

Municipal Zoning and Comprehensive Plan Analysis

Municipal Zoning

PPL Electric collected and reviewed available zoning maps and ordinances for the Pennsylvania municipalities through which the proposed Susquehanna-Roseland 500 kV Transmission Line would cross (Route B only). The proposed line and right-of-way were overlain as closely as possible on the local zoning maps and the corresponding zoning districts were identified and subsequently assessed to determine the proposed transmission line's consistency with these ordinances. The results of PPL Electric's zoning assessment are presented in the following pages.

The various zoning ordinances or land development ordinances reviewed for the 29 municipalities in the five counties through which the proposed route passes are typically quite similar. Only 3 of the 29 municipalities (i.e., South Canaan and Lake Townships in Wayne County and Greene Township in Pike County) do not have zoning ordinances; instead, these municipalities defer to subdivision and land development ordinances. The zoning districts established by the zoning ordinances reviewed are generally designed to guide the future use of the land in the municipality by encouraging the development of desirable residential, commercial, agricultural, and manufacturing areas with appropriate groupings of compatible and related uses. The stated goal is to protect and promote public health, safety, comfort, prosperity, and other aspects of general welfare.

Electric transmission lines by public utilities are typically addressed in municipal zoning codes as an "essential service" or similar categorization. Several municipalities have taken steps to specifically define "essential services" within their ordinance's definitions section (e.g., Jackson, Jefferson, Lehman, Palmyra, Paupack, and South Abington). For example, Jackson Township defines essential services as "the erection, construction, alteration, or maintenance, by public utilities or municipal or other governmental agencies, of underground or overhead gas, electrical, communication, steam, or water transmission or distribution systems, including poles, wires, mains, drains, sewers, pipes, conduits, cables, fire alarm boxes, police call boxes, traffic signals, hydrants, and other similar equipment and accessories in connection therewith, reasonably necessary for the furnishing of adequate service by such public utilities or municipal or other governmental agencies or for the public health or safety or general welfare, but not including buildings." Jefferson, Lehman, Palmyra, Paupack, and South Abington Townships use similar language. Although every municipality reviewed does not specifically define essential services, each township with a zoning ordinance does address essential services and allows for essential services within all zoning districts.

Luzerne County

Salem Township

The proposed Susquehanna-Roseland 500 kV Transmission Line route (Route B) traverses the eastern portion of Salem Township for approximately 5.7 miles. The route passes through four zoning districts: Heavy Industrial, Agricultural, Single Family Residential, and Conservation. In all instances where the transmission line traverses a zoning district, the zoning district allows for essential services. Additionally, all zoning districts include utility structures.

Heavy Industrial District

Approximately 1.0 mile of the route traverses Heavy Industrial districts. Heavy Industrial districts are intended for uses engaged in the basic processing and manufacturing of materials or products predominately from extracted or raw materials, or uses engaged in storage of, or manufacturing processes using flammable or explosive materials, or storage or manufacturing processes that potentially involve hazardous or commonly recognized offensive conditions. Accessory Uses to Public Utility Buildings are included as Permitted Uses in Heavy Industrial districts.

Agricultural District

Approximately 1.9 miles of the route traverse an Agricultural district. Agriculture is defined as the use of land for agricultural purposes, including farming, dairying, pasturage, horticulture, floriculture, and animal and poultry husbandry and the necessary accessory uses for farm homes and packing, treating or storing the product; provided, however, that the operation of any accessory uses shall be secondary to that of normal agricultural activities and provided further that the above uses shall not include commercial hog farms, fur farms, fertilizer plants or animal kennels. Accessory Uses to Public Utility Facilities are included as Permitted Uses in Agricultural districts.

Single Family Residential District

Approximately 0.3 mile of the route traverses a Single Family Residential district. Single Families are defined as one or more persons occupying a dwelling unit and living together as a single nonprofit housekeeping unit. Accessory Uses to Public Utility Facilities (excluding storage yards) are included in Permitted Uses in Single Family Residential districts.

Conservation District

Approximately 2.5 miles of the route traverse Conservation districts. Accessory Uses to Public Utility Facilities (excluding storage yards) are included in Permitted Uses in Conservation districts.

Union, Hunlock, and Exeter Townships / Courtdale Borough

The proposed transmission line route traverses portions of Union, Hunlock, and Exeter Townships and Courtdale Borough for a total of approximately 12.6 miles: 3.8 in Union, 3.9 in Hunlock, 4.4 in Exeter and 0.5 in Courtdale. None of the municipalities mentioned in this section have their own ordinance, thus they follow the guidelines for Luzerne County. The route passes through seven zoning districts: Conservation, Suburban Residence, Highway Business, Single-Family Residential, Two-Family Residential, General Industrial, and Agricultural. In all instances where the transmission line traverses a zoning district, the zoning district allows for essential services (defined previously), including electric transmission lines. Additionally, all zoning districts include utility structures.

Conservation District

Approximately 7.6 miles of the route traverse Conservation districts. This includes approximately 3.7 miles in Union, and approximately 3.9 miles in Hunlock. The purpose of Conservation districts is to protect rugged mountain terrain and floodplains from intensive development, which could cause landslides and floods, and to preserve areas suitable for future development by allowing only low-intensity uses, which do not significantly change the character of the land. Accessory Uses to Public Utility Facilities are included in Permitted Uses in Conservation districts. Public Utility Facilities include electric lines, equipment and structures.

Highway Business District

Approximately 0.1 mile of the route traverses Highway Business districts. This includes less than 0.1 mile in Hunlock Township and approximately 0.1 mile in Union Township. The purpose of Highway Business districts is to provide the type of commercial facilities that supply convenience goods and services to the whole community and its environs and to highway traffic. Accessory Uses to Essential Public Utility Facilities (excluding storage yards) are included in Permitted Uses in Highway Business districts.

Single Family Residential District

Less than 0.1 mile of the route traverses a Single Family Residential district in Hunlock Township and approximately 3.2 miles traverse this district in Exeter Township. Accessory Uses to Utilities (excluding buildings and yards) are included in Permitted Uses in Single Family Residential districts.

Two-Family Residential District

Approximately 1.2 miles of the route traverses Two-Family Residential districts in Exeter Township. Accessory Uses to Public Utility Facilities (except buildings and yards) are included as Permitted Uses in Residential districts. Public Utility Facilities includes electric lines, equipment and structures.

Residential Suburban District

Less than 0.1 mile of the route traverses a Suburban Residential district in Hunlock Township. Accessory Uses to Utilities (excluding buildings and yards) are included in Permitted Uses in this Residential Suburban district.

General Industrial District

Approximately 0.1 mile of the route traverses a General Industrial district in the eastern portion of Exeter Township. Accessory Uses to Utilities (excluding buildings and yards) are included in Permitted Uses in General Industrial districts. Public Utility Facilities includes electric lines, equipment and structures.

Agricultural District

Approximately 0.5 mile of the route traverses Agricultural districts in Courtdale Borough. The purpose of Agricultural districts is to preserve and protect from intensive development land well suited to cultivation or agriculture based upon its historical use primarily for such purposes. Accessory Uses to Public Utility Facilities are included in Permitted Uses in Agricultural districts.

Plymouth Township

The proposed transmission line route traverses the central portion of Plymouth Township for approximately 4.9 miles. The route passes through two zoning districts: Special Residential, and One and Two Family Residential, both of which are addressed below. In all instances where the transmission line traverses a zoning district, the zoning district allows for essential services, including electric transmission lines. Additionally, all zoning districts include utility structures.

Special Residential District

Approximately 2.7 miles of the route traverse Special Residential districts. Accessory Uses to Public Utility Facilities (except buildings and yards) are included as Permitted Uses in Special districts.

One and Two Family Residential District

Approximately 2.2 miles of the route traverse One and Two Family Residential districts. Accessory Uses to Public Utility Facilities (except buildings and yards) are included as Permitted Uses in Residential districts.

Jackson Township

The proposed transmission line route traverses the southern tip of Jackson Township for approximately 1.3 miles. The route passes through one zoning district: Conservation, which is

addressed below. In all instances where the transmission line traverses a zoning district, the zoning district allows for essential services.

Conservation District

Approximately 1.3 miles of the route traverse Conservation districts. The intent of Conservation districts is to protect mountainous areas and watersheds, areas of rugged terrain, and wetlands from intensive development which could cause landslides, floods, contaminated water supplies, or difficult public access and expensive public services. Principal permitted uses within Conservation districts include agriculture, forestry, commercial nurseries and greenhouses, and single family dwellings. Essential services are permitted through special exception provided they adhere to the regulations listed within the ordinance.

Larksville Borough

The proposed transmission line route traverses the northwestern portion of Larksville Borough for approximately 2.2 miles. The route passes through two different zoning districts: Agricultural, and Conservation, both of which are addressed below. In all instances where the transmission line traverses a zoning district, the zoning district allows for essential services, including electric transmission lines.

Conservation District

Approximately 0.9 mile of the route traverses Conservation districts. Accessory Uses to Public Utility Facilities are included as Permitted Uses in Conservation districts.

Agricultural District

Approximately 1.3 miles of the route traverse Agricultural districts. Accessory Uses to Public Utility Facilities are included as Permitted Uses in Agricultural districts.

Kingston Township

The proposed transmission line route traverses the southeastern portion of Kingston Township for approximately 2.9 miles. The route passes through three zoning districts: Conservation, Agricultural, and Mining. In all instances where the transmission line traverses a zoning district, the zoning district allows for essential services. Additionally, all zoning districts include utility structures.

Conservation District

Approximately 1.6 miles of the route traverse Conservation districts. Conservation districts are intended to preserve and/or control development within certain swamp, steep slope, and other extremely sensitive areas of the natural environment. Principal permitted uses include wildlife refuges, timber/forestry areas, soil and water conservation activities, water retention ponds, accessory structures, agricultural uses, and Essential Services. Prior to the issuance of a zoning

permit to build or place any structure in a Conservation district, approval must be obtained by the Zoning Officer.

Agricultural District

Approximately 0.8 mile of the route traverses Agricultural districts. The Ordinance does not describe the intent of Agricultural districts, thus a summary is not provided. Principal permitted uses include single and two-family dwellings, all uses permitted in a Conservation district, commercial agricultural pursuits, churches, state parks, airfields, and essential services.

Mining District

Approximately 0.5 mile of the route traverses a Mining district. The Ordinance does not describe the intent of Mining districts, thus a summary is not provided. Principal permitted uses include strip mining, deep mining, rock mining, sand and gravel mining; processing and storage of mined materials; tipples, railroad yards, contractors' yards; and essential services.

West Wyoming Borough

The proposed Susquehanna-Roseland 500 kV Transmission Line route traverses the northwestern portion of West Wyoming Borough for approximately 1.9 miles. The route passes through two zoning districts: Agricultural, and Single Family Residential, both of which are addressed below. In all instances where the transmission line traverses a zoning district, the zoning district allows for essential services, including electric transmission lines. Additionally, all zoning districts include utility structures.

Agricultural District

Approximately 1.8 miles of the route traverse Agricultural districts. Agriculture is defined as the use of land for agricultural purposes, including farming, dairying, pasturage, horticulture, floriculture, and animal and poultry husbandry and the necessary accessory uses for farm homes and packing, treating or storing the product; provided, however, that the operation of any accessory uses shall be secondary to that of normal agricultural activities and provided further that the above uses shall not include commercial hog farms, fur farms, fertilizer plants or animal kennels. Accessory Uses to Public Utility Facilities are included as Permitted Uses in Agricultural districts. Public Utility Facilities includes electric lines, equipment and structures.

Single Family Residential District

Approximately 0.1 mile of the route traverses a Single Family Residential district. Accessory Uses to Public Utility Facilities (excluding storage yards) are included as Permitted Uses in Single Family Residential districts.

Lackawanna County

Ransom Township

The proposed transmission line route traverses southwest-northeast through Ransom Township for approximately 8.1 miles. According to the Ransom Township Building Code Officer, the route passes through four zoning districts: General Commercial and Manufacturing, Agricultural, Rural Residential, and Suburban Residential. In all instances where the transmission line traverses a zoning district, the zoning district allows for essential services.

The Ransom Township officer indicated that the township has a 150-foot height restriction, and a variance would generally be required from the township to exceed that height. In addition, if an easement needed to be widened, a variance would typically need to be filed and reviewed by the township Planning/Zoning Commission (Macheska, 2008). The easement in this part of the line is 325 feet and does not need widening to construct the Susquehanna-Roseland 500 kV Transmission Line; therefore, no variance would be required.

Newton Township

Part of the proposed Susquehanna-Roseland 500 kV Transmission Line route right-of-way traverses a portion of the eastern tip of Newton Township for a total of approximately 0.1 mile. The route passes through one Agricultural district. In all instances where the transmission line traverses a zoning district, the zoning district allows for essential services.

Agricultural Districts

The purpose of Agricultural districts is to identify those areas where agricultural activities should be encouraged or preserved and general suburban development curtailed until such time as municipal services and facilities can be logically and more economically expanded to serve this area. Furthermore, it is the purpose of this district to provide space for certain types of development which, because of their nature, will not create an undue hardship on municipal resources for services and facilities by reason of said services or facilities being provided by the developer. The Agricultural District also permits those uses permitted in the Residential District in accordance with the classification of uses provided in the Residential Schedule of Uses.

South Abington Township

The proposed transmission line route traverses the southern portion of South Abington Township for approximately 0.6 mile. The route passes through two zoning districts: Community Commercial, and Conservation and Forest, both of which are addressed below. In all instances where the transmission line traverses a zoning district, the zoning district allows for essential services. Additionally, all zoning districts include utility structures.

Community Commercial District

Approximately 0.1 mile of the route traverses Community Commercial districts. Principal permitted uses include department stores, specialty shops, banks, overnight lodgings, office buildings, liquor stores, florist stores, green houses, supermarkets, radio and television studios, automobile service stations and dealerships, commercial parking lots, railway and bus terminals, telegraph and express offices, wholesale businesses, produce markets, and essential services.

Conservation and Forest District

Approximately 0.5 mile of the route traverses Conservation and Forest districts. Principal permitted uses include open space, forest and animal sanctuaries, radio-television towers, cemeteries, crematories, mausoleums, nurseries and greenhouses, game lands and preserves, parks and private recreational facilities, and essential services.

It should be noted that South Abington Township requires a buffer/setback of no fewer than twenty-five (25) feet from any identified wetland and/or water body.

Scott Township

Part of the proposed transmission line route right-of-way traverses a portion of the southern tip of Scott Township for a total of approximately 0.1 mile. The route passes through one Rural district. In all instances where the transmission line traverses a zoning district, the zoning district allows for essential services. Additionally, all zoning districts include utility structures.

Rural District

Scott Township was historically associated with agricultural activities, and tourist-recreation trade. Rural districts have been included in order to acknowledge and encourage this pattern of development. Rural Districts include all types of agricultural, animal care, and husbandry uses, forestry enterprises, and resource extraction activities.

City of Scranton

The proposed Susquehanna-Roseland 500 kV Transmission Line route traverses the northern tip of the city of Scranton for approximately 0.9 miles. The route passes through three zoning districts: General Commercial, Medium Density Residential, and Conservation-Residential, which are addressed below. In all instances where the transmission line traverses a zoning district, the zoning district allows for essential services as a principal land use. Additionally, all zoning districts include utility structures.

The City of Scranton ordinance reviewed does not describe the intent of its zones, thus a detailed summary is not possible. Essential services in any zoning district in the City of Scranton are not required to meet accessory or principal setback requirements addressed in the zoning ordinance.

General Commercial District

Approximately 0.3 mile of the proposed route traverses General Commercial districts.

Medium Density Residential District

Approximately 0.2 mile of the proposed route traverses Medium Density Residential districts.

Conservation-Residential District

Approximately 0.5 mile of the proposed route traverses Conservation-Residential districts.

Dickson City Borough

The proposed transmission line route traverses the northwestern portion of Dickson City Borough for approximately 1.9 miles. The route passes through two zoning districts: Conservation, and Residential/Open Space. In all instances where the transmission line traverses a zoning district, the zoning district allows for essential services. Additionally, all zoning districts include utility structures.

Conservation District

The purpose of Conservation districts are to protect watersheds and other environmentally sensitive features, to provide for open space, recreational facilities, flood plain control, reforestation, and other conservation activities, and to provide for low density residential development which does not require significant infrastructure improvements in order to support development. Open Essential Services are included as a principally permitted land use, and Enclosed Essential Services are included as a special exception land use for Conservation districts in the Dickson City Borough.

Residential Open Space District

The purpose of Residential Open Space districts are to protect watersheds and other environmentally sensitive features, to provide for open space, recreational facilities, flood plain control, reforestation, and other conservation activities, to provide for low density residential development which does not require significant infrastructure improvements in order to support development, and to encourage the conservation of continuous, permanent open space areas. Open Essential Services are included as a principally permitted land use, and Enclosed Essential Services are included as a special exception land use for Residential Open Space districts in Dickson City Borough.

Blakely Borough

The proposed transmission line route traverses the western portion of Blakely Borough for approximately 1.6 miles. The route passes through one zoning district, Conservation, which is addressed below. In all instances where the transmission line traverses a zoning district, the

zoning district allows for essential services. Additionally, all zoning districts include utility structures.

Conservation District

Approximately 1.6 miles of the route traverse Conservation districts. Open Essential Services are included as a principally permitted land use, and Enclosed Essential Services are included as a special exception land use for Conservation districts in Blakely Borough.

Archbald Borough

The proposed transmission line route traverses the central portion of Archbald Borough for approximately 6.9 miles. The route passes through seven zoning districts: Special Purpose Open Space, Resource Conservation, Very Low Density Residential, Medium Density Residential, Highway Commercial, Regional Commercial, and Light Industrial. In all instances where the transmission line traverses a zoning district, the zoning district allows for essential services. Additionally, all zoning districts include utility structures.

Special Purpose Open Space District

Approximately 0.5 mile of the route traverses Special Purpose Open Space districts. Open Essential Services are included as a principally permitted land use in Special Purpose Open Space districts. Enclosed Essential Services are included as a special exception land use in Special Purpose Open Space districts.

Resource Conservation District

Approximately 4.1 miles of the route traverse Resource Conservation districts. Open Essential Services are included as a principally permitted land use in Resource Conservation districts. Enclosed Essential Services are included as a special exception land use in Resource Conservation districts.

Very Low Density Residential District

Approximately 0.5 mile of the route traverses Very Low Density Residential districts. Open Essential Services are included as a principally permitted land use in Very Low Density Residential districts. Enclosed Essential Services are included as a special exception land use in Very Low Density Residential districts.

Medium Density Residential District

Approximately 0.5 mile of the route traverses Medium Density Residential districts. Open Essential Services are included as a principally permitted land use in Medium Density Residential districts. Enclosed Essential Services are included as a special exception land use in Medium Density Residential districts.

Highway Commercial District

Approximately 0.8 mile of the route traverses Highway Commercial districts. Open Essential Services are included as a principally permitted land use in Highway Commercial districts. Enclosed Essential Services are included as a special exception land use in Highway Commercial districts.

Regional Commercial District

Approximately 0.2 mile of the route traverses Regional Commercial districts. Open Essential Services are included as a principally permitted land use in Regional Commercial districts. Enclosed Essential Services are included as a special exception land use in Regional Commercial districts.

Light Industrial District

Approximately 0.4 mile of the route traverses Light Industrial districts. Open Essential Services are included as a principally permitted land use in Light Industrial districts. Enclosed Essential Services are included as a special exception land use in Light Industrial districts.

Jefferson Township

The proposed transmission line route traverses the northern portion of Jefferson Township for approximately 3.5 miles. The route passes through two zoning districts: Conservation and Agricultural, both of which are addressed below. In all instances where the transmission line traverses a zoning district, the zoning district allows for essential services. Additionally, all zoning districts include utility structures.

Conservation District

Approximately 3.0 miles of the proposed route traverse Conservation districts. Principal permitted uses include single family dwellings, forest and animal sanctuaries, cemeteries, crematories, mausoleums, nurseries and green houses, game lands and preserves, park facilities, and essential services.

Agricultural District

Approximately 0.6 mile of the route traverses Agricultural districts. Principal permitted uses include single family dwellings, raising crops, packing and storing of crops, animal husbandry, and essential services.

Wayne County

South Canaan Township

The proposed transmission line route traverses the southern portion of South Canaan Township for approximately 6.1 miles. South Canaan Township does not have zoning regulations; instead, they default to the Wayne County subdivision and land development ordinance. The ordinance does not address zoning districts, nor does it specifically refer to public utility transmission lines. However, essential services are covered by the Pennsylvania Code as discussed elsewhere in this assessment and are allowed within all zoning districts. Additionally, all zoning districts include utility structures; in this instance where the township does not address zoning issues, it can be inferred that essential services are allowed.

Lake Township

The proposed transmission line route traverses the northeastern tip of Lake Township for approximately 2.0 miles. Lake Township does not have a zoning ordinance; instead, they provided a subdivision and land development ordinance. The ordinance does not address zoning districts, nor does it specifically refer to public utility transmission lines. However, essential services, as discussed elsewhere in this assessment, are allowed within all zoning districts. Additionally, all zoning districts include utility structures; in this instance where the township does not address zoning issues, it can be inferred that essential services are allowed.

Rural Residential

Approximately 2.0 miles of the route traverse a Rural Residential area, which is not addressed by the subdivision and land development ordinance.

Paupack Township

The proposed Susquehanna-Roseland 500 kV Transmission Line route traverses the northern portion of Paupack Township for approximately 4.8 miles. The route passes through two zoning districts: Rural Residential and Conservation. In all instances where the transmission line traverses a zoning district, the zoning district allows for essential services. Additionally, all zoning districts include utility structures.

Paupack Township defines Essential Services as “the erection, construction, alteration or maintenance by public utilities or municipal or other governmental agencies, of gas, electric, steam, water or sewage transmission or distribution systems including buildings, poles, wires, mains, drains, sewers, pipes, conduits, cables, fire alarm boxes, police call boxes, traffic signals, hydrants and other similar equipment and accessories in connection therewith, reasonably necessary for the furnishing of adequate service by such public utilities or municipal or other governmental agencies for the public health or safety or general welfare, excluding Wireless Communication Facilities as defined herein.”

Rural Residential District

Approximately 3.9 miles of the route traverse Rural Residential districts. Rural Residential districts are intended to delineate those areas within Paupack Township where the existing uses are residential, agricultural, wooded or open space and primarily where no definite pattern of development has been established; to protect those areas until sound proposals for compatible uses are presented that will allow development to take place that will not create unwanted pollution, flooding or loss of sensitive natural resources; and promote the development of housing in a manner consistent with the present nature of the community. Included in this district are subdivisions and land developments which do evidence patterned development, and it is the stated intent of this Paupack ordinance to provide for compatible uses in and around those areas.

Principal Permitted Uses for Rural Residential Districts include agricultural uses; forest or timbering operations; excluding building or structures required for this use; public or private parks or recreation areas; one and two family residential dwellings; cemeteries and churches; structures for municipal purposes and public safety; and home occupations.

Public utilities or facilities including towers, antennas, and structures incidental to such uses are included as Special Exception Uses in Rural Residential districts. Proposed buildings, towers, structures or antennas more than 35 feet in height shall be a special exception subject to the regulations and procedures for such uses and shall not exceed a height equal to the distance from the structure to the nearest lot line.

Conservation District

Approximately 0.9 mile of the route traverses a Conservation district. Conservation districts are intended to provide for undeveloped, nature conservancy and wildlife nurturing areas within the township, allowing for the enjoyment of such open space, nature conservancy, pristine and undeveloped property which can be viewed in harmony with other land uses with the township.

Principal Permitted Uses for Conservation Districts include agriculture, single family dwellings, camps, and home occupations. Transient housing and any use which is not specifically permitted or denied with the Township Ordinance shall be permitted as a special exception in designated districts. Proposed buildings, towers, structures or antennas more than 35 feet in height shall be a special exception subject to the regulations and procedures for such uses.

Palmyra Township

The proposed transmission line route traverses the southern portion of Palmyra Township for approximately 1.8 miles. The route passes through three zoning districts: Rural Residential, Industrial, and General Commercial. In all instances where the transmission line traverses a zoning district, the zoning district allows for essential services. Additionally, all zoning districts include utility structures.

Rural Residential District

Approximately 1.1 miles of the route traverse Rural Residential districts. Rural Residential districts are intended to insure the preservation of natural areas while providing for low intensity development that is compatible with the objective of protecting environmentally sensitive areas. Principal permitted uses include low intensity agricultural operations, conversions of single-family dwellings to double-family dwellings, forestry enterprises, group care facilities, minor natural resource uses, single-family detached dwellings, and two-family dwellings. Multiple conditional uses are allowed; essential services are included within the list of conditional uses.

Industrial District

Approximately 0.4 mile of the route traverses an Industrial district. Industrial districts were established to provide sufficient space in appropriate locations to meet future needs for limited industrial activity, and further, that limited industrial operations will be compatible with surrounding residential, farm, and rural areas. Principal permitted uses include banks, bed and breakfast establishments, businesses and professional offices, child care centers, private clubs/lodges, forestry enterprises, group care facilities, home occupations, minor natural resource uses, medical and dental offices, office buildings, personal service shops, restaurants, retail and service establishments, retail of products produced on the premises, single-family detached dwellings, studios, and two-family dwellings. Multiple accessory uses are allowed; essential services are included within the list of accessory uses.

General Commercial District

Approximately 0.2 mile of the route traverses a General Commercial district. General Commercial districts are provided for the orderly expansion of medium density residential and commercial development in those areas where public services are most readily available and also to provide for the orderly development of those uses necessary to meet community and regional needs for general goods and services as well as those of a social, cultural, or civic nature and to exclude incompatible uses. Principal permitted uses include banks, bed and breakfast establishments, child care centers, conversions of single-family dwellings to double-family dwellings, private clubs/lodges, forestry enterprises, group care facilities, home occupations, minor natural resource uses, medical and dental offices, personal service shops, restaurants, retail and service establishments, single-family detached dwellings, studios, and two-family dwellings. Multiple accessory uses are allowed; essential services are included within the list of accessory uses.

Pike County

Palmyra Township – Pike County

The proposed transmission line route traverses the northern portion of Palmyra Township, located in Pike County, Pennsylvania, for approximately 5 miles. The route passes through three zoning districts: Special Purpose, Highway Commercial, and Community Commercial. In all instances where the transmission line traverses a zoning district, the zoning district allows for essential services.

Special Purpose

Approximately 3.3 miles of the route traverse Special Purpose districts. Special Purpose districts are intended to designate certain areas of the Township for future residential and resort commercial type development, including residential and seasonal uses, while concurrently preserving the rural, recreational and natural setting critical to tourism. Due to natural land use limitations, it is recognized that much of the Special Purpose district is of limited development capability.

Highway Commercial

Approximately 1.3 miles of the route traverse Highway Commercial districts. Highway Commercial districts are intended to provide areas to meet the needs of residential and transient populations within which a wide variety of uses will be permitted, including manufacturing.

Community Commercial

Approximately 0.4 miles of the route traverse Community Commercial districts. Community Commercial districts are intended to provide land for expansion of the Township's recreational and economic resources and to service the transient population which is annually attracted to the Lake Wallenpaupack Region as well as to provide a somewhat broader range of other uses in conjunction with residential uses to meet the needs of the community.

Special Conservation Standards

In all zoning districts, the Township has identified special conservation standards regarding steep slopes, wetlands, and floodplains. Any use or development in a steep slope area, which is defined as an area with slopes in excess of 25-percent grade, is considered a conditional use and is subject to certain requirements. No development in wetland areas may occur except in accordance with all State and Federal wetland regulations and the applicant must provide the Township with evidence of compliance. If no wetlands are present in an area to be developed, the applicant must provide a certified statement to confirm. The special conservation standards state that any new construction, development, or substantial modification is prohibited in any identified floodplain areas and such development must maintain a minimum buffer distance of 50 feet from streams with identified floodplain areas and water bodies; 25 feet from streams without an identified floodplain areas; and 25 to 50 feet from streams without an identified

floodplain area (25 feet if applicant can document that 100-year floodplain will not be affected). No new construction, development or substantial modification can occur in the above mentioned buffer zones without approval from the Pennsylvania Department of Environmental Protection. For structures in existing floodplains, no expansion or enlargement of an existing structure is permitted that would cause any increase in the elevation of the 100-year floodplain. Development must also maintain a 50 foot buffer from the 1,191 feet above sea level elevation with respect to Lake Wallenpaupack.

Blooming Grove Township

The proposed transmission line route traverses the western portion of Blooming Grove Township for approximately 9.8 miles. The route passes through one zoning district: Multi Use. In all instances where the transmission line traverses a zoning district, the zoning district allows for essential services. Additionally, all zoning districts include utility structures.

Multi Use District

Approximately 9.8 miles of the route traverse Multi Use districts. Multi Use districts are intended to provide for the protection of the health, safety, and general welfare of the residents of Blooming Grove Township, to provide for a wide range of uses throughout the district, and to provide for the orderly and compatible development of all uses in the district. Principal permitted uses in Multi Use districts include agricultural uses, forestry enterprises, single family dwellings, and two-family dwellings. Several accessory uses are permitted in Multi Use districts, including essential services. Blooming Grove Township requires a buffer/setback of no fewer than 50 feet from any identified wetland, water body, Billings Creek, Shohola Creek, Blooming Grove Creek, and all tributaries to said creeks.

Greene Township

The proposed transmission line route traverses the northeastern tip of Greene Township for approximately 0.5 mile. Greene Township does not have a zoning ordinance; instead, they follow a subdivision and land development ordinance. The ordinance does not address zoning districts, nor does it specifically refer to public utility transmission lines. However, essential services are allowed as discussed elsewhere in this document. Additionally, all zoning districts include utility structures; in this instance where the township does not address zoning issues, it can be inferred that essential services are included.

Forested Region

Approximately 0.5 mile of the route traverses a forested region, also not addressed by the subdivision and land development ordinance. The only mention of utility structures is made under section 612 (Building Height) which exempts utility poles and towers from the 30-foot height restriction placed on buildings.

Porter Township

The proposed transmission line route traverses northwest-southeast through Porter Township for approximately 9.1 miles. The line passes through one zoning district, Conservation. In all instances where the transmission line traverses a zoning district, the zoning district allows for essential services. Porter Township defines essential services as “municipal or utility facilities that do not require enclosure in a building which are necessary for the public health and safety and which are routine, customary and appropriate to the character of the area in which proposed, including such facilities as poles, towers, wires, mains, drains, sewers, conduits, pipes, cables, fire alarm boxes, police call boxes, traffic signals, hydrants, and other similar equipment. Buildings, sewage treatment plants, solid waste disposal facilities, commercial communication towers, utility company offices, storage of trucks or equipment and bulk storage, and any commercial communications devices and/or facilities not specifically regulated by the Pennsylvania Public Utility Commission shall not be considered essential services.”

Conservation District

Approximately 9.1 miles span a Conservation district, 9.0 miles of which is in Delaware State Forest land. Conservation districts are intended to permit, encourage, and protect the continued use of land for low intensity outdoor recreation, hunting and fishing, forestry enterprises, and other open land activities. The regulations applicable in Conservation districts are designed to protect and stabilize the essential elements of the district’s existing character, to minimize conflicting land uses detrimental to open land uses and forestry enterprises, to limit development which requires community facilities in excess of those required for open land and forestry enterprises, and to maintain land in parcels of adequate size to support economically viable forestry operations. Within a Conservation district in Porter Township, essential services are permitted as an accessory use and do not need to adhere to building height limitations of 100 feet.

Lehman Township

The proposed transmission line route traverses the southwestern portion of Lehman Township, located in Pike County Pennsylvania, for approximately 5.8 miles. The route passes through four zoning districts: Conservation, Low Density Residential, Rural, and Village Commercial. In all instances where the transmission line traverses a zoning district, the zoning district allows for essential services. Additionally, all zoning districts include utility structures.

Conservation District

Approximately 2.0 miles of the route traverse Conservation districts. Conservation districts are intended to provide for very low-intensity development in areas with significant important natural features, such as wetlands, flood-prone lands and very steeply sloped areas, and to protect the water quality and habitats along the Delaware River and creeks, and promote groundwater recharge. All structures must maintain a minimum buffer distance of 25 feet from wetlands; 75 feet from perennial waterways, lakes, ponds, and other bodies of surface water; and 100 feet from the Delaware River, Bushkill Creek, Toms Creek, Little Bushkill Creek, and Saw Creek.

Low Density Residential District

Approximately 3.4 miles of the route traverse Low Density Residential districts, which includes the Saw Creek Estates residential community. Low Density Residential districts are intended to provide for low density residential neighborhoods that are primarily composed of single family detached dwellings, and to protect these areas from incompatible uses.

Rural District

Approximately 0.4 mile of the route traverses Rural districts. Rural districts are intended to provide for low intensity development in areas that include significant important natural features such as wetlands, flood-prone lands, and very steeply sloped areas. They also protect the water quality and habitats along creeks, and promote groundwater recharge, and recognize that certain of these areas do not have sufficient road access for intense development. A certain amount of flexibility in lot layout through lot averaging is provided by these districts so that development can be clustered on the most suitable portions of a tract of land, while still avoiding overly intense development. Finally, they are intended to provide incentives for the permanent preservation of substantial areas of land in public, semi-public, or private ownership, and to provide for and promote the continuation of existing camps, campgrounds, sportsmen's clubs, and other private recreation activities.

Village Commercial District

Approximately 0.1 mile of the route traverses a Village Commercial district. Village Commercial Districts are intended to preserve the historic and scenic rural character of the township and to promote an appropriate mix of retail, service, office, public, institutional, and residential uses. They are intended to avoid heavy commercial uses that are most likely to conflict with the historic and scenic rural character, and most likely to cause conflicts with homes. They also primarily provide for smaller-scale uses that will not be obtrusive in the landscape and that will not overload curvy sloped roads, and carefully locate commercial areas and commercial driveways to minimize traffic safety and congestion problems along roads.

Monroe County

Middle Smithfield Township

The proposed transmission line route traverses a portion of the eastern tip of Middle Smithfield Township for a total of approximately 1.6 miles. The route passes through two zoning districts: Conservation and Resort-Commercial. In all instances where the transmission line traverses a zoning district, the zoning district allows for essential services. Additionally, all zoning districts include utility structures.

Conservation District

Approximately 1.0 mile of the route traverses Conservation districts, predominantly National Park Service (DEWA) land. The purpose of Conservation districts is to provide for very low-

intensity development in areas with significant important natural features, such as wetlands, flood-prone lands and very steeply sloped areas. Also, to recognize that many of these areas have limited road access, to protect the water quality and habitats along the Delaware River, lakes and creeks and promote groundwater recharge, and to provide incentives and a certain amount of flexibility in lot layout through conservation development so that development can be clustered on the most suitable portions of a tract of land while still avoiding overly intense development. Finally, they are intended to recognize that most of these areas are not located near existing public water and sewage systems.

Resort-Commercial District

Approximately 0.6 mile of the route traverses Resort-Commercial districts, specifically Fernwood Resort and its associated golf course. The purpose of Resort Districts is to provide opportunities for residential and resort development, including more intense resort development than is allowed in the residential districts, and to make sure that development does not create conflicts with neighboring homes and respects environmental features of the land. Resort-Commercial districts provide for a mix of commercial, resort, residential and other compatible uses, and to promote unified and coordinated development with interior traffic access.

Comprehensive and Land Use Plans

PPL Electric also collected and reviewed available County-level comprehensive or land use plans covering counties through which the proposed Susquehanna-Roseland 500 kV Transmission Line would cross. Each county has adopted, or is in the process of updating, a comprehensive plan to guide development within the county. In addition, many of the townships or regions (e.g., the Lake Region in Wayne County) through which the proposed route would cross have also adopted their own comprehensive plans. Several of the counties have also adopted Open Space and Greenways plans. Plans reviewed are summarized below. County level plans were reviewed for all three Alternative Routes; representative available municipal-level comprehensive plans along the proposed route (Route B) were also reviewed. The results of PPL Electric's assessment are presented in the following pages.

County Plans

Open Space, Greenways & Outdoor Recreation Master Plan for Lackawanna and Luzerne Counties (April 2004)

The plan outlines an approach on how to protect and preserve identified open space, greenways, and outdoor recreation resources within the bi-county area. The plan does not incorporate existing or future land use information. Instead, the plan evaluates the resources of the land, irrespective of future plans, and identifies areas that offer opportunities for preserving and protecting valuable resources. The plan sets forth recommendations for achieving a balance between natural resources and the built environment so that the region may continue to thrive and benefit from its rich natural, recreational and cultural resources. The plan identifies several

short-term and long-term goals for the bi-county area and identifies the overall goal, which is to utilize innovative planning, and development strategies and a variety of funding sources and incentives to acquire, manage, and preserve open space lands and outdoor recreational resources.

Through background research and inventory, the plan has identified areas that are likely to have valuable ecological and natural resources present that contribute to or have an impact on water quality, sustainment of wildlife species and habitat, and the overall quality of life in the bi-county area. The Nature Conservancy conducted a natural area inventory in Lackawanna County (1997) and Luzerne County (2001). The inventory contains information on unique natural features and areas in each County, including mapped locations of the best natural communities and known locations of endangered, threatened and rare plant and animal species. The natural inventory was used to develop a critical areas inventory figure and an open space priority figure for each County. Routes A and B and the northernmost part of Route C are located in areas potentially affected by the Lackawanna and Luzerne County plan. Routes A and B through Luzerne County would not change from existing conditions and therefore, no impacts are expected. Routes A and B may affect some natural areas in Lackawanna County, as discussed in Exhibit C, Section 5.4, Vegetation.

Lackawanna and Luzerne County Comprehensive Plan, Long Range Transportation Plan, and a Hazard Mitigation Plan

Lackawanna and Luzerne Counties are in the process of collaborating on three new plans to guide growth and manage hazards county-wide. The Comprehensive Plan will serve as an overall planning guide for the counties and their municipalities. The Plan will establish a framework for future growth, conservation, and preservation that strengthens existing communities and responsibly stewards the natural, agricultural, and cultural resources. The goal of the Long Range Transportation Plan will be to develop, maintain, and manage an adequate, safe, accessible, and environmentally-sound transportation system. The Hazard Mitigation Plan will evaluate the potential for natural or technological hazards that could affect both counties and determine an approach to manage those hazards. At this time, the plans have not been completed; however, several associated draft maps were available for public review. Based on the constraints map, the proposed route would traverse through areas with steep slopes and possibly through or near areas designated as flood plains. As evident in the land preservation map, Routes A and B would cross over existing trails and trails currently in the planning stages. Existing or planned trails would be crossed in Archbald Borough, Kingston Township and Courtdale Borough. Both routes would proceed predominantly on existing PPL Electric right-of-way in Lackawanna and Luzerne counties, with the exception of required new easement through parts of Archbald Borough. Based on the available information, no other specific conflicts with natural or cultural areas of importance are expected.

Wayne County Comprehensive Plan (1994)

Wayne County adopted a Comprehensive Plan in 1994. Wayne County has seen the impacts of rapidly increasing development originating from the New York metropolitan area. The Plan identifies important natural and cultural resources throughout the county. Some of the goals of the 1994 plan include: to preserve and enhance the small town rural quality of the county,

maintain and protect the county's natural resources, and encourage local economic development. Based on a survey of residents discussed in the 1994 plan, environmental protection, land use controls, and recreational opportunities were among the most important county needs.

Wayne County is in the process of updating its comprehensive plan, which is scheduled to be finalized in 2010. Draft versions of select sections of the plan (population analysis, housing analysis, economic analysis, natural resources analysis, and a natural features map) are currently available for public comment. According to the natural resources section of the draft plan, Wayne County is 50 percent forested and has approximately 11,000 acres of surface water and 5,000 acres of wetlands. The County provides exceptional habitat to a variety of species including the white tailed deer, black bear, wild turkeys, ruffed grouse, and ring-necked pheasant. The two largest water areas include the Delaware River and Lake Wallenpaupack, which both provide important recreational opportunities. Currently, Wayne County does not have any designated scenic areas or roads; however, the Commonwealth of Pennsylvania has designated US Route 6 as a State Heritage Corridor. In addition, special natural resources include Lake Lacawac, the Browning Beaver Meadow, and a wetland bog located near Lake Ariel on Route 191, all which have been preserved as sanctuaries through the efforts of local foundations. While land use has shifted from primarily agriculture to rural uses, agriculture remains a large part of Wayne County. Based on the draft natural resources map, it is possible that the proposed route (Route B), as well as Route A, would cross through or near prime farmland or farmland of statewide importance; however, Routes A and B would proceed on existing cleared right-of-way through these areas. The right-of-way would need to be widened in some areas, thereby removing some additional vegetation, primarily forest land. Based on the available information, no other specific conflicts with natural or cultural areas of importance are expected.

Pike County Comprehensive Plan: Growing Naturally (2006)

Pike County developed a comprehensive plan to address the significant growth the county has experienced over the past several years. The plan identifies the most important county assets, which include rural character, open space, protected green space, large areas of state and federally protected lands, and clean water resources. The plan is particularly concerned with managing growth, improving the quality of development that occurs in the county, encouraging a sense of stewardship toward the county's resources, initiating actions to protect those resources, and encouraging municipal land use regulations which require development to recognize and protect the natural resources of Pike County. According to the plan, increased growth in the county has contributed to increasing fragmentation of open spaces, deforestation of watershed lands and increasing levels of non-point pollution. One notable fact is that all of the watersheds within Pike County are classified as either Exceptional Value or High Quality waters. In 2004, residents identified what they view are the key planning issues facing the county over the next 10 years. The top three issues identified are water quality protection, preserving environmentally sensitive areas and growth management.

Pike County has developed visioning goals, which include conserving, maintaining and enhancing the historical, cultural, and environmental resources of Pike County; and providing for properly managed and environmentally sound growth that will benefit the economy while

retaining the county’s rural character and natural beauty. Adhering to the principles of “smart growth” is a significant part of the county’s vision. Specific priority action items identified by the plan are described in Chapter 9 of the plan. The plan includes a conceptual greenways and trails map as well as a conceptual growth area map, which identify areas where preservation and growth are encouraged. In Chapter 7 of the plan, Greenway and Trail Planning, maps identify primary and secondary conservation areas.

Monroe County Comprehensive Plan: Monroe 2020 (1999)

The Monroe County Comprehensive Plan addresses five major concerns within the county: open space and outdoor preservation, economic development, legislative change, roadscapes, and arts and culture. Preservation and enhancement of open spaces, handling growth, and averting sprawl are central themes of this plan. Recommendations identified in the Monroe 2020 plan include the following:

- Preserve and enhance the most environmentally valuable natural features, including, water resources, quality and quantity; the best land for agricultural use; critical wetlands and wildlife habitats; and unique scenic views and visual quality
- Establish more efficient, compact patterns of land use while maintaining and upgrading the county’s visual character.
- Diversify the county’s economy and support and upgrade the tourism industry.
- Attract new enterprises that support jobs with good pay, contribute to the tax base, and balance the burden homeowners and businesses now bear for financing public facilities and services, especially schools.
- Locate new development on sites served by existing infrastructure or capable of being served by economically feasible extensions of existing systems or by alternative systems.
- Create greenways and trails and more facilities for safe pedestrian and bicycle travel both on and off existing roadways.
- Encourage multi-jurisdictional planning and zoning activity (aided by the county) and joint jurisdictional agreements in planning, zoning, and operation of services to form the basis of plan implementation.

Monroe County Open Space Plan (2001)

The Monroe County Open Space Plan, created by the Open Space Advisory Board, identifies and prioritizes the most important and threatened open space areas from a countywide perspective including greenways, heritage resources, “growing greener” opportunities, open space, parks, and recreation. The population in Monroe County has almost doubled in the last 20 years and is expected to grow another 60% by the year 2020. The plan provides municipalities with direction on how to accommodate this growth and to prevent unplanned, haphazard development. One of

the goals of the plan is to acquire 4,000 acres of additional land by 2020 for recreation, critical biological habitat and water quality protection, greenways, trails, agricultural preservation, and historic preservation. Four main goals were developed by the plan: create an open space system by acquiring land of significant natural or cultural value; utilize the “growing greener” approach to help build the open space system by incorporating open space initiatives into local plans and ordinances; create a greenway system as a network of interrelated preserved lands and trails; and acquire the necessary lands to create a countywide system of parks and recreation areas. The Open Space Plan identifies potential greenway corridors, based on existing natural resources and recreation areas, including 18 potential new greenways and one existing greenway (i.e., the Appalachian Trail). Of the potential new greenways, nine are identified as priority conceptual greenways. Route B would not cross over any of the identified conceptual greenways; however, the segment of Route B that traverses Monroe County would go through the Delaware Water Gap National Recreation Area.

As part of the Greenway Project Feasibility Study, Monroe County conducted a survey in 1998. The survey found that a high percentage of people support greenways and value open space that include natural areas and trails. Some of the concerns of the responders include the loss of open space, loss of scenic beauty and charm in Monroe County and the absence of trails. Based on the survey results, it can be concluded that open space and natural resource protection is the top priority; there is overall support for the development of greenways throughout Monroe County; and there is a consensus on the needs for parks that achieve a balance of recreation opportunities for people of all ages, interests and abilities and that are available year round.

Schuylkill County Comprehensive Plan (2006)

The Schuylkill County plan identifies the basic direction and structure recommended for the future development of the county, specifies goals and policies related to development, and lays forth an implementation strategy. The plan includes surveys of natural and cultural features, current land use patterns, transportation and infrastructure systems, mining features, analyses and projections of population and housing, and an examination of the rate and types of change in the county over the last ten years.

Schuylkill County Open Space and Greenway Plan (2006)

Schuylkill County is approximately 44 percent woodlands and 30 percent agricultural lands. However, these areas are increasingly threatened by development. The Schuylkill County Board of Commissioners identified the need for an Open Space and Greenway Study to promote the importance of these features, ensure a high quality of life for residents, and protect natural resources within the county. The plan presents a physical framework for open space and greenways and examines ways in which Schuylkill County can create an open space and greenway network.

Lehigh Valley Comprehensive Plan (2005)

The Lehigh Valley is composed of Lehigh and Northampton counties. The Lehigh Valley Comprehensive Plan identifies the following major planning issues: preservation of farmland,

preservation and protection of natural resources, redevelopment of old industrial sites including brownfields, renewal and revitalization of the cities, development of more parks and recreational facilities, and upgrading roads and intersections. The plan advocates measures to achieve these and other goals relevant to conservation, development, and redevelopment of the Lehigh Valley in the next 25 years.

Lehigh Valley Greenways Plan (2007)

The Lehigh Valley Greenways Plan expands upon the Lehigh Valley Comprehensive Plan with a focus on greenway and conservation efforts in the region. Many maps of the existing resources present in the Lehigh Valley were produced using GIS and analyzed to decide the location of the greenways network of hubs, nodes, and corridors. Hubs are defined as large centers of activity (e.g. parks, cities, boroughs) that serve to anchor the greenway network; nodes are natural, recreational, cultural or historic places of interest; and corridors are the linear connecting elements linking hubs and nodes. The Lehigh Valley greenways network consists of 31 corridors, 8 hubs and 63 nodes. Each corridor was evaluated using a priority ranking system that looked at location, connectivity, potential threats and stakeholders to identify nine priority greenways. The priority greenways identified by the plan include Blue Mountain/Kittatinny Ridge, the Bushkill Creek Corridor, Delaware River, the Greater Minsi Lake Corridor, Jordan Creek, Lehigh River, Little Lehigh Creek, Monocacy Creek, and the Pennsylvania Highlands. The Greenways Plan references a public opinion survey conducted in 1999, which revealed that the three most important planning issues to residents included the preservation of farmland, the preservation of environmentally sensitive areas, and the renewal of cities. The public survey also indicated that residents believe that to preserve the natural environment, priority should be given first to protecting rivers, creeks, streams, and lakes.

Lehigh and Northampton Counties Natural Area Inventory Summary (April 1999)

The Natural Areas Inventory (NAI) was prepared by the Pennsylvania Science Office of the Nature Conservancy. The summary provides general information on the locations of rare, threatened, and endangered species and the highest quality natural areas in the Lehigh Valley. Applicable information from this NAI is discussed in detail in Exhibit C, Sections 5.4, Vegetation, and 5.5, Wildlife.

Municipal Plans

Municipal-level comprehensive plans along the proposed route (Route B) were also reviewed and are discussed below. Some municipalities' comprehensive planning efforts are guided through area-wide plans or county plans. Some municipalities, including Hunlock, Exeter, and South Canaan Townships and Courtdale Borough, do not have comprehensive plans or otherwise no longer refer to the original outdated plans. Others, such as Greene Township, are currently developing a plan for the first time.

Kingston Township

Kingston Township's comprehensive planning efforts are guided by the *Back Mountain Area Plan*, which was completed in 2006. The Back Mountain Area includes the Luzerne County municipalities of Dallas Borough, Dallas Township, Kingston Township, and Lehman Township. A detailed Transportation Plan and the Open Space, Greenways and Outdoor Recreation Master Plan are included as appendices to the Comprehensive Plan. The plan "promotes sustainable development concepts to emphasize the Back Mountain's exceptional natural environment and sense of place and community character while supporting new economic development strategies, including ecotourism and the creation of downtown and village centers." Based on the environmental sensitivity of water resources, land in the Back Mountain Area is designated as Rural Resource or Growth Areas. Land use recommendations in the Plan steer future growth away from the Rural Resource Areas and into designated Growth Areas.

Kingston Township is the southernmost municipality located along PA Route 309 and serves as the "gateway" to the Back Mountain area. Specific issues of concern to residents include: enhancing neighborhood development and amenities; creating commercial nodes/village centers; upgrading commercial options and appearance; maintaining quality of public works and community services; improving aesthetics and image of the Back Mountain Area; reducing the impact of highways on small town feel; and looking into coordination of services to improve quality and reduce costs. Based on the maps provided in the plan, it is possible that the proposed route would cross through or near a few scattered areas of prime agricultural soils. The route would also traverse through an area designated as a Growth Area. However, the route through Kingston Township would proceed entirely on existing, cleared right-of-way currently occupied by a 230 kV (built to operate at 500 kV) transmission line. Based on the available information, no other specific conflicts with natural or cultural areas of importance are expected.

Newton, South Abington, and Scott Townships

Comprehensive planning in these three Luzerne County townships will be guided by the *Scranton – Abingtons Planning Association (SAPA) Comprehensive Plan*, which is currently in the process of being developed. The Preferred Route would traverse only a small portion of the SAPA study area in Newton, South Abington, and Scott Townships, utilizing existing PPL Electric right-of-way. Most of this area is designated as conservation area and a small section in South Abington Township is a commercial area. Based on the available information, no other specific conflicts with natural or cultural areas of importance are expected.

Jefferson Township

Land use planning in Jefferson Township is guided by the *Jefferson, Madison and Salem Townships Draft Regional Comprehensive Plan*. General land use goals discussed for Jefferson Township include development of a land use plan in order to guide the increase in development; encourage/support new residential and small neighborhood commercial development in areas to be served by new sanitary sewers; review the Township's land use ordinances and modify as needed to assure an adequate traffic plan; and prevent soil erosion. Maps are unavailable at this time.

Lake, Palmyra, and Paupack Townships (Wayne County)

Comprehensive planning in Lake, Palmyra, and Paupack Townships (as well as Hawley Borough) in Wayne County is guided by the *Lake Region Comprehensive Plan*, completed in September 2007. The Lake Region of Wayne County extends from Lake Constance on the east to Lake Henry on the west with Lake Wallenpaupack being a defining aspect of the entire region. The plan includes a thorough inventory of the four communities, identifying natural resources, demographic characteristics and related factors. The plan also relays a detailed set of community development goals and objectives based upon a combination of public comment and the input of steering committee members, which include plans relating to land use, community facilities, transportation, recreation, housing, and economic development. According to the plan, approximately 60 percent of the Lake Region is forested. Based on population trends, the plan anticipates that there will be a need for additional recreational area by 2020. One of the specific goals outlined in the plan is to evaluate potential areas for a municipal park in Palmyra Township. The proposed route in Wayne County is located in areas potentially affected by the Lake Region plan; however, the route through these townships would proceed entirely on existing, cleared right-of-way currently occupied by a 230 kV (and in some areas a 69 kV transmission line as well). An expansion of the right-of-way in some areas will be necessary.

Palmyra Township (Pike County)

Located in western Pike County, and bordered on the west by Lake Wallenpaupack and Wayne County, Palmyra Township has traditionally been a popular second home community or destination for visitors. In recent years, however, many of these second homes have been converted to primary homes for retirees or commuters. The purpose of the Palmyra Township Comprehensive Plan is to identify and inventory changes that have occurred in the Township, especially over the past 10 years, to establish a framework for the conservation of community character, residential neighborhoods, open land and environment while providing for sustainable growth and development, to provide the foundation for updating Township plans and ordinances and to ensure that the local government is operated in an efficient manner.

A significant portion of Palmyra Township remains undeveloped, including 5,100 acres of State Forest Land, 2,100 acres of State Game Lands, and about 400 acres of the Promised Land State Park. Some of the specific goals and objectives discussed in the Plan include the following: protect and enhance the Township's quality lifestyle by maintaining open space, and recognize forest land and other open land as important elements of the local economy, character and scenic setting; identify important conservation areas, form connections between natural areas; implement innovative conservation methods and conservation design; conserve natural resources and open space, including maintaining the water quality of Lake Wallenpaupack and other lakes and streams; protect critical wildlife habitat areas as identified in the Pike County Natural Areas Inventory; conserve ridge lines and scenic views; and provide adequate recreational opportunities.

Blooming Grove Township

Completed in May 2008, the *Blooming Grove Comprehensive Plan* was created to update changes that have occurred following the adoption of the 1986 Comprehensive Plan; to establish a framework for the conservation of the historic character, residential neighborhoods, open land and environment while concurrently provided for sustainable growth and development; and to provide a foundation for updated land use management tools to ensure well designed development and to minimize sprawl. The majority of Blooming Grove Township remains forested including approximately 43% of the total area which is Delaware State Forest and State Game Land. Specific plan objectives include ensure land conservation; promote conservation; implement adopted municipal policies consistent with the *County Open Space and Greenways and Recreation Plan*; provide multiple development options for landowners in order to minimize impacts on environmental resources and disturbance of natural or cultural features; adopt innovative conservation measures; and minimize views of development, among others. The proposed route would impact several areas identified on the conservation opportunities map. Most of these areas are State Forest land, State Game Land, or part of the Blooming Grove Hunting and Fishing Club. However, the proposed route would proceed on existing cleared right-of-way through the entire township. The right-of-way would need to be widened in some areas, thereby removing some additional forest.

Porter Township

According to the *Pike County Open Space, Greenways, and Recreation Plan*, Porter Township is unique because of the amount of public land held by the Pennsylvania Department of Conservation and Natural Resources (Delaware State Forest) and because of limited development on the remaining available private lands. Much of this available private land is held in ownership by hunting & fishing clubs. The 1999 *Porter Township Comprehensive Plan* fully recognizes the unique position of the township and sets forth direction toward conservation and best planning practices for future development. The Township is currently in the process of updating its comprehensive plan. The proposed route through Porter Township is located entirely on existing cleared right-of-way occupied by a 230 kV transmission line. The cleared right-of-way in some areas may need to be expanded (e.g., in some areas of the Delaware State Forest).

Lehman Township

The *Lehman Township Comprehensive Plan* was updated in 2001. According to the *Pike County Open Space, Greenways, and Recreation Plan*, the update includes broad goals and objectives addressing land use, housing, environmental conservation, community facilities and services, transportation, and historic preservation. The proposed route through Lehman Township is located entirely on existing cleared right-of-way occupied by a 230 kV transmission line. The cleared right-of-way in some areas may need to be expanded (e.g., in some areas of the Delaware State Forest), but not through the Saw Creek Estates residential community.

Middle Smithfield Township

The *Middle Smithfield Township Comprehensive Plan Update: 2007* was adopted in early 2008. According to the plan, Middle Smithfield Township has become an attractive “bedroom community” for the New York and New Jersey metropolitan area. Goals of the plan include the preservation of the natural, scenic, and cultural resources in the township; redevelopment of the Route 209 corridor; promoting a strong and stable economy through a balanced tax base; implementing design guidelines for community and neighborhood development; protecting and replacing trees; and implementing conservation design, among others. The proposed route would only traverse a small segment of the township, most of which is located within the boundaries of the Delaware Water Gap National Recreation Area and the Fernwood Resort and golf course along Route 209 (Milford Road).