

WHY ARE WE UPDATING THE COMPREHENSIVE PLAN?

The Pennsylvania Municipalities Planning Code (MPC) recommends that the municipal Comprehensive Plan be reviewed every five years, and updated as necessary, at a minimum, every ten years. The last review and update of the East Hanover Township Comprehensive Plan commenced in November 2017 and ended with the adoption of the updated Plan in September 2019. Since the adoption of that Plan, the 2020 U.S. Census has been completed, several significant developments were proposed in the Township, and there has been pressure to rezone portions of the Township for more intensive forms of development. As a result, the Board of Supervisors authorized the Township Planning Commission to begin a review and update of the Plan.

WHAT IS A COMPREHENSIVE PLAN?

A COMPREHENSIVE PLAN IS A DOCUMENT THAT:

- (1) Provides a **survey and evaluation** of the Township's resources (both physical and social);
- (2) Identifies **community goals and objectives**; and then
- (3) Recommends **ways to meet achieve these goals and allocate Township resources**.

The Comprehensive Plan is prepared to help Township officials administer the Township's land use planning program, based on objective data and clear goals. The Plan is also a compilation of data (both background information and future projections) that support policy goals and specific regulations. A Comprehensive Plan does not intend to prevent growth. Rather, its purpose is to encourage **well-planned** and **appropriate** growth, while striving for a balance between conflicting or competing interests. The Plan is an attempt to provide acceptable levels of satisfaction to different groups while conforming to required laws. The Plan is only of value to the Township if there is a strong commitment to implement it. The implementation of the Plan may necessitate changes to the Zoning Ordinance, Zoning Map, Subdivision and Land Development Ordinance and other Township ordinances and regulations that will reflect the policies contained within the Plan. This Plan cannot be a static document but must continuously reflect the Township's evolving policies for guiding change such as the type and location of new development and the preservation of land and open space. Each decision of the Township should be measured against the Plan and its major policies for guiding change.

THE ESSENTIAL ELEMENTS OF A COMPREHENSIVE PLAN

Ten related basic elements are included in a Comprehensive Plan, as required by the Pennsylvania Municipalities Planning Code (MPC), as Amended by Acts 67 and 68 of 2000, which went into effect on August 21, 2000. The basic elements, as stated in the MPC, are as follows:

A Statement of Objectives of the Municipality, concerning its future development, including, but not limited to, the location, character and timing of future development; [this may also serve as the Statement of Community Development Objectives for the Zoning Ordinance].

A Plan for Land Use, which may include provisions for the amount, intensity, character and timing of land use proposed for residence, industry, business, agriculture, major traffic and transit facilities, utilities, community facilities, public grounds, parks and recreation, preservation of prime agricultural lands, flood plains and other areas of special hazards and other similar uses;

A Plan to Meet the Housing Needs of Present Residents and of those Individuals and Families Anticipated to Reside in the Municipality, which may include conservation of presently sound housing, rehabilitation of housing in declining neighborhoods and the accommodation of expected new housing in different dwelling types and at appropriate densities for households of all income levels;

A Plan for Movement of People and Goods, which may include expressways, highways, local street systems, parking facilities, pedestrian and bikeway systems, public transit routes, terminals, airfields, port facilities, railroad facilities, and other similar facilities or uses;

A Plan for Community Facilities and Utilities, which may include public and private education, recreation, municipal buildings, fire and police stations, libraries, hospitals, water supply and distribution, sewerage and waste treatment, solid waste management, storm drainage, flood plain management, utility corridors and associated facilities, and other similar facilities or uses;

A Plan for the Protection of Natural and Historic Resources to the Extent not preempted by Federal or State law. This includes but is not limited to; wetlands and aquifer recharge zones, woodlands, steep slopes, prime agricultural land, flood plains, unique natural areas and historic sites.

A Plan for the Reliable Supply of Water, considering current and future water resources availability, uses and limitations, and including provisions adequate to protect water supply sources.

A Statement of the Interrelationships among the Various Plan Components, which may include an estimate of the environmental, energy conservation, fiscal, economic development and social consequences on the municipality;

A Discussion of Short- and Long-Range Plan Implementation Strategies, which may include implications for capital improvements programming, new or updated development regulations, and the identification of public funds potentially available; and

A statement Indicating that the Existing and Proposed Development of the Municipality is Compatible with the Existing and Proposed Development and Plans in Contiguous Portions of Neighboring Municipalities, or a statement indicating measures which have been taken to provide buffers or other transitional devices between disparate uses, and a statement indicating that the existing and proposed development of the municipality is generally consistent with the objectives and plans of the County Comprehensive Plan.-