housing developments should have central water and sewage facilities, and should be located in R-2 and B-1 Districts.
12. A Community Impact Study should be required on all major subdivisions of twenty (20) units or more, and on all major commercial or industrial land development plans or subdivisions generating more than 100 vehicles a day. The study must address impacts on emergency services (fire, police, ambulance), schools, traffic, resident employment, taxes, affordable housing, and other impacts as deemed necessary. Required criteria for the Community Impact Study should be as follows:
  - a. Market Study - the applicant shall provide evidence that a sufficient market exists for the type, size, and character of the proposed development.
  - b. Traffic Impact - the applicant shall provide a Traffic Impact Study detailing vehicular impacts upon public roads to be used as access to the proposed development.
  - c. Service Impact - the applicant shall provide an analysis detailing the proposed developments impact upon:
    - 1) Existing emergency services (police, fire, ambulance)
    - 2) Schools
    - 3) Roads
    - 4) Resident employment
    - 5) Taxes
    - 6) Affordable housing
    - 7) Recreation
    - 8) Historic sites

d. Compatibility with Township Ordinances and Plans:

- 1) Master Plan
- 2) Subdivision Ordinance
- 3) Zoning Ordinance
- 4) Natural Features Ordinance
- 5) Act 537 Official Sewage Feasibility Plan
- 6) Solid Waste Plan
- 7) Building or Fire Codes
- 8) Wastewater Management Ordinance
- 9) Stormwater Management Ordinance

IV. HISTORIC PRESERVATION

Paradise township has a valuable abundance of historic resources, therefore the township should enact an historic district for the protection of historical structures.

To enact an historical district for the township, a designed route should be taken. The establishment of a local control district in the township can be achieved in three basic steps.

1. In the procedure is the establishment of a survey of historical sites and structures within the township. This survey identifies properties worthy of preservation measures. The Monroe County Planning Commission has completed such a survey in 1980. With an update of this existing survey, Paradise Township will have a current list of locations for the proposed district.
2. Step two of the process of creating an historical district is the adoption of an ordinance. This historical district ordinance adopts the specifications of the historical area. The ordinance would provide the township with a frame of reference for preservation of historical sites. Within this ordinance, a mechanism for preservation can also be established in the form of an Historical Architecture Board. This board can act as the township's guardian of historical resources.
3. The final step in the establishment of a local control historic district is certification by the Pennsylvania Historical and Museum Commission (PHMC). Complete proposals for the district, and a copy of the passed township ordinance should be furnished for PHMC review.

Upon approval by the PHMC, the township should consider the zoning of the historic district. In Paradise Township the historic district would fall in a non-museum type area. Where the historic and architectural character of an area is mixed. Therefore the historic area should be regulated in the form of an overlay zone. This historical overlay zone would serve as a supplement to existing zoning districts which are already in use.

The establishment of a local control historic district in Paradise Township would help preserve and promote the unique story of the township past. This district would unify the historic wealth of the community, with the present trends of development, and thereby enrich the township for all its citizens.

V. PROPOSED LAND USE

The proposed Land Use Plan has been designed to maintain the quality of residential life as well as the economic well being of the township. The proposed plan recognizes the following:

1. The need for the tourist industry to expand and the Tourist/Industrial Zone provides for this capability.
2. The B-1 districts throughout the Township encourage commercial and light industrial uses.
3. Undeveloped area in the R-2 Zones allow for additional expansion for moderate density development.
4. The Open Space Conservation District allows for low density development and protects critical environmental areas simultaneously.
5. The 100 year floodplain area as designated on the F.E.M.A. maps and possibly new floodplain revisions indicate limited use of floodplain land in order to protect public health and safety now and for residents downstream in the Brodhead Watershed.
6. Narrow strip commercial zones shall not be permitted.
7. The land-use plan is designated to guide future growth in harmony with the natural features and open space plan, which provide a necessary component to the outdoor and tourist industry and a density of 1 unit/5 acres.
8. The Land-Use Plan and 537 Sewage Plan are designed to coincide and manage present and future growth. (See Paradise Township Wastewater Treatment Plan)
9. The Land-Use Plan considers the protection of farm land, open space, and wetland through Act 319 and property tax reduction.
10. Where centralized water and sewer facilities are planned, the maximum density should be 2 units/acre. Where no central water or sewer is available, the one unit per acre maximum applies in areas that have suitable soils for subsurface treatment, adequate water supply, and conform to the preservation of natural features.
11. Residential and commercial uses may be mixed only in the B-1 District.
12. Non-conforming land-uses, lots or structures should be made a matter of record in the municipality.

13. Future rezoning should only be approved when the majority of existing land-uses are not compatible with the permitted uses of lot sizes.
14. Township land-use ordinances should be updated to comply with ACT 170 of the municipalities planning code.

PROPOSED LAND-USE DISTRICTS

The proposed land-use districts for Paradise Township attempts to coincide with existing land uses and patterns and attempts to reduce density in areas that have environmental limitations. At the same time the districts allow for expansion of commercial industry while segregating areas for conservation and low-density development.

The Land-Use or Development plan proposes the restriction and segregation of uses within land-use districts except for the agricultural land-use which shall be permitted in all categorical districts.

The proposed districts, density, and their suggested uses are as follows:

	<u>Density</u>	
(1) Open Space Conservation	1 unit/3 acres	
(2) RR	1 unit/2 acres	
(3) R-1	1 unit/acre	
(4) R-2	2 units/acre	with central water and sewer
(5) B-1	2 units/acre	with central water and sewer

OSC OPEN SPACE/CONSERVATION

The purpose of this district is to permit limited single-family residential development and protect the natural environment. The Open-Space/Conservation district has been designated in areas where one or more environmental constraints exists. It has been established in part to protect the rural atmosphere for the township in the present and future, however, limited development would be allowed within this district. This district is critical in providing low density and conserving the natural environment. Steep slope, wetlands, and poor soils were dominant in this district. In addition, this district contains parcels designated clean and green under Act 319.

RR - RURAL RESIDENTIAL

The Rural Residential District consists of lands similar to those found in the (R1) and (OSC) Districts. The District allows for the development of these lands on a low density basis to insure and uphold the rural characteristics of the township. Also, the (RR) District has similar environmental constraints to development and requires a larger lot size to safeguard the life support systems of water consumption and sanitary sewage disposal. (Density = 1 unit per 2 acres)

### R-1 LOW DENSITY RESIDENTIAL

The Low Density District is primarily to provide low density development in areas where public sewer and water are not available and to provide diverse housing by allowing Planned Residential Development in these areas. The purpose of the (R-1) district is to fulfill the residential needs of the community and protect the rural environment. The districts will also minimize the service area for infrastructive and community facilities. The planning concepts of low residential density and cluster housing by allowing for the PRD play an important part in managing growth in this residential district.

### R-2 MEDIUM DENSITY RESIDENTIAL

In the Medium Density district the medium density of two units per acre should be the minimum density standard when centralized water and sewer are available. This will also provide a diversity of housing types to be part of the development plan. The PRD Ordinance as adopted should follow existing guidelines as stated in the ordinance.

### RESIDENTIAL DISTRICTS AND PLANNED RESIDENTIAL DEVELOPMENTS

- a. A minimum of fifty (50) acres of land if the proposed development is in a Rural Residential or a R-1 Residential Zone.
- b. Twenty-five (25) acres of land where the proposed development is located in R-2 District. Ten (10) acres of land where the proposed development is a B-1 Commercial District. The PRD Ordinance provides diversity of housing stocks and design for all districts except in the Open Space Conservation District.

The proposed development plan allows for approximately 1,669 acres of R-2 with sufficient area suitable for medium density development.

### B-1 BUSINESS DISTRICTS

The Business Districts are strategically located throughout the Township in a manner which discourages highway strip development and encourages concentrated commercial development. The Districts provide for a diverse mix of general commercial uses, light industrial uses and multi-family housing. Very limited types of development may be permitted within the 100 year floodplain.

The B-1 Districts are located in areas adjacent to arterial and collector streets, in a manner which should provide adequate service to Township residents, while at the same time functioning as village centers for a rural municipality. Resort and recreational uses should be permitted in the B-1 Districts.

## FPD - FLOOD PLAIN DISTRICT

The 1955 flood in Pennsylvania has the greatest impact upon the state of Pennsylvania and Monroe County. In that flood 78 lives were lost and millions worth of property damage occurred. Flood insurance through the National Flood Insurance Program covers losses due to flooding which are not covered under most homeowners policies. Also, flooding is the most likely natural disaster known to mankind.

## FLOODPLAIN DISTRICT

Building in the 100-year floodplain should only occur in exceptional hardship cases and that only limited development be permitted within the 100-year floodplain.

The rationale for this proposed flood plain policy is as follows:

1. Since 1981, the average annual premium has increased more than 150%. Flood insurance is not cheap anymore and premiums are likely to increase.
2. Building in the floodplain can cause additional construction costs which are passed along to the consumer and there is the potential for the structural failure and damage to the property with the existing design and construction standards. There is a presumption that the existing standards will work, but they have not been tested in actual flood situations.
3. The Scenic Rivers program encourages local zoning to protect streamside areas. Municipalities along St. Croix River of Wisconsin and Minnesota have had more experience in the zoning of scenic river frontage. The following zoning provisions were recommended by states and counties:
  - a. No buildings on the 100-year floodplain.
  - b. Only selective cutting of vegetation within 100 feet of the stream.
  - c. No storage of hazardous material within  $\frac{1}{4}$  mile of normal high water table mark. Subdivision and Zoning Regulations can protect high quality streams.
4. The most common sources of sediment in high quality stream basins are plowed farmland, unsurfaced roads, road construction and development of new homesites. Limited development in the floodplain would reduce the degradation of exceptional and high quality streams.
5. Exceptional Value and High Quality water basins cover nearly 25% of Pennsylvania's land, they have an important positive affect on the water quality of rivers and downstream areas. These streams help improve downstream water quality for water supply, like Stroudsburg Borough and East Stroudsburg Borough.
6. Since the Pocono Area is dependent upon both private and public recreational areas, the flood plain area would enhance this public/private resource to promote fishing and other outdoor recreational activities.

7. By creating this policy, a major step will be taken to promote a network of public/private parks for present and future generations.
8. It is a known fact that the floodplain area is likely to enlarge as development occurs upstream. This policy would protect downstream properties built in the flood plain and freeze the expansion of the 100-year floodplain area. See Coolbaugh Township increased floodplain area.
9. Adoption of this policy would improve stormwater management and enhance regional stormwater management and make it more effective.
10. This policy will promote lower densities in areas that are environmentally sensitive, since subsurface systems and surface sand mounds have a higher risk of malfunctioning and are very likely to pollute surface and ground water supplies especially in high water table areas.
11. Due to the unique development pressure now and for the future occurring in Monroe County, limited floodplain development should be the rule and the present floodplain regulations should apply to a hardship case and not be considered the rule. It promotes a false sense of floodplain protection. The interest of the majority of the residents living in floodplain areas promotes the greatest good for the greatest number of residents who have made a commitment to the community.
12. This legislation will protect the consumer, public, and in the protection of vital farmland.

- \* Notes:
1. Local Protection of High Quality Streams, D.E.R.  
Tim Palmer, Chief Planner  
Dick Thornburgh, Director  
Date Not Given
  2. C. of C.A. Buying Flood Insurance, Plan Before You Build or Buy,  
Page 3, December 1987 issue
  3. General Knowledge of Impact of Floods from Pocono Record files.

## VI RECREATION/OPEN SPACE

The following policy has been approved by the Monroe County Planning Commission in order to provide public or private open space, and should be considered by the township.

1. The need for recreational land is greater in higher density developments that may have smaller lot sizes of one acre or less. The clustering of units would allow for larger areas designated for usable open space and recreation.

2. For developments designed for single family detached homes, the amount of land to be dedicated to the Township should be based upon the total number of dwelling units planned to be constructed within the development.
3. For multi-family and single family developments the acres to be dedicated to the Township are usable land for recreation. Land for stormwater retention, drainage, wetland, and other environmental limitations on the site are not to be considered as usable recreation land.
4. The concensus of the members of the Planning Commission preferred land for open space and recreation rather than monies for parks in lieu of land. This also allows for the recreational needs to be met by the residents in a development.
5. Land reserved for recreation purposes should be usable and of a character and location suitable for use as a playground, playfield, or for other recreation purposes, and shall be relatively level, less than 15% slope, and dry. If the land is part of the subdivision, the recreational site shall have a (20) foot easement or right-of-way to the street suitable for emergency and maintenance equipment.
6. The governing body should consider both existing and proposed lots in determining the number of acres to be reserved for recreational use. The municipal governing body on recommendation of the Planning Commission may refer such proposed reservations to the local government official of the department in charge of parks and recreation for his/hers recommendation.
7. All land to be reserved for dedication to the local government for park purposes should have prior approval of the municipal governing body and should be drawn and marked on the plat "Reserved for Park and/or Recreational Purposes."
8. Where the applicant/developer is offered for dedication, or is required by ordinance to establish a reservation of open space or preserve an area of scenic or historic importance, a "limit of work," which will confine excavation, earth moving procedures and other changes to the area in open space.

All recreational improvements should be included in the performance bond, and legal agreements executed prior to final recording of the plat.

This open space recreational policy will:

Provide recreational diversity where the need is created and benefit the residents of the development directly and all citizens of the community indirectly.

This policy is aimed at reducing future public costs due to private development.

This policy is aimed at incrementally protecting open space and the semi-rural character of the community.



These standards are active and enforced in other communities in Pennsylvania.

Also, the policy operationally activates the Recreational and Open Space Guidelines on page 111-39 3a of the Monroe County Comprehensive Plan Summary dated August 1981.

9. The township may want to consider purchasing recreational areas not in the floodplain for future public service facilities. The Open Space/Conservation District, Floodplain District, and Residential District may be suitable for future expansion of government services or for the year 2000.

## VII. ENVIRONMENTAL

It is of the utmost concern for the citizens of Paradise Township to protect the delicate processes that compose their life-support system, the Environment. It is paramount that they manage their activities to preserve the natural, scenic, and aesthetic components of the environment while harmoniously meeting all the needs of the residents of Paradise Township. Provisions should be made for the education of the township citizens to achieve a better understanding of the relationship between their actions and activities and the resulting effects on the Environment. By doing so, they achieve an attitude and way of life reflecting a regard for nature and the needs and limitations of the natural process.

To achieve these goals it is mandatory to closely monitor the township's emerging growth and development patterns. It is also necessary to ensure that specific land uses have no detrimental effects on the environment as a whole. This is to be accomplished in a manner that will ensure the health, safety, and well-being of the citizens of Paradise Township.

For this purpose the citizens of Paradise Township should uphold an ethic that acknowledges:

- Man is a part of the total ecosystem and a member of the biotic community responsible for the proper utilization of the earth's resources.
- A dependence on the quality of our air, water, and land resources; and the need to ensure this quality for future generations of Paradise Township citizens.
- Environmental values which maintain the quality and productivity of natural resources are to be protected.
- Man's activities creating adverse impacts on Human Health and the Natural Environment are to be minimized.

It is necessary for the citizens of Paradise Township to uphold these ethical values. Then, and only then, can we begin to address the environmental issues on a more specific basis.

The environmental concerns of Paradise Township should include, but not be limited to the following:

1. Wetlands
2. Steep slope areas
3. Soil limitations
4. Soil erosion
5. Clean air resources
6. Watersheds with high quality streams
7. Floodplains

8. Scenic and aesthetic resources
9. Natural resources
10. Woodland areas
11. Recycling
12. Sanitation facilities
13. Sewage disposal and treatment
14. Land development practices
15. Population growth

It is the responsibility of the citizens of Paradise Township to ensure conscientious actions regarding these environmental issues. It is important to review and update this plan as new environmental issues arise. Future revisions will provide the plan with the flexibility to expand and encompass new environmental problems and act upon them. At the same time, the citizens should remember the original pretexts upon which this PLAN was formulated. Human beings are one component within a complex series of interactions within the biosphere. Human beings should be aware of, and accountable for, any alterations or stresses that are imposed upon the environment. People should act as ecologically conscientious citizens whenever possible, rectifying and upgrading existing environmental hazards and problems.

The results will be the continuation of a way of life suitable to contemporary residents, and beneficial for future residents, of Paradise Township citizens.

#### ACT 537 TOWNSHIP SEWAGE PLAN

The 537 Plan is an important planning tool to direct future development in the township. Presently, the Plan is being revised by the township and the following recommendations apply:

1. Limit the number of outfalls into the surface water system to existing points of discharge.
2. Require developers to provide tertiary treatment and not to reduce the present high water quality value in the area.
3. All minor subdivisions should have existing sewer and water facilities checked for proper performance.
4. Specific service areas should be shown in the 537 Plan
5. Since the Borough of Stroudsburg draws significant quality of water from the Brodhead, water quality upstream should not be degraded.
6. On-lot sewage systems that have been in use for several years should be inspected periodically for system integrity. This should be included in the 537 Plan.

## SOLID WASTE MANAGEMENT

For all major commercial, industrial, and residential subdivisions (50 lots or more) a solid waste plan should be included with the land development plan. This will allow proper monitoring of the size of waste by new industries in the township.

The present recycling program is based upon a voluntary basis. This should continue and future solid waste management is dependent upon the proposed incinerator, however, increased attention to voluntary recyclables should be encouraged, and future government expansion should consider the location of a solid waste transfer station as part of the county system as an alternate for future solid waste removal in the township.

## ENERGY

Energy is a vital necessity to all residents of Paradise Township and plays an important role in everyday life. Because energy is a deciding factor in the future growth and prosperity of the township, it is in the best interest of the citizens of Paradise Township to utilize its energy resources in the most efficient manner possible. In most local governments, energy is the second largest component of the budget. The amount of dollars spent on energy is second, only to the amount of money spent on employing personnel. It is for this reason, that Paradise Township must strive to initiate energy use practices which promote the most beneficial results regarding the conservation of these critical energy resources.

Recent economic trends (such as the oil price plunge of 1986 which significantly lowered the cost of oil-fired electricity) have placed a false sense of security into many people. These trends cannot be expected to continue forever. We must continually conserve and use our energy resources in the most efficient manner possible. Let us not forget the energy crisis of the late 1970's and the problems that we were faced with then. With increased awareness and the implementation of programs promoting efficient energy use we can drastically decrease the amount of money spent on energy each year.

It should be the goal of Paradise Township to:

1. Use energy resources efficiently and conservatively to achieve a "least cost" energy plan.
2. Implement, wherever possible, any devices that will improve energy efficiency.
3. Plan for future energy needs and opportunities.
4. Plan for potential energy emergencies.
5. Educate the future citizens of Paradise Township about the beneficial results of cost-effective energy use.

It is important to accomplish a diversified energy use strategy. By doing so, the citizens of Paradise Township would not depend solely on one type of energy, but would utilize several types. Energy-use diversification will slow the depletion of our finite fossil fuel supply and will extend the amount of time we have to switch over to innovative and sustainable energy technologies. Efficient use of energy can also be a strategy to maintain and improve the environment. The following is a list of possible energy sources. By using a combination of sources instead of just one source, a more efficient and cost-effective energy-use plan is conceivable.

#### SOURCE

Coal  
Natural Gas  
Oil  
Wood and agricultural energy  
Solar  
Wind  
Hydro  
Nuclear

Paradise Township may want to consider the implementation of energy-use standards and building codes that would further require efficient energy-use practices in the area of building construction.

It is important to concentrate our conservation efforts on the major source of the energy we consume. However, it is also very effective to concentrate on the minute details of everyday energy-use that lead to a more efficient consumption rate. Things such as:

Turning off lights when leaving the room  
Using proper insulation  
Turning down thermostats  
Walking instead of driving whenever possible

If the citizens of Paradise Township can adopt an energy conscious policy into their everyday lives, it will be possible to fashion an energy future that is in the best interest of all the residents of Paradise Township.

## ENVIRONMENTAL POLICIES

1. Central sewer systems should only be installed in areas where on-lot systems are failing; where soils are not conducive to on-lot systems; or where the special needs of affordable housing of any kind is shown to be consistent with plan goals and requirements.
2. All central sewer systems must be designed for tertiary treatment and meet the outfall parameters of tertiary treatment, as recommended by Monroe County Planning Commission Policy. Alternatives to stream discharges should be explored for central systems.
3. An Environmental Impact Study should be required of all major subdivisions and/or Commercial or Industrial Land Development Plans when an outfall/discharge is planned into any surface water of the township. Also, the study should be required of major subdivisions of twenty (20) or more lots, and where more than one commercial and or industrial unit or lot is planned as a land development. The Environmental Impact Study should include where necessary and applicable the following data:
  - a. Water analysis on the quality of receiving surface water. (See County Water Quality Studies for Parameters and Testing Procedure.)
  - b. Model analysis determining future effect on receiving surface water once outfall is in place and operating.
  - c. Soils analysis regarding on-lot septic drainage fields, contaminated soils search, and suitability for various construction and other uses. (RE: Soils Survey of Monroe County)
  - d. The extent to which wildlife and rare plants will be adversely affected by the proposed development.
  - e. Air quality and noise quality analysis.
  - f. Geology, hydrology, and topographic analysis.
  - g. Impacts on adjoining properties.
  - h. Aesthetics, prehistoric, and historic significance of site.
  - i. Groundwater analysis determining whether it meets drinking water standards.

\*The procedures, methodology, and parameters for measuring environmental impacts shall be based upon those standards adopted by the following agencies:

- 1) Paradise Township Board of Supervisors
  - 2) Monroe County Conservation District
  - 3) Monroe County Planning Commission
  - 4) Pennsylvania Department of Environmental Resources
  - 5) Pennsylvania Department of Transportation
  - 6) U.S. Department of the Interior
  - 7) U.S. Environmental Protection Agency
4. A limited use area around wetlands should be required and be consistent with the Township's Natural Features Ordinance, and with eventual State DER Policies regarding wetlands. The township should adopt a buffer or impact area consistent with DER regulations surrounding all wetland areas. Furthermore, the property owner should be able to utilize at a minimum of 20% of the margin for non-impacting activities as open space, picnic areas, parking non-paving, and other activities non-degrading to wetlands.
  5. The township must submit an updated Official Sewage Facilities Plan (Act 537) to the Pennsylvania Department of Environmental Resources, and that plan must be compatible/consistent with the Comprehensive Master Plan regarding sewage management in the proposed land-use districts, and in the R-2 District where central sewage systems are permitted.
  6. The township should create and approve a Waste Water Management Ordinance whereby central sewer systems and on-lot sewer systems will be regulated, and inspected at regular periods. The township engineer and sewage enforcement officer should have direct participation in the construction of the ordinance. All malfunctioning systems must be recorded with documentation of remedial actions and post inspection reports. This ordinance should also contain a penalty clause for non-compliance, plus legal action procedures against violators. This law must be strict if the integrity of the land and water of the municipalities are to be upheld. It is less costly to prevent degradation of life support sources, then to attempt to reverse damage once it has occurred.
  7. All sludge haulers should be licensed by the township and documentation of sludge destination disposal sites must be recorded in the township.
  8. Environmentally-sensitive lands should be deleted from density calculation of a tract's total units. Furthermore, these lands should not be permitted to be subdivided into lots, rather they should be dedicated to a residents association, a non-profit environmental agency or the township. Should the township permit the subdivision of environmentally sensitive lands, the use of such lands shall be restricted by a deed covenant which is acceptable to the municipality.

9. The township should participate in and implement approved DER Stormwater Management plans and ordinances and participate in all future stormwater management plans for the watersheds that it is located in.
10. The township should continually survey the quality of both groundwater (wells) and surface water (streams) within the jurisdiction as mandated by MPC ACT 170. All water quality testing data should be shared between the municipalities and the county.
11. The township should review land developments/subdivisions on the basis of a land suitability analysis. Wetlands, floodplains, poor soils for construction and septic drainage fields, natural scenic views, and steep slopes must be deleted from overall tract lot computations, thus leaving only developable land for calculating total units. Development should only be placed on land areas found suitable and capable of containing the development with support and accessory facilities.
12. The township should explore Non-Impervious Construction Materials for rural subdivision roads and parking materials for rural subdivision roads and parking area. Such materials will allow stormwater to permeate into the ground and not runoff into streams and on roads causing flooding, and depleting the recharge aquifers.
13. The township should participate in and adopt an earth disturbance and erosion sediment pollution control plan and include such in their municipality adopted land-use ordinances. The Monroe County Conservation District should be contacted in all matters regarding the drafting and approval of the aforementioned plans.
14. The township should require through land-use ordinances, that prior to any outfall/discharge into any stream, wetland, lake or intermittent water course, that the applicant see alternatives to outfall, such as land applications involving artificial wetlands, ponding, spray irrigation, aqua- culture, and other new innovative systems where no outfall to a waterway is utilized.
15. The township should survey its high quality and exceptional value streams, and seek higher designations for pristine streams especially where water supplies are inherent in the use of the stream or watercourse.
16. The township should minimize outfalls/discharges on its streams, lakes, wetlands and other waterways. All existing sewage treatment plants and their connecting infrastructure should be utilized for new development rather than creating another STP with an additional outfall/discharge land application should and must become a priority for the township and outfalls on streams only be considered as the only, and last alternative.

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Should there be a conflict among standards the more restrictive shall apply.



VIII. TRANSPORTATION AND TRAFFIC

Future development in the township will undoubtedly be influenced on large measures by vehicular accessibility, i.e. the road and highway networks.

The interstate, state, and local systems provide relatively easy access to the township. Although the residents of the township are anti-dependent, future proposals may provide for public transportation. At present, the Monroe County Transportation Authority does serve Mt. Pocono Borough and residents of the township are able to have access via Mt. Pocono. Additional bus service for the eastern portion of the township should be considered as the population increases. The township may want to survey residents to determine if the need presently exists. Financial limitations do exist for the Monroe County Transportation Authority and extended service may not be financially possible in the near future.

If rail service becomes feasible for the near future, it will also cause additional growth pressures for the township and this is another reason for the revised Comprehensive Plan and subsequent code revisions.

With over 50% of the roads owned by the township, highway maintenance and improvement continuance is to be a high priority program for the township.

The following local roads and state roads should be prioritized for improvement within the township as the township budgets for future capital programs for the next 10 years. The list of state roads have been sent to PennDOT for consideration as part of the twelve year road improvement program.

The existing road system serves the township adequately. The construction of new roads, other than the improvement of local or subdivision roads, is not necessary. However, existing roads should be enlarged regarding cartways and right of ways where such expansion is physically and economically feasible.

<u>Collector</u>	<u>Cartways</u>	<u>R.O.W.</u>
State Route 314	24' - 30'	60'
L.R. 45034, 45075, 45027	24' - 30'	60'
Township Roads 584 and 565	24' - 30'	60'
<u>Local Residential</u>	<u>Cartway</u>	<u>R.O.W.</u>
All Subdivision and Other Township Roads	20' - 25'	50'

The above standards would require a change in the subdivision code. Arterial streets also require a 60' right-of-way but with a 24' - 30' cartway.

Arterial streets are right-of-way cartway:

<u>Arterial Streets Are:</u>	<u>Right of Way</u>	<u>Cartway</u>
U.S. Route 611	60'	24' - 30'
State Route 191	60'	24' - 30'
State Route 940	60'	24' - 30'
State Route 715	60'	24' - 30'
T. Route 614	60'	24' - 30'

The following are recommendations from the Monroe County Comprehensive Master Plan's that are relevant to future Paradise Township matters.

1. The commencement of design and construction of Route 611 improvements within the boundaries of Paradise Township.
2. The township should expand the front setbacks on state and secondary roads in order to allow for future cartway expansion of these roads.
3. The township must ensure that bridges within their community and which are in need of repair or structural renovation are placed on the PENDOT 2 year program and the State's Billion Dollar Bridge Program.
4. The township should consider having the state turn back roads to the municipal jurisdiction.
5. The township should take part in the analysis of any future commuter train service and airport capital/improvement.

## IX. ECONOMIC

Paradise Township, like a great majority of Monroe County, is economically tied to the tourism and retail sales industry. Along with these traditional economic bases, a growing percentage of Paradise Township residents are commuting into the New Jersey and New York City Metropolitan region for their employment. This out-of-state employment is generally professional in nature, and is situated at a high salary level. This trend in commuting among residents of the township is likely to continue as long as the higher paying professional careers are located out-of-state.

1. While a common economic trend holds that jobs will often follow their employees, Paradise Township and Monroe County are not yet witnessing this phenomenon. If this trend holds true, and more high paying jobs start to head west into Monroe County, competition may be high for the acquisition of such business. Paradise Township can take steps to supplement its economic base with this professional employment. Among the steps possible are active recruitment of potential professional industry, inducement benefits for selected business organizations, and cooperation in situating incoming industries within the township.
2. By bringing a number of these professional industries to Paradise Township, the municipality will benefit with higher tax revenue, greater residential income levels and reduced dependence upon a single economic component (tourism). Economic diversification will allow the township a more stable economic environment in the future.
3. While industrial diversification will improve the economic situation in the township, tourism will continue to play a major economic role. Future tourism development should be closely supervised by the township, and directed to the proposed tourism district. Any future expansion of tourism into non-tourist districts should be discouraged to allow for diversification of the township's economic base.
4. By developing districts for tourism and historic preservation, Paradise Township will be fostering an atmosphere conducive to the attraction of both tourism and high paying industry. This added industry will directly affect the quality of the township's economic well being.
5. The township should give consideration to providing economic and tax incentives to encourage the development of office and professional complexes.

X. COMMUNITY FACILITIES:

The following recommendations are made regarding necessary community facilities.

1. The township is participating in the Regional/County Solid Waste Plan, and should continue to do so. The township should consider centralized solid waste disposal areas, where residents for a fee can deposit their refuse at designated hours. A senior citizen could be retained to run this project, and paid out of collections. Local haulers could be retained to dispose of the refuse in approved land-fills, or the township could perform this service. Whatever, the township must take steps to provide easily accessible areas for residents and tourists to dispose of their refuse. If steps are not taken in developed areas where no contract haulers are utilized, then the ultimate disposal areas will become the sides of the roads and woodlands.

The township should consider a Litter Ordinance, and coordinate its efforts with the County Litter Program.

2. The township should explore the feasibility of a joint police force with surrounding municipalities. National standards determine adequate police coverage to be two full-time policemen for every 1,000 persons. By the year 2000 given current estimates of 3,350 persons, the Township would require six (6) policemen for complete coverage. At population capacity of 13,000 residents, approximately twenty-six (26) policemen would be required to meet national standards. Again, police coverage is expensive, and intermunicipal police force may be the only cost effective alternative.
3. Emergency services such as fire and ambulance, as the population of Paradise and other surrounding townships and boroughs continues to grow, have but one alternative, and that is to become full-time, permanent staff operation. Paradise and other surrounding municipalities should initiate a feasibility study regarding the same.
4. As the population increases in the township, and from the population characteristics shown in the Background Studies, the majority of the people are family-oriented and fall into the productive, family rearing years. At the minimum, the school district should consider construction of an elementary school situated in the center of the township in easy access from differing points in the township.
5. The township should adopt a 5 year capital improvements plan.

## XI. CONCLUSIONS

In conclusion, the following statements summarize the major recommendations for Paradise Township.

1. The township should consider an ultimate or maximum population not exceeding 14,998 or approximately 15,000 residents. This includes seasonal and permanent residents.
2. The Open Space/Conservation Zone should require a density of 1 unit/3 acres. This Zone is established where physical constraints for development dominate.
3. The Floodplain District also limits density and promotes local and county wide environmental protection and protects water quality and public health safety.
4. The five (5) Business Districts promote commercial and light industrial activity needed for balanced growth in the township.
5. Resort and Recreational uses should be permitted uses in all land use districts. Gross densities for Resort and Recreational uses should comply with district density.
6. The township should plan for a maximum of 5,799 seasonal and permanent units based upon developable land, the natural physical constraints to development and holding capacity.
7. The Comprehensive Plan should be utilized in future revisions of the Subdivision Ordinance, Zoning Ordinance, and Mobile Home Ordinance.
8. Planned residential district development should be encouraged where feasible and the density should be equal to or slightly more than the existing zoning requirements.
9. The township may want to purchase floodplain land and usable land for a park and expansion of long-range municipal services.
10. Agricultural use of land should continue to be permitted in all zoning districts.
11. Basic services should remain essential for Paradise Township including:
  - a. Road maintenance and inclusion in the PA. Department of Transportation twelve-year program at the state level.
  - b. Proper inspections of existing and future on-lot sewage systems to protect public health and safety.

- c. Effective government administration of all codes through the full-time Zoning Officers, Code Enforcement Officers, and or Engineering Consultant.
12. Ground water and surface water monitoring through the County Water Testing Programs and Township Program should be vital in protecting water quality on a continual basis. This will also protect the exceptional value and high quality water on Paradise Township. Water testing must be a continual program and tertiary treatment is recommended for all public and private STP'S.

Finally, the proposals/plans recommended in The Paradise Township Comprehensive Master Plan are solely based on the capacity of the land to absorb people, home, and business developments. The existing rural character of the township was taken into consideration, as well as the need to preserve the natural features which are tantamount to the life support systems.

It is imperative that the Paradise Township Board of Supervisors and the Township Planning Commission utilize the Paradise Township Comprehensive Master Plan as a direct guide in reviewing any and all future ordinances, subdivisions and land developments, official maps, re-districting of land-use or zoning districts, capital projects, county projects, and any and all projects, proposals, recommendations, studies, state requirements such as the official Sewage Feasibility Plans, directly or indirectly impacting on the physical, social, environmental, or economic development of Paradise Township. The preparation, completion and subsequent approval of this Paradise Township Comprehensive Master Plan has legal status in article III, section 301 to 306 of Pennsylvania Municipalities Planning Code Act 247 as amended by Act 170 of 1988.