ABOUT BERWICK TOWNSHIP:
A COMPREHENSIVE STUDY

BERWICK TOWSHIP COMPREHENSIVE PLAN
BERWICK TOWNSHIP, ADAMS COUNTY

COMPREHENSIVE PLAN HANDBOOK

JUNE 1998

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The Board of Supervisors of Berwick Township would like to thank and recognize the following individuals and organizations for their dedication and efforts towards the completion of the 1998 Berwick Township Comprehensive Plan. The guiding principles set forth in this Plan will help to sustain our community character, preserve our resources, and protect our public's health, safety and welfare for the next generation. We, the people of Berwick Township, owe these individuals our heart-felt thanks and appreciation for a job well done.

The Berwick Township Board of Supervisors
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Robert Myers, Vice-Chairman
Robert Coleman, Supervisor
Thomas Danner, Supervisor
Stephen Price, Supervisor

Berwick Township Planning Commission

Alan Carey, Chairman
Robert Myers, Vice-Chairman
William Brown
Patrick Sheaffer
Donald Vallotton

Berwick Township Planning Committee

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A WORD ABOUT THE COMPREHENSIVE PLAN HANDBOOK:

The Berwick Township Comprehensive Plan establishes the direction for the growth and development of the community over the next ten to fifteen years. The Plan develops policies and actions based on information collected in the Baseline Profiles Report, Needs Analysis and Statement of the Community Goals and Objectives. The Comprehensive Plan Handbook records the policy directions of the Township. The expectation is the Handbook will be utilized by the Township Planning Commission and Board of Supervisors to assess consistency of major actions with planned policy, to guide the decision-making process and to provide direction for plan implementation. The Plan provides benchmarks from which to judge future plans and activities.

The Handbook focuses on three elements:

- **The Community Agenda** includes:

  The Statement of Needs: The needs analysis is a product of the Baseline Profiles Report, focus group exercises, professional assessments and Berwick Township Planning Committee discussions.

  The Probable Future: A discussion of the Future Township given current policy directions.

  The Preferred Future: A statement of community goals and objectives relating to the preferred future directions.

  An Acceptable Future: The required policy directions needed to meet the preferred future direction.

- **The Policy Plan** includes:

  The Plan Statements: The sorting of policy initiatives into required planning elements:

  Land Use and Housing Plan
  Transportation Plan
  Community Facilities and Service Plan
  Public Utilities Plan
  Environmental Plan

  The Policy Initiatives: Key goals and objectives, strategies, and actions and work programs.

- **The Action Plan** includes the detailed Implementation Schedule.

CREATING A BERWICK TOWNSHIP COMMUNITY AGENDA: FROM A STATEMENT OF NEED TO A PREFERRED FUTURE

The Berwick Township Needs Analysis is a product of the Comprehensive Plan's Baseline Profiles Report, focus group exercises, professional assessment and Berwick Township Planning Committee discussions. The needs statement helps to identify the Township's probable future or the expected future given current policy and trends. The statement of needs and the probable future form the foundation for the consideration of needed changes to move the community in new directions or a preferred future. The preferred future is reflected in statements regarding the communities likes, dislikes and suggested changes and is formalized in the Statement of Community Goals and Objectives.

THE STATEMENT OF NEEDS

The needs statement considers functional areas of discussion: socioeconomic, housing, land use, transportation, community services and facilities, the environment and public utilities.

Socioeconomic Needs:

The local government is responsible to ensure that services and facilities are easily accessible for its citizens and continue to monitor these services as its populations grow and population characteristics change. It is important to note that not all services and facilities are necessarily the direct responsibility or function of local government. Many of the services and facilities may be offered regionally. The statements below highlight changes which are occurring or are expected to occur within the Township.

Accommodate a growing population over the next two decades and beyond.

The Background Studies indicate the population of Berwick Township will continue to grow through the year 2010. From 1996 to the year 2010, given current conditions, the Township may experience an increase of over 400 new residents. Increasing populations contribute to increasing pressure and demands for housing and community services and improvements and additions to existing infrastructure. Growing populations require suitable places to live, work and play.

Prepare for growing numbers of adolescents and senior citizens.

By the year 2000, the increased number of adolescent children will be impacting the middle and high school educational facilities. The Conewago Valley School District continues to plan for these needs.

Likewise, the Township continues to have an aging population. The aging population places different demands for services, such as: life-cycle housing (smaller, accessible homes), senior centers and recreation services, and full care living facilities.

Address and identify the "local, growing pocket of poverty" in the community.

The Socioeconomic Profile identified a growing pocket of poverty in Berwick Township. Without detailed block level census information it is difficult to statistically locate this area; however, a visual field view identifies the Greensprings area as being a distinguishable needs area. Governmental funds (Community Development Block Grants) may be available to accommodate some of the area's infrastructure and housing needs. Special income and housing surveys will be required to determine funding eligibility.

Improve levels of educational attainment and diversify the labor markets and nonresidential uses.

Education and jobs are interdependent variables in the economic setting. Generally,

speaking the level of educational attainment has a direct correlation to the type of occupations held by local residents, the type of industry attracted to the area, the level of income of the residents and consequently, the local tax base. Each of the variables will impact the other; therefore, a multi-faceted approach is needed to improve the economic base.

Housing Needs:

Find areas suitable to accommodate the demand for new housing.

The Housing Profile highlights the past and present trend in housing growth and estimates the continued slow growth in housing (average growth of thirteen units per year). At this rate over the next 13 years, approximately 170 new homes would come on line given current conditions (i.e., very limited public utilities). This scenario will change when public sewer is introduced into the community. Those areas within reach of public sewer will have the potential to develop at much greater density and intensity than now; therefore, careful consideration should be given to locating suitable areas for accommodating the demand for future housing. These growth areas will not only need adequate sewer facilities but other considerations will be public water and transportation infrastructure. The geographic setting of the Township will be a key determinant of where to locate these areas.

Expand and diversify the housing sector; that is, encourage more variety in housing types, tenure and value.

Currently, the Township's housing sector is relatively flat; that is, limited choices in housing types, tenure and value. The typical house in the Township is an owner-occupied, moderately priced single-family detached dwelling unit. The lack of adequate public facilities (i.e., public water and public sewers) is a limiting factor to the density and intensity of development. The Township policies need to reflect the anticipated provision of public facilities and include the expansion and diversification of the housing sector to meet the requirements of the Pennsylvania Municipalities Planning Code.

Land Use and Environmental Needs:

Each of the functional elements of the Comprehensive Plan has a clear connection to one another, as evidenced from the previous sections and the need to correlate:

- Increasing populations to the demand for infrastructure, housing and community services.
- The growth of the economic base with providing greater diversity of nonresidential land uses.
- The diversification of homes to meet the demands of the growing and aging population.
- The location of new homes relative to adequate infrastructure.

For Berwick Township the connection and correlation between land use and the environment is remarkable as reflected in the following statements.

Diversify residential and non-residential land uses to improve the economic and tax base.

This statement reiterates previous statements regarding the diversity of residential and non-residential land uses. The existing land use map shows the location of various land uses throughout the Township. Currently, the Township has few areas of commercial or industrial uses. The majority of the land is either in agriculture or residential use. The historic pattern of development has followed the topographic and woodland setting of the Township; that is, development locating in the lowlands next to the Pigeon Hills.

Locate higher density and intensity land uses in the most appropriate areas of the Township to avoid environmental constraints.