

ASYLUM TOWNSHIP
COMMUNITY COMPREHENSIVE PLAN

ASYLUM TOWNSHIP
BRADFORD COUNTY, PENNSYLVANIA



2003

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ASYLUM TOWNSHIP GOVERNMENT

SUPERVISORS

KEVIN BARRETT, CHAIRMAN
KENNETH MIDDAUGH, VICE CHAIRMAN
FRANK MADDEN

PLANNING COMMISSION

THOMAS HOUSE, CHAIRMAN
LARRY FULMER, VICE CHAIRMAN
WILLIAM SECULES, SECRETARY
ROBERT CAIN
PAUL VANDERPOOL

TAX COLLECTOR

NANCY ALLEN

SECRETARY

TERRIE LYNN SCHOONOVER

TOWNSHIP AUDITORS

JACK KILMER
EUGENE LEWIS
WILLIAM DELL

TOWNSHIP CONSTABLE

MICHAEL RANDALL

EMERGENCY MANAGEMENT COORDINATOR

MICHAEL RANDALL

ASYLUM TOWNSHIP

PRINCIPLE ORDINANCES

NAME	NUMBER
BUILDING PERMITS	1-75
BUILDING PERMITS FOR FLOOD PLAIN	1-80
BUILDING PERMITS FOR FLOOD PLAIN	1-85
BUILDING PERMITS FOR FLOOD PLAIN	1-93
FLOOD INSURANCE PROGRAM RESOLUTION NUMBER 1	1-75
SUBDIVISION AND LAND DEVELOPMENT	2-93
SLUICE PIPE AND DRIVEWAY ORDINANCE	1-02
DISPOSAL AND TAX ON WASTE	1-81
AGREEMENT WITH COMMITTEE ON SANITATION FOR BRADFORD COUNTY	2-75
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ACKNOWLEDGEMENTS

THE PREPARATION OF THIS COMMUNITY COMPREHENSIVE PLAN WAS FINANCED IN PART THROUGH A COMMUNITY DEVELOPMENT BLOCK GRANT ADMINISTERED BY THE BRADFORD COUNTY OFFICE OF COMMUNITY PLANNING AND GRANTS ON BEHALF OF THE BRADFORD COUNTY BOARD OF COMMISSIONERS

JOHN M. SULLIVAN, CHAIRMAN

JANET LEWIS

NANCY SCHRADER

PLANNING CONSULTANT:

THE BRADFORD COUNTY OFFICE OF COMMUNITY PLANNING AND GRANTS

STAFF:

RAYMOND J. STOLINAS JR., AICP, PLANNING DIRECTOR

JASON R. FINNERTY, GIS COORDINATOR

AARON G. LANKFORD, PLANNER

ROBYN D'ANNA, GRANTS COORDINATOR

STEPHEN J. POLZELLA, COMPREHENSIVE PLANNER

BRENDA SUE STRICKLAND, ADMINISTRATIVE ASSISTANT

THE COMMUNITY COMPREHENSIVE PLAN FOR ASYLUM TOWNSHIP EXHIBITS A COLLABORATIVE EFFORT BETWEEN LOCAL GOVERNMENT, COUNTY PLANNING OFFICE AND CITIZENS ENVISIONING THE FUTURE OF THEIR COMMUNITY. THE PLAN EXHIBITS STATISTICS, MAPPING, AND PUBLIC INPUT THAT REINFORCES THE DOCUMENT AS A COMMUNITY POLICY THAT PROTECTS NATURAL AND HISTORIC RESOURCES WHILE ENCOURAGING DEVELOPMENT AND PLACEMENT OF VITAL COMMUNITY RESOURCES.

ASYLUM TOWNSHIP

COMMUNITY FACILITIES INDEX

GOVERNMENT

1. ASYLUM TOWNSHIP MUNICIPAL BUILDING, SR 187, ASYLUM

FIRE PROTECTION

1. WYSOX FIRE DEPARTMENT
2. DRY HYDRANTS (SEE MAP I-3 ON PAGE 13)

CHURCHES

1. FRENCH ASYLUM UNITED METHODIST CHURCH

PARKS AND RECREATION

1. FRENCH ASYLUM STATE HISTORICAL SITE
2. ASYLUM TOWNSHIP PARK
3. RIVERSIDE ACRES CAMPGROUND, RR2 Box 211, TOWANDA

FRATERNAL AND COMMUNITY ORGANIZATIONS

1. INTERNATIONAL ORDER OF ODD FELLOWS
2. REBECCA LODGE 443
3. DURRELL AM VETS POST 261
4. VFW
5. BRADFORD OUTBOARD MOTOR CLUB
6. TOWANDA GUN CLUB
7. LADY WHITMORE
8. UNITED METHODIST WOMEN

HEALTH SERVICES

1. WYSOX VOLUNTEER EMERGENCY MEDICAL SERVICE
2. TOWANDA MEMORIAL HOSPITAL E.M.S.

CEMETERIES

- | | |
|-------------------|----------------|
| 1. JENNINGS | T-461 |
| 2. COLE | SR 187 |
| 3. STORRS | T-460 |
| 4. DECKER | SR 2014 |
| 5. DURRELL | SR 2017 |
| 6. LAPORTE | T-458 |
| 7. GORDON | T-465 |
| 8. OLD FRENCHTOWN | T-458 |
| 9. FRENCHTOWN | T-458 (CHURCH) |
| 10. BACON FORKS | T-458 |
| 11. YOUNG | T-376 |

RESTAURANTS AND TAVERNS

1. MILLSTONE INN
2. TOWANDA GUN CLUB
3. AM VETS
4. VFW

BARBER AND BEAUTY SHOPS

1. CREATIVE NAILS

INDUSTRY AND MANUFACTURING

1. TOWANDA DRY KILN AND SPECIALTIES INC.
2. TONY ZDON SAWMILL
3. WYSOX SAND AND GRAVEL
4. CHILSON STONE QUARRY
5. GOWIN STONE QUARRY
6. DON JOHNSON STONE QUARRY
7. EDSSELL STONE QUARRY

AUTOMOBILE DEALERS AND SERVICE

1. ELLIOT'S BODY SHOP

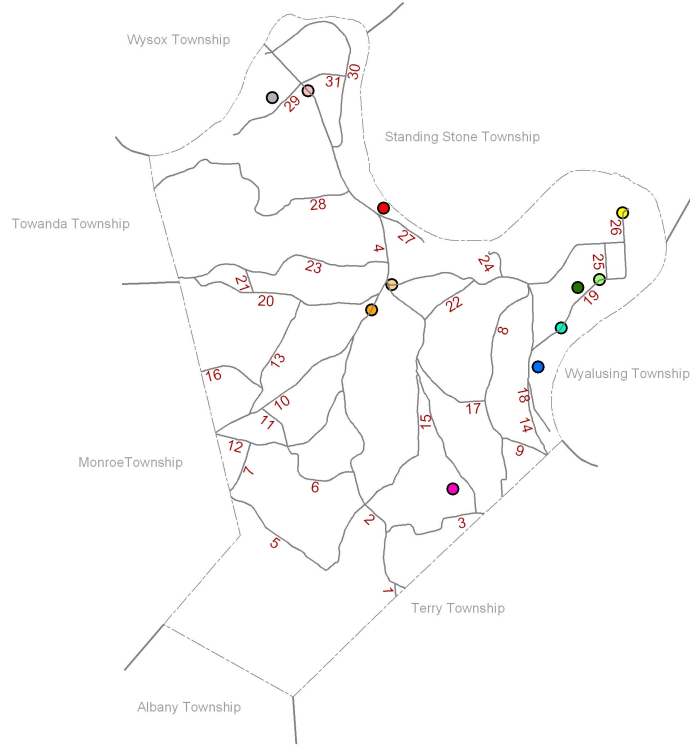
CONTRACTORS

1. TIM CONRAD, PLUMBING
2. WARREN OVERPECK, CARPET INSTALLATION
3. MIDDENDORF CONTRACTING, GENERAL BUILDING
4. DAVID MILLER, EXCAVATING CONTRACTOR
5. CHILSON PAVING, ASPHALT PAVING
6. MATIE STEVENS, SCHOOL BUS OWNER/OPERATOR
7. BRUCE SILL, SCHOOL BUS OWNER/OPERATOR
8. FRANK HEYER, SCHOOL BUS OWNER/OPERATOR
9. ED BRIDE, SCHOOL BUS OWNER/OPERATOR
10. JOHN RITTS, GENERAL CONTRACTOR
11. FRED ACKLEY, GENERAL CONTRACTOR

RETAIL AND SERVICE PROVIDERS

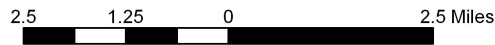
1. ROOF WHOLESALE
2. KATHY'S KREATIONS
3. ROOF'S STORAGE
4. ROOF'S SPRINGWATER
5. FRANKS SMALL ENGINE REPAIR

Asylum Township



ID	DNM
1	SHORT ST
2	MARSHVIEW RD
3	MOODY RD
4	PA STATE RTE 187
5	BARRETT'S RD
6	BRIDE RD
7	MARCY HILL RD
8	KERRICK HILL RD
9	SOLLICKS RD
10	LAKE ST
11	HILL ST
12	LIBERTY CORNERS RD
13	ELLIS RD
14	CHUTE RD
15	OBRIAN RD
16	JOHN ST
17	DIXON HILL RD
18	GUN CLUB RD
19	FRENCH ASYLUM RD
20	ELLIS HILL RD
21	SCHOOL HOUSE HILL RD
22	VFW RD
23	KILMER HILL RD
24	RIVER ST
25	MAPLE ST
26	QUEENS RD
27	BRIDGE ST
28	TIP TOP RD
29	COLE RD
30	ECHO BEACH RD
31	ANN ST
32	SILL RD

Cemetery Locations
Map I-1

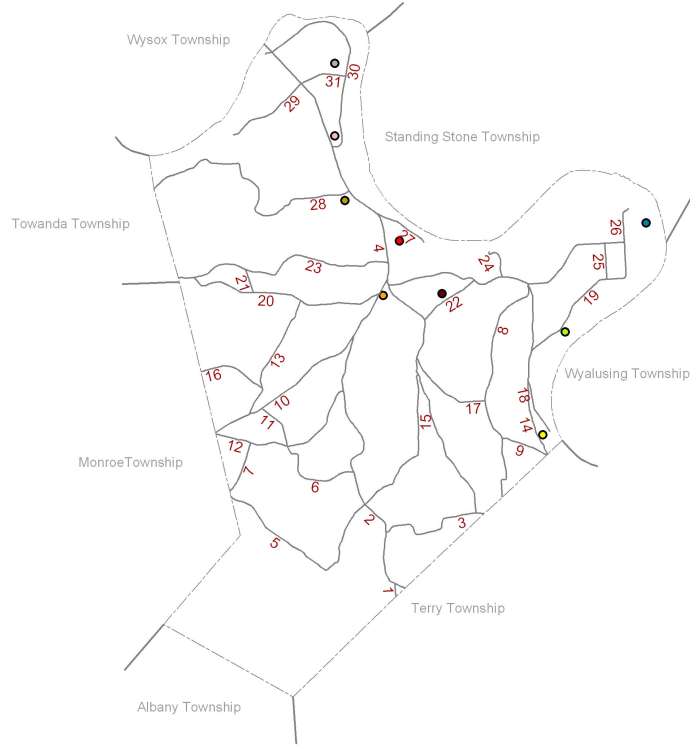


Resource:
1995 PENNDOT Digital Highway C-Line File (BCOCPG - Adjusted July, 2001)
1992 Digital Orthophoto Quarter Quads 8 (NAD 83 meters)
(BCOCPG - Created Landuse Layer, March 2003)
March, 2000 Northern Tier Region GIS Database (BCOCPG - Township Boundary Adjusted May, 2000)

Legend

- Jennings
- Cole
- Storrs
- Decker
- Durell
- Laporte
- Gordon
- Old Frenchtown
- Frenchtown Church
- Bacon Forks
- Young

Asylum Township



ID	DNM
1	SHORT ST
2	MARSHVIEW RD
3	MOODY RD
4	PA STATE RTE 187
5	BARRETT'S RD
6	BRIDE RD
7	MARCY HILL RD
8	KERRICK HILL RD
9	SOLLICKS RD
10	LAKE ST
11	HILL ST
12	LIBERTY CORNERS RD
13	ELLIS RD
14	CHUTE RD
15	OBRIAN RD
16	JOHN ST
17	DIXON HILL RD
18	GUN CLUB RD
19	FRENCH ASYLUM RD
20	ELLIS HILL RD
21	SCHOOL HOUSE HILL RD
22	VFW RD
23	KILMER HILL RD
24	RIVER ST
25	MAPLE ST
26	QUEENS RD
27	BRIDGE ST
28	TIP TOP RD
29	COLE RD
30	ECHO BEACH RD
31	ANN ST
32	SILL RD

Community Facilities Map I-2

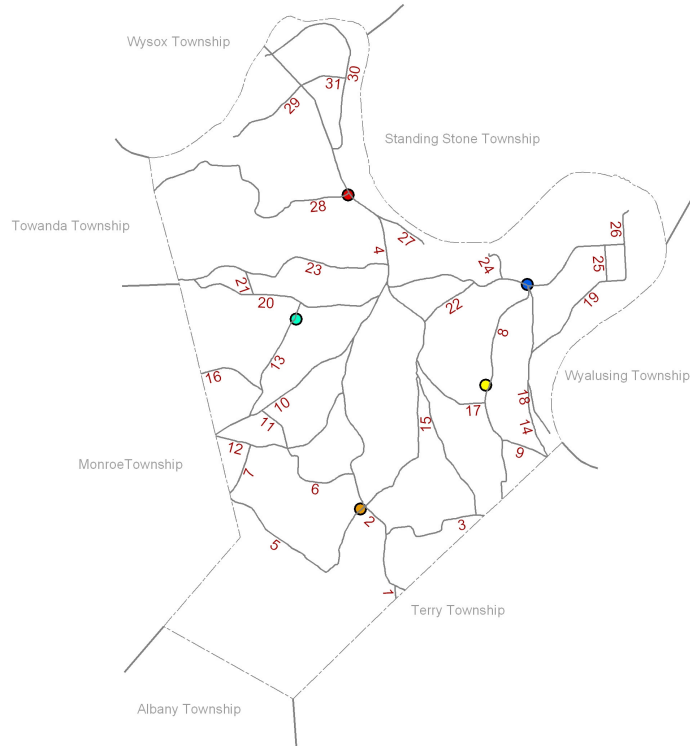


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 (BOCCPG - Created Landuse Layer, March 2003)
 March, 2000 Northern Tier Region GIS Database (BOCCPG - Township Boundary Adjusted May, 2000)

Legend

- Riverside Acres Campground
- Millstone Inn
- Towanda Gun Club
- VFW
- Am Vets
- Asylum Township Building
- Asylum Township Park
- French Asylum United Methodist Church
- French Asylum State Historical Site

Asylum Township



ID	DNM
1	SHORT ST
2	MARSHVIEW RD
3	MOODY RD
4	PA STATE RTE 187
5	BARRETT'S RD
6	BRIDE RD
7	MARCY HILL RD
8	KERRICK HILL RD
9	SOLLICKS RD
10	LAKE ST
11	HILL ST
12	LIBERTY CORNERS RD
13	ELLIS RD
14	CHUTE RD
15	OBRIAN RD
16	JOHN ST
17	DIXON HILL RD
18	GUN CLUB RD
19	FRENCH ASYLUM RD
20	ELLIS HILL RD
21	SCHOOL HOUSE HILL RD
22	VFW RD
23	KILMER HILL RD
24	RIVER ST
25	MAPLE ST
26	QUEENS RD
27	BRIDGE ST
28	TIP TOP RD
29	COLE RD
30	ECHO BEACH RD
31	ANN ST
32	SILL RD

Dry Hydrants
Map I-3



Resource:
1995 PENNDOT Digital Highway C-Line File (BOCCPG - Adjusted July, 2001)
1992 Digital Orthophoto Quarter Quads 8 (NAD 83 meters)
(BOCCPG - Created Landuse Layer, March 2003)
March, 2000 Northern Tier Region GIS Database (BOCCPG - Township Boundary Adjusted May, 2000)

Legend

Dry Hydrants

- Township Building
- Frutchey Pond
- Brink Site
- Marshview Site
- George Ellis Site

IA. LEGAL BASIS FOR PLANNING IN PENNSYLVANIA AND ABSTRACT OF THE ASYLUM TOWNSHIP COMMUNITY COMPREHENSIVE PLAN

THE MUNICIPALITIES PLANNING CODE – ACT 247 (AS AMENDED IN ACT 67 & 68 OF 2000)

IN PENNSYLVANIA, THE ADOPTION OF PLANNING ELEMENTS SUCH AS THE OFFICIAL MAP, SUBDIVISION AND LAND DEVELOPMENT ADMINISTRATION, ZONING, CAPITAL IMPROVEMENTS PROGRAMMING, PLANNED RESIDENTIAL DEVELOPMENT, TRADITIONAL NEIGHBORHOOD DEVELOPMENT AND EVEN THE COMPREHENSIVE PLAN ARE NOT MANDATORY UNDER THE MUNICIPALITIES PLANNING CODE (MPC). THESE PLANNING ELEMENTS OR TOOLS ARE STRICTLY VOLUNTARY PROGRAMS THAT MUNICIPALITIES ADOPT AS PART OF AN OVERALL PLANNING AGENDA, IF THEY SO CHOOSE.

ONE FUNDAMENTAL ELEMENT OR “TOOL” THAT MUNICIPALITIES CAN ADOPT IN THE INITIAL STAGES OF A PLANNING PROGRAM IS THE COMPREHENSIVE PLAN. COMPREHENSIVE PLANS ARE NOT MUNICIPAL LAWS, HOWEVER, THEY ARE A SET OF POLICY MEASURES FOR GUIDING FUTURE GROWTH AND DEVELOPMENT IN A MUNICIPALITY. THE PLAN PROVIDES TOWNSHIP OFFICIALS WITH A “BLUEPRINT” OF HOW RESIDENTS, BUSINESSES AND INDUSTRY ENVISION THEIR COMMUNITY’S FUTURE. THE “VISIONING” PROCESS CAN BE AS SIMPLE AS A PUBLIC MEETING OR CONTAIN SEVERAL GROUP DISCUSSIONS FOCUSING ON THE DEVELOPMENT OF A COMMUNITY VISION OR VISION STATEMENT. THIS, AGAIN, IS NOT MANDATORY UNDER THE “MPC” OR ANY OTHER PLANNING RELATED STATUTE, HOWEVER, IT ALLOWS THE COMMUNITY AND ITS CITIZENS TO PARTICIPATE IN THE PLAN PROCESS FROM THE BOTTOM-UP INSTEAD OF A TOP-DOWN APPROACH.

A COMMUNITY THAT ULTIMATELY ADOPTS A COMPREHENSIVE COMMUNITY PLAN AND ADHERES TO ITS POLICY WILL BENEFIT GREATLY WHEN ISSUES AND PROBLEMS ARISE THAT RELATE TO LOCAL PLANNING. THIS ENGAGES THE PLANNED COMMUNITY TO ASSUME A PROACTIVE STANCE IN SUCH A SITUATION, AS OPPOSED TO A REACTIVE STANCE IN AN UNPLANNED COMMUNITY.

THE COMPREHENSIVE PLAN IS NOT A PANACEA FOR EVERY COMMUNITY ISSUE OR PROBLEM. NEVERTHELESS, IT CAN PROVIDE GUIDANCE TO MUNICIPAL ELECTED OFFICIALS AND CONSISTENCY AMONG MUNICIPAL INITIATIVES AND ACTIVITIES THAT CROSS MUNICIPAL BOUNDARIES. ONE OF THE CORNERSTONES OF THE COMPREHENSIVE PLAN PROCESS INVOLVES THE DEVELOPMENT OF OVERALL COMMUNITY DEVELOPMENT GOALS AND OBJECTIVES. THE GOALS ACT AS A “WISH LIST” FOR THE COMMUNITY TO CONSIDER TO IMPROVE OR ENHANCE THE COMMUNITY. A GOAL MAY BE: TO PROVIDE MUNICIPAL PARKS IN WALKING DISTANCE OF EVERY RESIDENT. THIS CAN BE A VERY DAUNTING TASK FOR ANY MUNICIPALITY, BUT THE GOAL DOES NOT HAVE TO BE MET OVERNIGHT. ON THE OTHER HAND, OBJECTIVES TELL US HOW THE COMMUNITY CAN ACHIEVE THE LONG-TERM OR SHORT-TERM GOAL. AN EXAMPLE THAT FOLLOWS THE PREVIOUSLY MENTIONED GOAL MAY BE: 1. PRODUCE AN INVENTORY OF OPEN SPACE LAND IN THE MUNICIPALITY AND DETERMINE THE AVAILABILITY OF SUCH LAND FOR PARK DEVELOPMENT. 2. PRIORITIZE POTENTIAL OPEN LAND CONSIDERING PROXIMITY TO SCHOOLS, RESIDENCES AND LINKAGES SUCH AS TRAILS. IN OTHER WORDS, THE OBJECTIVES SET A COMMUNITY IN THE RIGHT PATH TOWARDS FULFILLING THEIR GOALS. SOME MAY FEEL THAT GOALS AND OBJECTIVES ARE JUST WISHES AND SIMPLY THAT, NONETHELESS, THEY DO PROVIDE A BASIS FOR PURSUING PROJECTS AND SOUND DEVELOPMENT WITHIN THE COMMUNITY.

ANOTHER IMPORTANT PART TO THE COMMUNITY COMPREHENSIVE PLAN INCLUDES MAPPING AND DATA COLLECTION. FOR THE MOST PART, THIS TASK CAN BE DONE SIMULTANEOUSLY WITH THE PUBLIC INPUT PROCESS. A TOWNSHIP PLANNING COMMISSION CAN COLLECT A MYRIAD OF DATA AND MAPPING RESOURCES WITH AVAILABLE GIS (GEOGRAPHIC INFORMATION SYSTEM) TECHNOLOGY AND THE INTERNET. COUNTY AND REGIONAL PLANNING AGENCIES USUALLY RETAIN A VAST MAJORITY OF THE DATA NEEDED TO COMPLETE THE COMPREHENSIVE PLAN THAT MAY INCLUDE CURRENT CENSUS DATA, WETLANDS AND FLOODPLAIN LOCATIONS, PARCEL DATA AND THE LIKE. THIS PHASE OF THE PROCESS IS NOT JUST A

SCAVENGER HUNT FOR DATA, BUT IT DOES ALLOW THE COMMUNITY TO COLLECT AS MUCH INFORMATION AS POSSIBLE TO ASCERTAIN GROWTH TRENDS, AVAILABLE HOUSING STOCK, EXISTING AND FUTURE LAND USE PROJECTIONS AND TRANSPORTATION/PEDESTRIAN PRIORITIES.

IN PENNSYLVANIA, THE COMMUNITY COMPREHENSIVE PLAN SHOULD CONTAIN THE BASIC COMPONENTS ILLUSTRATED UNDER ARTICLE III SECTION 301 OF THE MPC:

1. A STATEMENT OF OBJECTIVES OF THE MUNICIPALITY CONCERNING ITS FUTURE DEVELOPMENT, INCLUDING, BUT NOT LIMITED TO, THE LOCATION, CHARACTER AND TIMING OF FUTURE DEVELOPMENT, THAT MAY ALSO SERVE AS A STATEMENT OF COMMUNITY DEVELOPMENT OBJECTIVES (AS PROVIDED IN SECTION 606, MPC).

2. 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 LAND, FLOODPLAINS AND OTHER AREAS OF SPECIAL HAZARDS AND OTHER SIMILAR USES.
 - 2.1 A PLAN TO MEET HOUSING NEEDS OF PRESENT RESIDENTS AND OF THOSE INDIVIDUALS AND FAMILIES ANTICIPATED TO RESIDE IN THE MUNICIPALITY, WHICH MAY INCLUDE THE CONSERVATION OF PRESENTLY SOUND HOUSING, REHABILITATION OF HOUSING IN DECLINING NEIGHBORHOODS AND THAT ACCOMMODATION OF EXPECTED NEW HOUSING IN DIFFERENT DWELLING TYPES AND AT APPROPRIATE DENSITIES FOR HOUSEHOLDS OF ALL INCOME LEVELS.

3. 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.

4. 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 AND FLOOD MANAGEMENT, UTILITY CORRIDORS AND ASSOCIATED FACILITIES, AND OTHER SIMILAR FACILITIES AND USES.
 - 4.1 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.
 - 4.2 A DISCUSSION OF SHORT- AND LONG-RANGE PLAN IMPLEMENTATION STRATEGIES, WHICH MAY INCLUDE IMPLICATIONS FOR CAPITAL IMPROVEMENTS PROGRAMMING, NEW OR UPDATED DEVELOPMENT REGULATIONS, AND IDENTIFICATION OF PUBLIC FUNDS POTENTIALLY AVAILABLE.
5. 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.
6. A PLAN FOR THE PROTECTION OF NATURAL AND HISTORIC RESOURCES TO THE EXTENT NOT PREEMPTED BY FEDERAL OR STATE LAW. THIS CLAUSE 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. THE PLAN SHALL BE CONSISTENT WITH AND MAY NOT EXCEED THOSE REQUIREMENTS IMPOSED UNDER THE FOLLOWING:

- (i) ACT OF JUNE 22, 1937 (P.L. 187, No. 394), KNOWN AS “THE CLEAN STREAMS LAW”;
- (ii) ACT OF MAY 31, 1945 (P.L. 1198, No. 418), KNOWN AS THE “SURFACE MINING CONSERVATION AND RECLAMATION ACT”;
- (iii) ACT OF APRIL 27, 1966 (1ST SP. SESS., P.L. 31, No. 1), KNOWN AS “THE BITUMINOUS MINE SUBSIDENCE AND LAND CONSERVATION ACT”;
- (iv) ACT OF SEPTEMBER 24, 1968 (P.L. 1040, No. 318), KNOWN AS “THE COAL REFUSE DISPOSAL CONTROL ACT”;
- (v) ACT OF DECEMBER 19, 1984 (P.L. 1140, No. 223), KNOWN AS “THE OIL AND GAS ACT”;
- (vi) ACT OF DECEMBER 19, 1984 (P.L. 1093, No. 219), KNOWN AS “THE NONCOAL SURFACE MINING CONSERVATION AND RECLAMATION ACT”;
- (vii) ACT OF JUNE 30, 1981 (P.L. 128, No. 43), KNOWN AS “THE AGRICULTURAL AREA SECURITY LAW”;
- (viii) ACT OF JUNE 10, 1982 (P.L. 454, No. 133), ENTITLED “AN ACT PROTECTING AGRICULTURAL OPERATIONS FROM NUISANCE SUITES AND ORDINANCES UNDER CERTAIN CIRCUMSTANCES”; AND
- (ix) ACT OF MAY 20, 1993 (P.L. 12, No. 6), KNOWN AS “THE NUTRIENT MANAGEMENT ACT”, REGARDLESS OF ANY AGRICULTURAL OPERATION WITHIN THE AREA TO BE AFFECTED BY THE PLAN IS A CONCENTRATED AGRICULTURAL OPERATION AS DEFINED UNDER THE ACT.

7. IN ADDITION TO ANY OTHER REQUIREMENTS OF THE ACT, A COUNTY COMPREHENSIVE PLAN SHALL:

- (i) IDENTIFY LAND USES AS THEY RELATE TO IMPORTANT NATURAL RESOURCES AND APPROPRIATE UTILIZATION OF EXISTING MINERALS.
- (ii) IDENTIFY CURRENT AND PROPOSED LAND USES WHICH HAVE A REGIONAL IMPACT AND SIGNIFICANCE, SUCH AS LARGE SHOPPING CENTERS, MAJOR INDUSTRIAL PARKS, MINES AND RELATED ACTIVITIES, OFFICE PARKS, STORAGE FACILITIES, LARGE RESIDENTIAL DEVELOPMENTS, REGIONAL ENTERTAINMENT AND RECREATIONAL COMPLEXES, HOSPITALS, AIRPORTS AND PORT FACILITIES.
- (iii) IDENTIFY A PLAN FOR THE PRESERVATION AND ENHANCEMENT OF PRIME AGRICULTURAL LAND AND ENCOURAGE THE COMPATIBILITY OF LAND USE REGULATION WITH EXISTING AGRICULTURAL OPERATIONS.

(iv) IDENTIFY A PLAN FOR HISTORIC PRESERVATION.

THE COMPREHENSIVE PLAN SHALL INCLUDE A PLAN FOR THE RELIABLE SUPPLY OF WATER, CONSIDERING CURRENT AND FUTURE WATER RESOURCE AVAILABILITY, USES AND LIMITATIONS, INCLUDING PROVISIONS ADEQUATE TO PROTECT WATER SUPPLY RESOURCES. ANY SUCH PLAN SHALL BE GENERALLY CONSISTENT WITH THE STATE WATER PLAN AND ANY APPLICABLE WATER RESOURCES PLAN ADOPTED BY A RIVER BASIN COMMISSION. IT SHALL ALSO CONTAIN A STATEMENT RECOGNIZING THAT:

LAWFUL ACTIVITIES SUCH AS EXTRACTION OF MINERALS IMPACT WATER SUPPLY SOURCES AND SUCH ACTIVITIES ARE GOVERNED BY STATUTES REGULATING MINERAL EXTRACTION THAT SPECIFY REPLACEMENT AND RESTORATION OF WATER SUPPLIES AFFECTED BY SUCH ACTIVITIES.

THE MUNICIPAL OR MULTIMUNICIPAL COMPREHENSIVE PLAN SHALL BE REVIEWED AT LEAST EVERY TEN YEARS. THE MUNICIPAL OR MULTIMUNICIPAL PLAN SHALL BE SENT TO THE GOVERNING BODIES OF CONTIGUOUS MUNICIPALITIES FOR REVIEW AND COMMENT AND SHALL ALSO BE SENT TO THE CENTER FOR LOCAL GOVERNMENT SERVICES FOR INFORMATIONAL PURPOSES. THE MUNICIPAL OR MULTIMUNICIPAL COMPREHENSIVE PLAN SHALL ALSO BE SENT TO THE COUNTY PLANNING COMMISSIONS, OR UPON REQUEST OF A COUNTY PLANNING COMMISSION, A REGIONAL PLANNING COMMISSION WHEN THE COMPREHENSIVE PLAN IS UPDATED OR AT TEN YEAR INTERVALS, WHICHEVER COMES FIRST, FOR REVIEW AND COMMENT ON WHETHER THE MUNICIPAL OR MULTIMUNICIPAL COMPREHENSIVE PLAN REMAINS GENERALLY CONSISTENT WITH THE COUNTY COMPREHENSIVE PLAN AND TO INDICATE WHERE THE LOCAL PLAN MAY DEVIATE FROM THE COUNTY COMPREHENSIVE PLAN.

THE MUNICIPAL, MULTIMUNICIPAL OR COUNTY COMPREHENSIVE PLAN MAY IDENTIFY THOSE AREAS WHERE GROWTH AND DEVELOPMENT WILL OCCUR SO THAT A FULL RANGE OF PUBLIC INFRASTRUCTURE SERVICES, INCLUDING SEWER, WATER, HIGHWAYS, POLICE AND FIRE PROTECTION, PUBLIC SCHOOLS, PARKS, OPEN SPACE AND OTHER SERVICES CAN BE ADEQUATELY PLANNED AND PROVIDED AS NEEDED TO ACCOMMODATE GROWTH.

ASYLUM TOWNSHIP MAY ADOPT AND AMEND THE COMPREHENSIVE PLAN AS A WHOLE OR IN PART. BEFORE ADOPTING OR AMENDING THE COMPREHENSIVE PLAN OR ANY PART THEREOF, THE ASYLUM TOWNSHIP PLANNING COMMISSION SHALL HOLD AT LEAST ONE PUBLIC MEETING BEFORE FORWARDING THE PROPOSED COMPREHENSIVE PLAN OR AMENDMENT THEREOF TO THE ASYLUM TOWNSHIP SUPERVISORS. IN REVIEWING THE PROPOSED COMPREHENSIVE PLAN, THE SUPERVISORS SHALL CONSIDER THE COMMENTS OF THE COUNTY, CONTIGUOUS MUNICIPALITIES AND SCHOOL DISTRICT, AS WELL AS THE PUBLIC MEETING COMMENTS AND THE RECOMMENDATIONS OF THE ASYLUM TOWNSHIP PLANNING COMMISSION. THE COMMENTS FROM THE COUNTY, CONTIGUOUS MUNICIPALITIES AND THE LOCAL SCHOOL DISTRICT SHALL BE MADE TO THE ASYLUM TOWNSHIP SUPERVISORS WITHIN 45 DAYS OF RECEIPT BY THE SUPERVISORS, AND THE PROPOSED PLAN OR AMENDMENT THERETO SHALL NOT BE ACTED UPON UNTIL SUCH COMMENT IS RECEIVED. IF, HOWEVER, THE CONTIGUOUS MUNICIPALITIES AND THE LOCAL SCHOOL DISTRICT FAIL TO RESPOND WITHIN 45 DAYS, THE ASYLUM TOWNSHIP SUPERVISORS MAY PROCEED WITHOUT THEIR COMMENTS.

ASYLUM TOWNSHIP SUPERVISORS SHALL HOLD AT LEAST ONE PUBLIC HEARING PURSUANT TO PUBLIC NOTICE. IF, AFTER THE PUBLIC HEARING HELD ON THE PROPOSED PLAN OR AMENDMENT TO THE PLAN, THE PROPOSED PLAN OR PROPOSED AMENDMENT THERETO IS SUBSTANTIALLY REVISED, THE ASYLUM TOWNSHIP SUPERVISORS SHALL HOLD ANOTHER PUBLIC HEARING, PURSUANT TO PUBLIC NOTICE, BEFORE PROCEEDING TO VOTE ON THE PLAN OR AMENDMENT THERETO.

THE ADOPTION OF THE COMPREHENSIVE PLAN, OR ANY PART THEREOF, OR ANY AMENDMENT THERETO, SHALL BE BY RESOLUTION CARRIED BY THE AFFIRMATIVE VOTES OF NOT LESS THAN A MAJORITY OF ALL THE MEMBERS OF THE ASYLUM TOWNSHIP SUPERVISORS. THE RESOLUTION SHALL REFER EXPRESSLY TO THE MAPS, CHARTS, TEXTUAL MATTER AND OTHER MATTERS INTENDED TO FORM THE WHOLE OR PART OF THE PLAN, AND THE ACTION SHALL BE RECORDED ON THE ADOPTED PLAN OR PART.

ANY SUBSEQUENT PROPOSED ACTION OF ASYLUM TOWNSHIP SUPERVISORS, ITS DEPARTMENTS; AGENCIES AND APPOINTED AUTHORITIES SHALL BE SUBMITTED TO

THE ASYLUM TOWNSHIP PLANNING COMMISSION FOR ITS RECOMMENDATIONS WHEN THE PROPOSED ACTION RELATED TO:

- (1) THE LOCATION, OPENING, VACATION, EXTENSION, WIDENING, NARROWING, OR ENLARGEMENT OF ANY STREET, PUBLIC GROUND, PIER HEAD OR WATERCOURSE.
- (2) THE LOCATION, ERECTION, DEMOLITION, REMOVAL OF SALE OF ANY PUBLIC STRUCTURE LOCATED WITHIN ASYLUM TOWNSHIP; OR
- (3) THE ADOPTION, AMENDMENT OR REPEAL OF AN OFFICIAL MAP, SUBDIVISION AND LAND DEVELOPMENT ORDINANCE, ZONING ORDINANCE OR PROVISIONS FOR PLANNED RESIDENTIAL DEVELOPMENT, OR CAPITAL IMPROVEMENTS PROGRAM; OR
- (4) THE CONSTRUCTION, EXTENSION OR ABANDONMENT OF ANY WATERLINE, SEWER LINE OR SEWAGE TREATMENT FACILITY.

THE RECOMMENDATIONS OF THE ASYLUM TOWNSHIP PLANNING COMMISSION INCLUDING A SPECIFIC STATEMENT AS TO WHETHER OR NOT THE PROPOSED ACTION IS IN ACCORDANCE WITH THE OBJECTIVES OF THE FORMALLY ADOPTED COMPREHENSIVE PLAN SHALL BE MADE IN WRITING TO THE ASYLUM TOWNSHIP SUPERVISORS WITHIN 45 DAYS.

THE COMPREHENSIVE PLAN IS A LIVING DOCUMENT THAT WILL ULTIMATELY PROVIDE ASYLUM TOWNSHIP GOVERNMENT WITH BOTH A SHORT- AND LONG-TERM IMPLEMENTATION STRATEGIES FOR VARIOUS PROJECTS THAT RELATE TO COMMUNITY DEVELOPMENT. THE MUNICIPALITIES PLANNING CODE IS A STATE GUIDE THAT ASSISTS THE MUNICIPALITY IN FORMULATING A DOCUMENT THAT IS CONSISTENT WITH STATE REGULATIONS AND THE COUNTY COMPREHENSIVE PLAN.

THROUGHOUT THE FOLLOWING CHAPTERS, YOU, THE READER, WILL LEARN MORE ABOUT ASYLUM'S COMMUNITY RESOURCES, CHARACTER, ITS PAST AND GOALS THE COMMUNITY HAS SET FOR ITSELF TO PROGRESS WITHIN THE NEXT FIVE TO TEN YEARS. SOME OF THE GOALS MAY SEEM FAR-REACHING, HOWEVER, IT IS THE

INTENT OF THIS PLAN TO STRIVE FOR COMMUNITY BETTERMENT AND PROVIDE A TEMPLATE FOR GUIDING ASYLUM’S FUTURE.

PLEASE KEEP IN MIND THAT MANY VOLUNTEER HOURS HAVE BEEN DEDICATED TO THIS EFFORT. THE ASYLUM TOWNSHIP PLANNING COMMISSION SPENT NUMEROUS HOURS DEVELOPING THIS DOCUMENT AND LEARNING MORE ABOUT WHAT MUNICIPAL COMPREHENSIVE PLANNING ENTAILS IN PENNSYLVANIA. IN ADDITION, THE CITIZENS OF ASYLUM TOWNSHIP SHOULD BE COMMENDED FOR THE TIME AND DEDICATION THEY OFFERED DURING THE COMMUNITY SURVEY AND THE COMMUNITY-VISIONING MEETING.

OVERALL, THIS COMMUNITY COMPREHENSIVE PLAN FOR ASYLUM TOWNSHIP WILL PROVIDE YOU WITH DETAILED ACCOUNT OF TRENDS AND FORCES THAT SHAPE THIS COMMUNITY. IT WILL ALSO ATTEMPT TO TOUCH UPON HOW ASYLUM TOWNSHIP FITS WITHIN THE SURROUNDING REGION AND BRADFORD COUNTY.



VIEW OF SPRING LAKE IN ASYLUM TOWNSHIP, BRADFORD COUNTY, PA.

IB. STATEMENT OF INTERRELATIONSHIPS AMONG THE VARIOUS PLAN COMPONENTS

THE COMPONENTS OF THIS ASYLUM TOWNSHIP COMMUNITY COMPREHENSIVE PLAN HAVE BEEN WRITTEN AND PRESENTED AS INDEPENDENT PIECES OF DATA, TEXT, MAPPING, AND GOALS FOR THE TOWNSHIP LEADERSHIP AND ITS PLANNING COMMISSION TO CONSIDER WITHIN THE NEXT FIVE TO TEN YEARS. IT IS INCONCEIVABLE THAT A DECISION WILL BE MADE WITHOUT CONSULTING VARIOUS COMPONENTS SET FORTH WITHIN THIS PLAN. A DECISION TO MOVE FORWARD WITH ONE COMPONENT GOAL ULTIMATELY AFFECTS OTHER COMPONENT GOALS AND OBJECTIVES. MOREOVER, IT IS RECOMMENDED THAT THE ASYLUM TOWNSHIP PLANNING COMMISSION MAKE RECOMMENDATION TO THE ASYLUM TOWNSHIP SUPERVISORS WHEN ISSUES ARISE RELATED TO FLOODPLAIN, COMMUNITY FACILITIES, EXISTING AND FUTURE LAND USE, HOUSING, TRANSPORTATION, HISTORIC PRESERVATION OR NATURAL RESOURCES. THE PLANNING COMMISSION MAY THEN WEIGH THE IMPORTANCE OF A PROPOSED PROJECT WITH THE ADOPTED MUNICIPAL GOALS AND OBJECTIVES. THE CONCLUSION OF EACH COMPONENT INCLUDES A SET OF DISTINCT GOALS THAT PROVIDE THE TOWNSHIP LEADERSHIP WITH A DESIRED TARGET FOR COMMUNITY GROWTH AND DEVELOPMENT. ACCOMPANIED WITH THESE GOALS ARE SETS OF OBJECTIVES, OR STEPS, THAT WILL ULTIMATELY GUIDE ASYLUM TOWNSHIP TOWARDS ACHIEVING THESE GOALS. THE OVERALL RATIONALE FOR CREATING THIS PLAN CENTERS ON CONSIDERING ALL ASPECTS OF COMMUNITY BEFORE MOVING FORWARD WITH A PUBLIC OR PRIVATE PROJECT.

THE ASYLUM TOWNSHIP PLAN COMPONENTS, ALONG WITH THE INDIVIDUAL SETS OF GOALS AND OBJECTIVES, SHALL BE CONSISTENT WITH OTHER PLANS AND REGULATIONS THE TOWNSHIP ADOPTS IN THE FUTURE. IN ADDITION, THE COMPONENTS AND CONTENTS OF THIS PLAN SHALL BE CONSISTENT WITH THE REVISED BRADFORD COUNTY COMPREHENSIVE PLAN.

THE ASYLUM TOWNSHIP PLANNING COMMISSION SHALL ANNUALLY REVIEW THE PROGRESS THAT HAS BEEN MADE IN IMPLEMENTING EACH COMPONENT. THE LAST COMPONENT “IMPLEMENTATION STRATEGIES” WILL OUTLINE PROJECTS THAT WILL IMPLEMENT PLAN COMPONENTS IN BOTH THE SHORT-TERM AND LONG-TERM.

II. HISTORY OF ASYLUM TOWNSHIP

IN OCTOBER OF 1793, M. CHARLES FELIX BUE BOULOGNE BECAME THE FIRST SETTLER IN ASYLUM. HE AND ADAM HOOPS WERE THE INDIVIDUALS SENT FROM PHILADELPHIA TO SELECT A VILLAGE SITE. A SITE FIT FOR QUEEN MARIE ANTOINETTE WAS ESTABLISHED ON A BROAD EXPANSE OF LAND FORMED BY A LARGE BEND IN THE SUSQUEHANNA RIVER. A FRENCH VILLAGE KNOWN AS "FRENCH TOWN" WAS ESTABLISHED IN PREPARATION OF THE QUEENS ARRIVAL. ALTHOUGH THE QUEEN NEVER MADE IT TO HER AZILUM, OTHER FRENCH REFUGEES WOULD. VISCOUNT DE NOAILLES DECIDED TO BE A LEADER IN INSTILLING A COLONY SETTING IN ASYLUM. HE STAYED IN PHILADELPHIA TO DEAL WITH THE GOVERNMENTAL ISSUES AT THE NATIONS CAPITAL. HE PLACED MARQUISE ANTOINE OMER TALON IN CHARGE, NAMING HIM THE GENERAL MANAGER AND GOVERNOR OF ASYLUM. ON DECEMBER 9, 1793, TALON TOOK CHARGE OF THE OPERATION. TWELVE DAYS LATER, HE CEASED WORKING UNTIL SPRING.

WHEN SPRING ARRIVED, IMMIGRANTS, WHO HAD BEEN WAITING IN PHILADELPHIA, BEGAN TO ARRIVE IN ASYLUM. STREETS WERE ESTABLISHED RUNNING NORTH AND SOUTH. ONLY ONE STREET LED INTO THE COMMUNITY AS A MEANS OF DEFENSE. SEVERAL HOMES HAD BEEN COMPLETED. GOODS AND SUPPLIES FOR THE NEW VILLAGE WERE SENT UP FROM PHILADELPHIA, BY LAND TO CATAWISSA AND BY BOAT THEREAFTER. THE IMMIGRANTS FOLLOWED THE SAME PATH. IN THE GROUP OF ORIGINAL SETTLERS WAS A MIX OF FRENCH NOBILITY, KING'S MEN, CLERGY, SOLDIERS, KEEPERS OF CAFES, AND MERCHANTS.

LOG HOMES WERE CONSTRUCTED IN THE WOODS OF ASYLUM. AT FIRST, THE SETTLERS WERE DISCOURAGED DUE TO THE WOODED ATMOSPHERE AND LOG HOMES DEEP IN THE WOODS OF PENNSYLVANIA. EVENTUALLY THE NEW ASYLUM RESIDENTS IMPROVED THEIR LANDSCAPE AND BECAME

COMFORTABLE IN THEIR SURROUNDINGS. MR. TALON HAD DEVELOPED A PLAN FOR LARGE-SCALE IMPROVEMENTS IN THE FUTURE.

WHEN ASYLUM WAS FOUNDED, THERE WAS NO MILL IN BRADFORD COUNTY THAT COULD MAKE BOLTED FLOUR, ALTHOUGH THERE WERE CORN MEAL MILLS. ASYLUM DID NOT HAVE A STREAM WITH ENOUGH FORCE TO RUN A MILL. SO THEY ERECTED A HORSE POWERED MILL. BOLTED FLOUR IS VERY FINE FLOUR WITH 80% OF ITS BRAN SIFTED OUT. IT IS SOMETIMES CALLED UNBLEACHED FLOUR.

THE MILL USED LACKAWANNA FLINT ROCK BROUGHT UP FROM WILKES-BARRE. A LADY HAD DONATED A NEW SILK GOWN TO SERVE AS THE BOLT CLOTH. THIS SILK ENSURED THAT ONLY THE FINEST, WHITEST FLOUR WAS EXTRACTED. TWO GENERAL STORES WERE ESTABLISHED AND UTILIZED GREATLY. THEY CARRIED A SUPPLY GREATER THAN ANY STORE NORTH OF WILKES-BARRE. A GRISTMILL POWERED BY WATER CHANNELED FROM THE SUSQUEHANNA RIVER WAS ERECTED IN 1827. THE MILL BEING LOCATED AT THE HOMET'S FERRY CROSSING SITE WAS REFERRED TO AS THE HOMET'S MILL, AND SERVED THE AREA UNTIL 1930.

THE COLONISTS BEGAN TO CLEAR LOTS AND LANDSCAPE WITH FLOWERS AND SHRUBS. GARDENS WERE RAISED AND THE HOME SITES BECAME MORE ATTRACTIVE THAN ANY THE NEIGHBORING COMMUNITIES HAD SEEN BEFORE.

IT WASN'T LONG BEFORE CARPENTERS, BLACKSMITHS, WEAVERS, AND LABORERS WERE BROUGHT INTO ASYLUM. TO ACCOMMODATE THE BURST IN POPULATION AND SOCIALIZATION, THREE TAVERNS WERE LICENSED IN 1794, 1795, AND 1797. FOR ENTERTAINMENT, CITIZENS SPENT TIME RIDING, WALKING, SWINGING ON SWINGS, DANCING, PLAYING MUSIC, AND PLAYING CARDS. A LUMBERJACK CREATED A GIANT TEETER-TOTTER THAT COULD HOLD FIVE PEOPLE TO A SIDE.

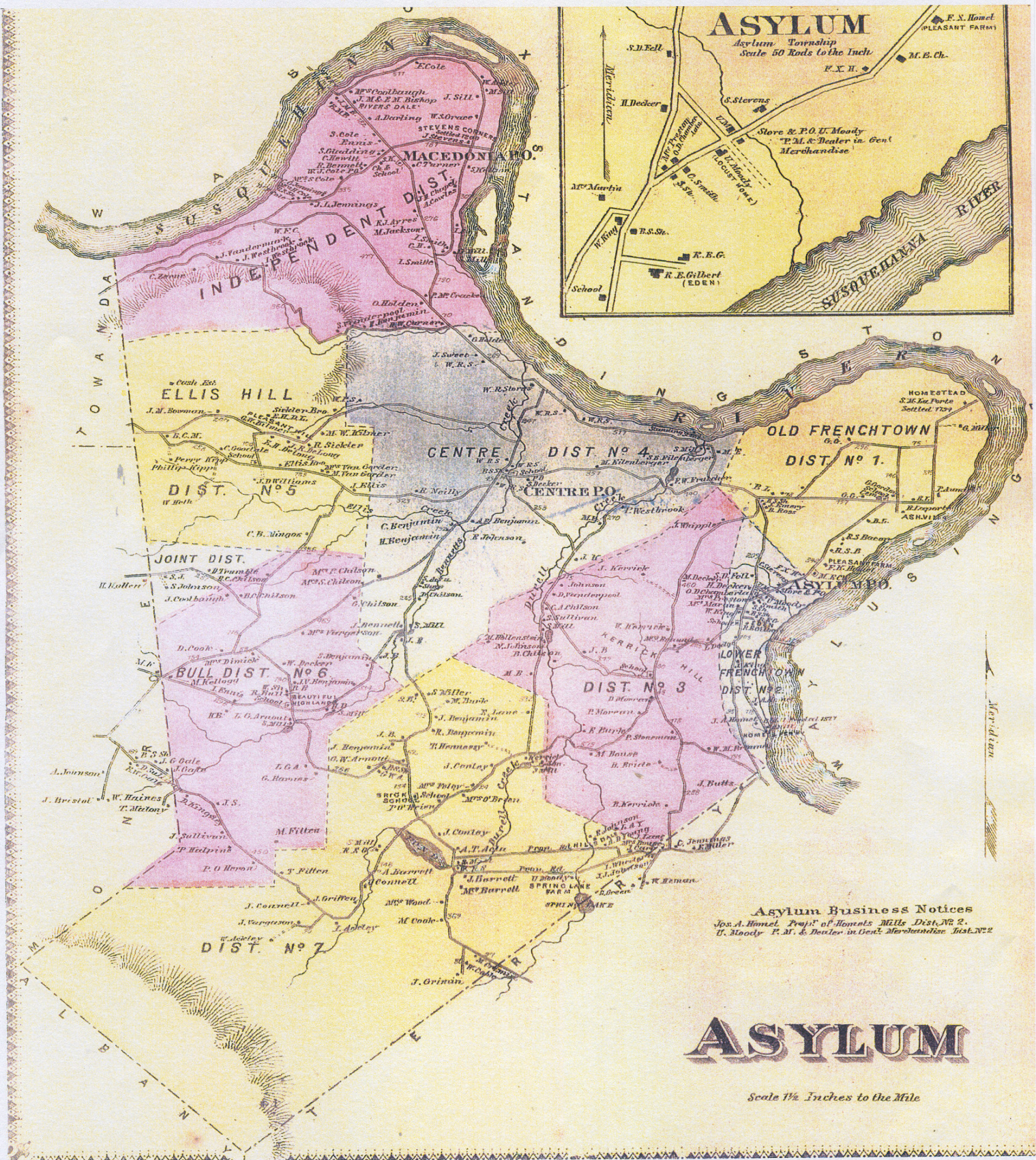
IN 1794, MR. TALON SENT A BOAT AND MOVED THE ENTIRE COLONY OF BUTTERNUT, ABOVE BINGHAMTON, NY, TO ASYLUM. THESE NEW SETTLERS IMPROVED THE ROADWAYS, MAKING A CONNECTION TO DUSHORE AND LADDSBURG.

EVENTUALLY, FRANCE BECAME LESS HOSTILE AND SETTLERS BEGAN TRICKLING BACK TO THEIR ORIGINAL HOMELAND. ALL HAD MOVED ON EXCEPT MR. HOMET AND MR. LAPORTE.

IN 1814, TWELVE YEARS AFTER THE COLLAPSE OF THE ORIGINAL VILLAGE, ASYLUM TOWNSHIP WAS FORMED FROM WYALUSING, WHICH, AT THE TIME, EXTENDED ON BOTH SIDES OF THE RIVER, FROM SHESHEQUIN TO THE BOTTOM OF BRADFORD COUNTY. THE ORIGINAL ASYLUM TOWNSHIP CONTAINED THE TOWNSHIPS OF TOWANDA, MONROE, TERRY, ASYLUM, WILMOT AND ALBANY.

ON THE WEST BANK OF THE SUSQUEHANNA RIVER, ABOUT 2 MILES NORTH OF THE FRENCHTOWN SITE, WAS A LARGE SLAB OF ROCK THAT THE NATIVE INDIANS REFERRED TO AS THE "GREAT ROCK" OR "SPIRIT ROCK". THIS ROCK BEING APPROXIMATELY 4 FOOT THICK, 30 FEET HIGH, AND STANDING UPRIGHT AT THE WATERS EDGE, SERVED AS A GUIDEPOST FOR COLONISTS USING THE RIVER FOR TRANSPORTATION. TODAY THE ROCK IS KNOWN AS "STANDING STONE". STILL SERVING AS A SENTINEL TO RIVER TRAVELERS, "STANDING STONE" IS DEEPLY INGRAINED IN THE HISTORY OF ASYLUM TOWNSHIP.





ASYLUM

Asylum Township
Scale 50 Rods to the Inch

Asylum Business Notices
 Jos. A. Homel, Proprietor of Homestead Mills, Dist. No. 2.
 H. Moody, R. M. & Dealer in Genl. Merchandise, Dist. No. 2.

ASYLUM

Scale 1 1/2 Inches to the Mile

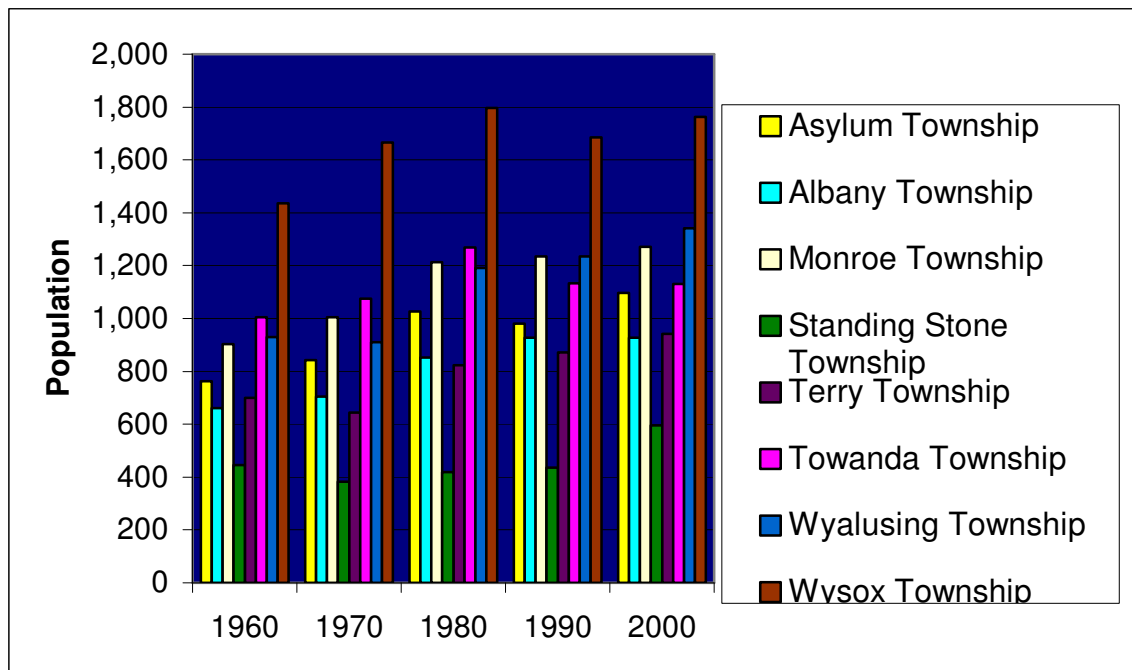
III. POPULATION

A VERY IMPORTANT PART TO ANY COMPREHENSIVE PLAN IS THE STUDY OF THE POPULATION. POPULATION CONTRIBUTES TO THE DETERMINATION OF TYPES OF LAND USE, RECREATION, EMPLOYMENT, AND SERVICES PROVIDED IN A GIVEN AREA. BY EXAMINING THE DEMOGRAPHICS OF ASYLUM TOWNSHIP IN THIS CHAPTER WE CAN GENERATE BENEFICIAL GOALS, OBJECTIVES, AND IMPLEMENTATION STRATEGIES.

IN TODAY'S SOCIETY THE POPULATION IN AN AREA HOLDS A BIG STAKE IN WHICH DIRECTION THE COMMUNITY SHOULD MOVE IN. AN IDEAL COMMUNITY IS A DIVERSE ONE, ONE THAT CONTAINS MANY ETHNICITIES, AGES, AND IDEAS. WITHOUT A DIVERSE POPULATION A COMMUNITY CAN FALL INTO A LULL OF BUSINESS OPPORTUNITIES AND LIFESTYLE. A COMMUNITY LACKING BOTH ETHNIC DIVERSITY AND AGE VARIATION COULD VERY WELL LIMIT GROWTH AND FUTURE DEVELOPMENT IN A PARTICULAR AREA. IN THIS CHAPTER, ASYLUM TOWNSHIP'S POPULATION WILL BE EXAMINED TO SEE WHAT TYPE OF POPULATION IS HERE AND IF THERE IS A NEED TO BRING IN MORE DIVERSITY TO REJUVENATE THE LIFESTYLE OF THIS AREA.

THE FIRST TRENDS BEING EXAMINED ARE THE RAW POPULATION NUMBERS. ASYLUM TOWNSHIP HAS GROWN STEADILY SINCE 1960 WITH ONE DECLINE IN THE 1980'S. SINCE THE LOSS IN POPULATION IN THE 1980'S THE TOWNSHIP HAS GROWN AGAIN AND IS ONCE AGAIN ON THE RISE. GRAPH 3-1 ILLUSTRATES THE CHANGE IN POPULATION FROM 1960-2000. ALSO SHOWN, ARE THE POPULATION CHANGES OF THE SURROUNDING AREAS. ASYLUM TOWNSHIP HAS GROWN AT A SIMILAR RATE TO THE SURROUNDING AREAS.

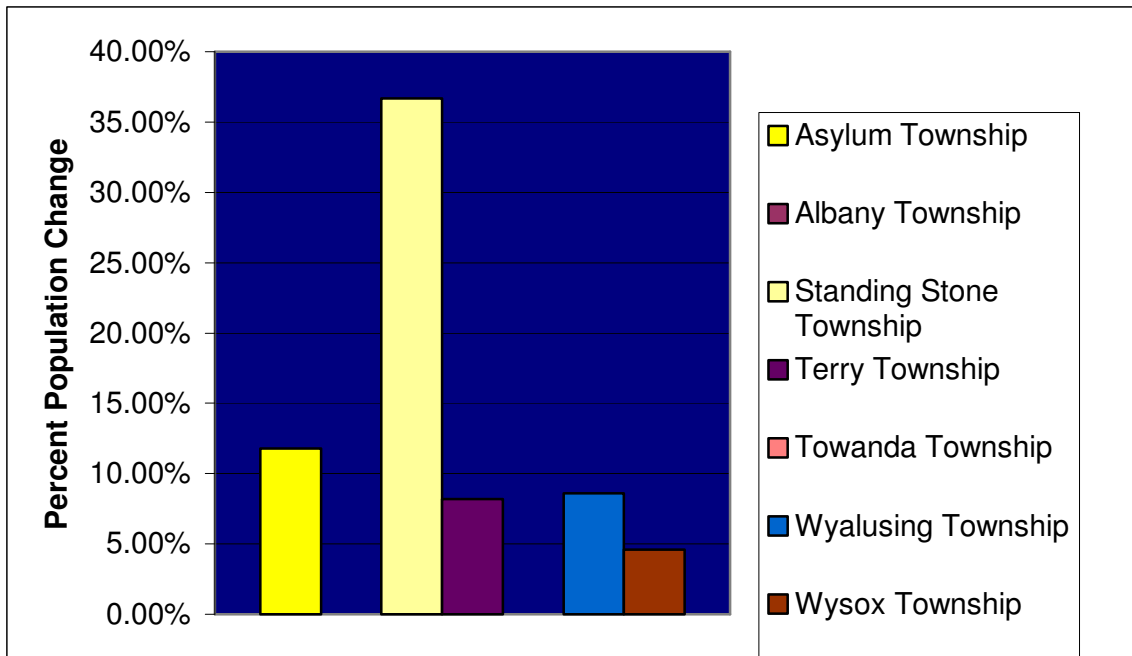
GRAPH 3-1



WWW.CENSUS.GOV

IN THE LAST DECADE, ASYLUM TOWNSHIP SHOWED AN 11.8% POPULATION INCREASE. IN THE AREAS SURROUNDING ASYLUM TOWNSHIP ONLY STANDING STONE HAD A LARGER INCREASE BY PERCENTAGE. GRAPH 3-2 SHOWS THE POPULATION INCREASES BY ASYLUM TOWNSHIP AND ITS SURROUNDING AREAS. ALBANY TOWNSHIP AND TOWANDA TOWNSHIP SHOW NO GAIN AND A LOSS IN POPULATION RESPECTIVELY. ALSO NOTE THE LARGE DIFFERENCE BETWEEN ASYLUM'S GROWTH AND THE COUNTYWIDE GROWTH. OVERALL THE COUNTY IS SEEING MINIMAL GROWTH, DUE TO PLACES LOSING POPULATION. HOWEVER, ASYLUM IS EXPERIENCING A POPULATION BURST.

GRAPH 3-2

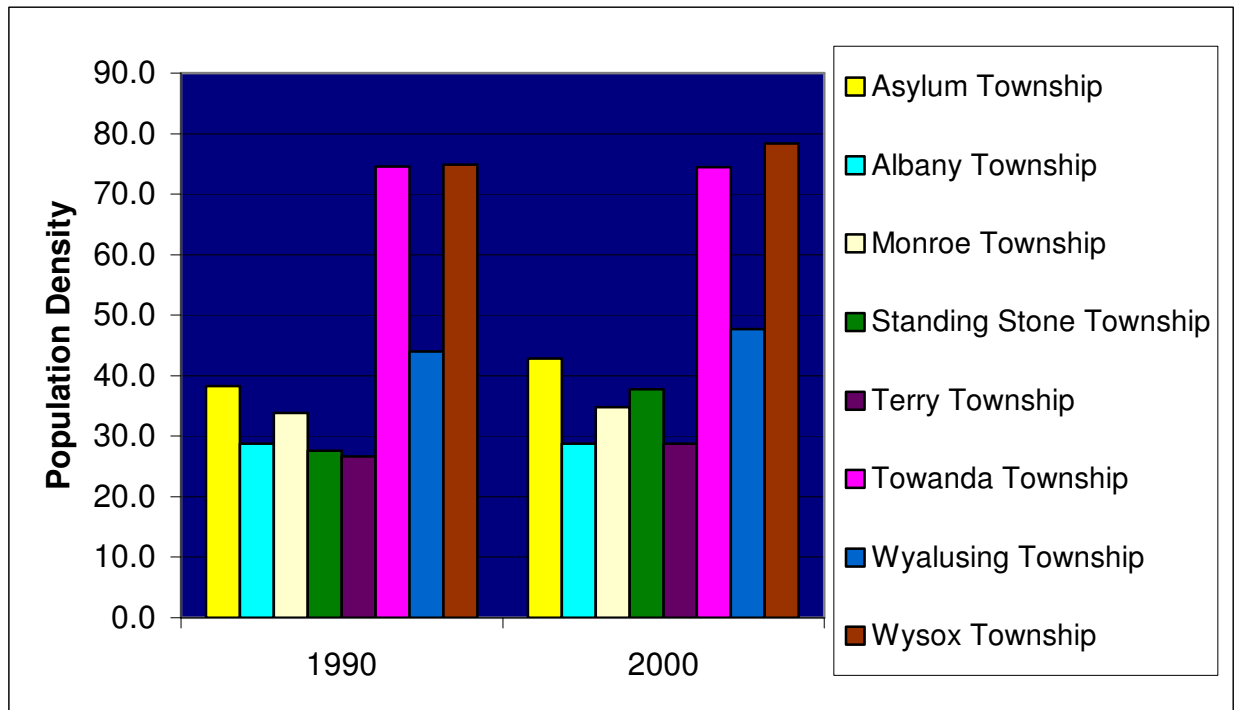


WWW.CENSUS.GOV

WITH AN INCREASE IN POPULATION COMES AN INCREASE IN DENSITY. OVER THE LAST DECADE ASYLUM TOWNSHIP HAS GONE FROM 38.3 PEOPLE PER SQUARE MILE TO 42.9 PEOPLE PER SQUARE MILE. THIS NUMBER IS NOT FAR

BELOW THE COUNTY AVERAGE. ALTHOUGH ASYLUM DID SHOW AN INCREASE IN DENSITY SINCE THE LAST CENSUS, IT IS STILL A RELATIVELY LOW NUMBER. LARGER COMMUNITIES SUCH AS ATHENS OR TOWANDA BOROUGHES SHOW DENSITY NUMBERS OF 2000 PEOPLE PER SQUARE MILE. GRAPH 3-3 SHOWS THE DENSITY CHANGE FROM 1990-2000 FOR ASYLUM TOWNSHIP, IT'S SURROUNDING COMMUNITIES, AND BRADFORD COUNTY.

GRAPH 3-3

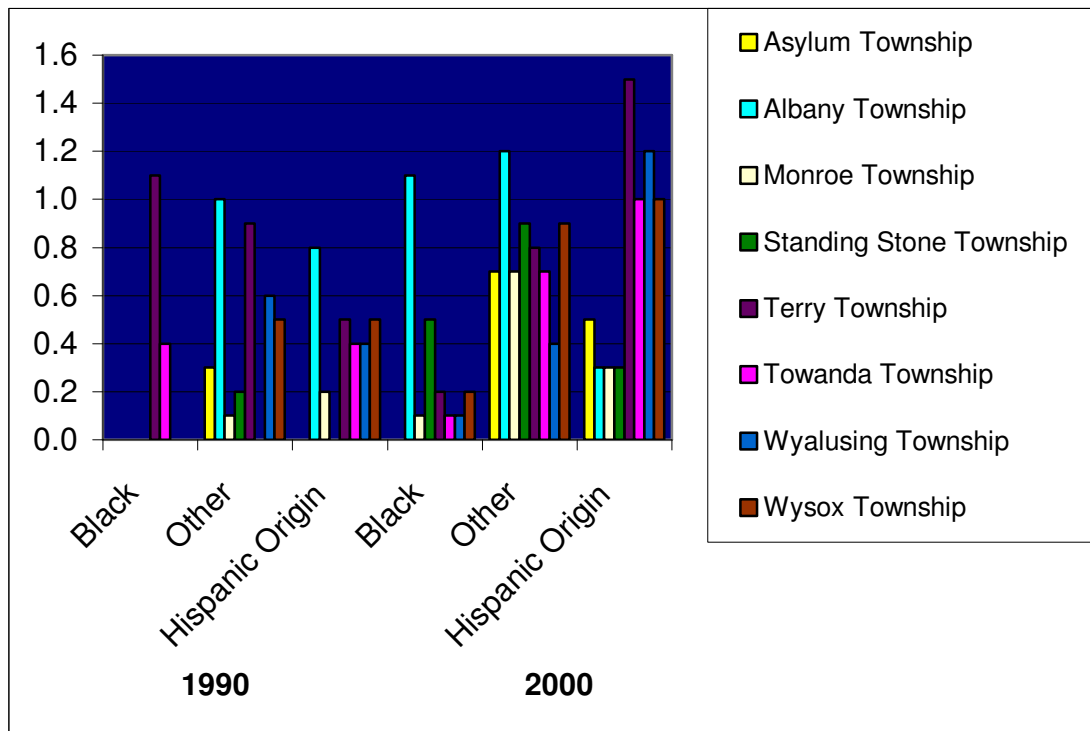


WWW.CENSUS.GOV

THE ETHNIC DIVERSITY OF ASYLUM TOWNSHIP IS A LITTLE LOWER THAN SOME OF ITS SURROUNDING AREAS BUT NOT BY FAR. BRADFORD COUNTY AS A WHOLE DOES NOT TEND TO BE HEAVILY POPULATED BEYOND THE CAUCASIAN ETHNICITY, OTHER ETHNICITIES ARE SCATTERED AMONG THE POPULATION. AT THE TIME OF THE 2000 CENSUS, ASYLUM TOWNSHIP WAS HOME TO APPROXIMATELY 13 ETHNIC GROUPS. GRAPH 3-4 SHOWS THE FIGURES FOR THE DIFFERENT ETHNIC BACKGROUNDS IN ASYLUM TOWNSHIP AND SURROUNDING AREAS, AS WELL AS THE CHANGE FROM 1990 TO 2000. NOTICE THE CAUCASIAN WAS LEFT OUT OF THE GRAPHIC TO HIGHLIGHT THE ETHNICITIES THAT ARE MINIMALLY REPRESENTED. THE CAUCASIAN RACE REPRESENTS NEARLY 98% OF MUCH OF THE COUNTY.

GRAPH 3-4

ETHNIC DIVERSITY OF ASYLUM TOWNSHIP AND SURROUNDING MUNICIPALITIES

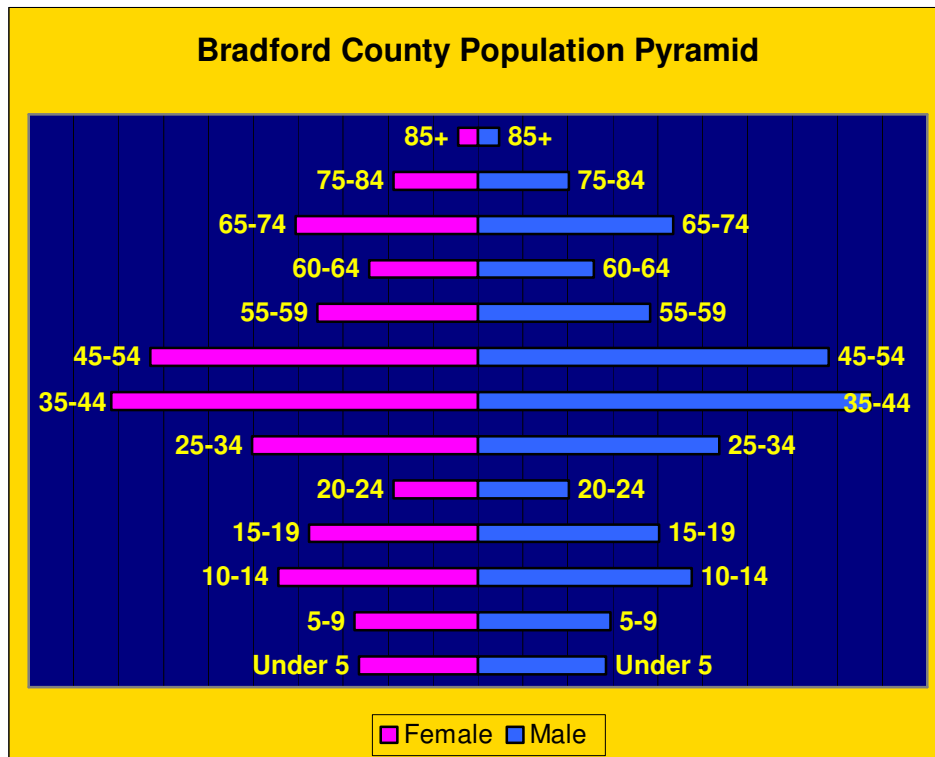


WWW.CENSUS.GOV (VALUES GIVEN IN PERCENT OF TOTAL POPULATION)

A POPULATION PYRAMID ILLUSTRATES THE BREAKDOWN OF AGE COHORTS IN A GIVEN AREA. A COHORT IS A GROUP OF THE POPULATION WITHIN A SPECIFIC AGE. HERE IN THE UNITED STATES, WE EXHIBIT A PYRAMID WITH A WIDE MIDDLE AND A SOLID BASE OF YOUNG PEOPLE. THE UNITED STATES EXHIBITS WHAT SOME CALL A TRUE PYRAMID. THERE IS A LARGE NUMBER OF YOUNG REPLACING THE AGED COHORTS AT THE TOP OF THE PYRAMID. THIS IS A HEALTHY IMAGE SHOWING THAT THERE WILL BE CONTINUED GROWTH IN THE COUNTRY.

BRADFORD COUNTY MATCHES THE NATIONWIDE PYRAMID DOWN THROUGH THE 35-44 COHORTS. AT THAT POINT IS WHERE THE LOCAL ISSUE OF LOSING YOUNG PEOPLE KICKS IN. ONE CAN SEE IN GRAPH 3-5 THAT BRADFORD COUNTY IS A BIT TOP HEAVY. IF THIS PATTERN CONTINUES THE LARGE GROUPS IN THE MIDDLE AGES WILL KEEP MOVING UP AND WILL BE SUPPORTED BY A VERY SMALL WORKING CLASS.

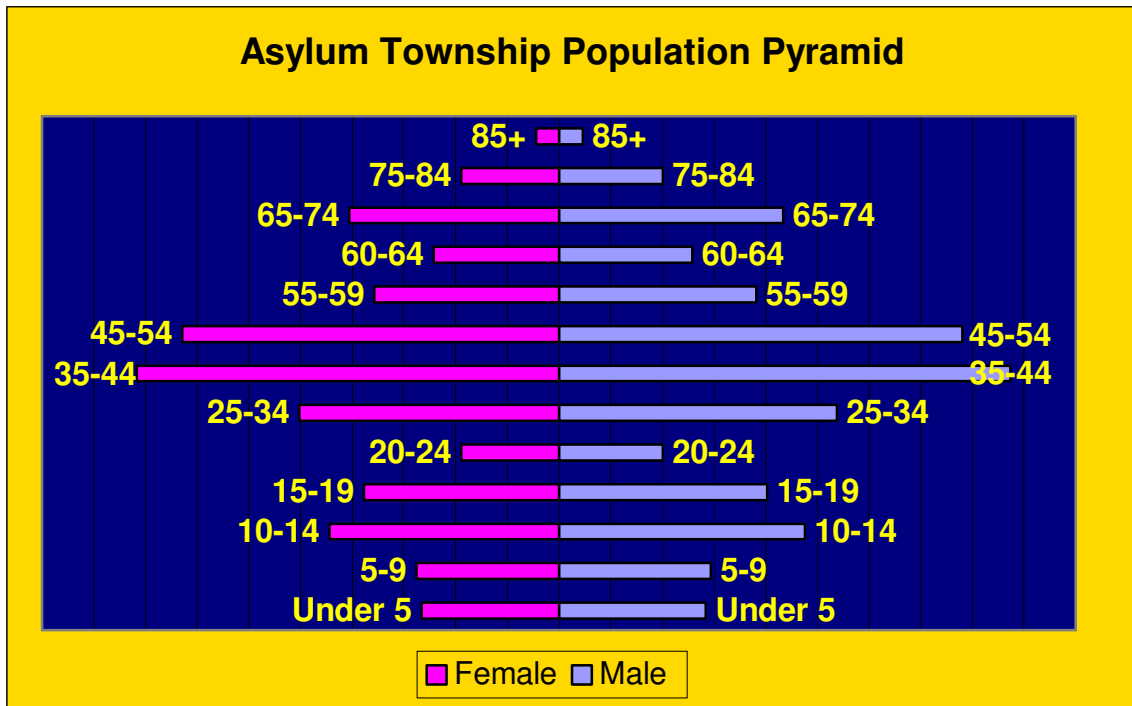
GRAPH 3-5



WWW.CENSUS.GOV (EACH VERTICAL BLACK LINE REPRESENTS 1%)

GRAPH 3-6, BELOW, SHOWS THAT ASYLUM TOWNSHIP FOLLOWS A SIMILAR PATTERN TO THE COUNTY. ALSO VERY EVIDENT IN BOTH CHARTS IS THE VERY SMALL 20-24 COHORTS. ONE SOLUTION BEING ATTEMPTED STATEWIDE IS THE STAY, INVENT PA CAMPAIGN. ASYLUM TOWNSHIP AND BRADFORD COUNTY AS A WHOLE, IN ORDER TO KEEP YOUNG PEOPLE AROUND THE AREA, NEED TO BE INVOLVED WITH THE PLANNING OF NEW JOBS AND RECREATIONAL ACTIVITIES. THE YOUNG PEOPLE OF THE 20-24 COHORTS ARE THE FUTURE OF THESE POPULATION PYRAMIDS.

GRAPH 3-6



WWW.CENSUS.GOV (EACH VERTICAL BLACK LINE REPRESENTS 1%)

THE POPULATION OF A COMMUNITY IS VITAL TO ITS SURVIVAL. IF THERE ARE NOT TAXPAYING CITIZENS, THE TOWNSHIP CANNOT SURVIVE AND THE AMENITIES ENJOYED BY TOWNSHIP RESIDENTS WILL NOT CONTINUE. IT IS ESSENTIAL TO KEEP YOUNG WORKING CITIZENS IN THE TOWNSHIP AND BRING IN NEW YOUNG CITIZENS TO THE AREA.

SOME THINGS TO CONSIDER WHEN LOOKING AT THESE TRENDS ARE WHY ARE THESE TRENDS PRESENT?, WHAT CAN BE DONE TO CHANGE THEM?, WHAT EFFECT DO THESE TRENDS HAVE ON THE TOWNSHIP?

THESE TRENDS ARE PRESENT BECAUSE ASYLUM TOWNSHIP OFFERS A COMFORTABLE PLACE TO LIVE AT AN AFFORDABLE PRICE WITH MANY MAJOR EMPLOYMENT OPPORTUNITIES A SHORT COMMUTE IN ANY DIRECTION. RESIDENTS OF ASYLUM TOWNSHIP CAN COMMUTE TO WYALUSING, TOWANDA, WYSOX, THE VALLEY, AND BEYOND IN A REASONABLE AMOUNT OF TIME. THIS SITUATION TENDS TO BENEFIT A POPULATION OF MIDDLE-AGED CITIZENS LOOKING FOR THE STEADY JOB AND RURAL ESCAPE.

THE TRENDS WILL CHANGE THEMSELVES IN THE NEAR FUTURE IF THE YOUNGER COHORTS DO NOT STAY AROUND. THE BOTTOM HALF OF THE PYRAMID WILL CONTINUE TO SHRINK AND THE CURRENTLY LARGE MIDDLE OF THE PYRAMID WILL MOVE UP IN AGE AND FORM AN UPSIDE DOWN PYRAMID SHAPE. BENEFITS SHOULD BE CREATED FOR THE COMMON YOUNG PERSON TO STAY HERE.

THE EFFECTS THESE TRENDS HAVE ON THE TOWNSHIP IS, IF THESE TRENDS CONTINUE, THE TOWNSHIP WILL BEGIN TO DECLINE IN POPULATION BECAUSE FUTURE PARENTS ARE LEAVING FOR THE BIG CITY AND THE TAX BASE WILL BEGIN TO DROP. WITH A SMALLER TAX BASE, EITHER TAX GOES UP OR SERVICES GO DOWN, NEITHER ONE POSITIVE TREND BUILDERS.

GOALS

- MAINTAIN THE TOWNSHIP'S RURAL SETTING AND PRESERVE IT'S COUNTRY CHARACTER
- SUSTAIN THE TOWNSHIP'S PEACEFUL QUALITY OF LIFE AND AGRICULTURAL LIFESTYLE
- ATTRACT YOUNG FAMILIES TO LIVE IN THE TOWNSHIP
- REALIZE THE POPULATION IS AGING

OBJECTIVES

- DEVELOP LOCAL LAND USE CONTROLS THAT CONSIDER THE CHARACTER OF THE TOWNSHIP AND ITS HERITAGE
- ENCOURAGE UNDERGROUND UTILITIES IN NEW DEVELOPMENT TO PROTECT THE VISIBLE BEAUTY OF THE AREA
- PROVIDE SERVICES TO THE AGING POPULATION
- PROVIDE A MECHANISM FOR ATTRACTING YOUNGER FAMILIES
 - LOWER TAXES, RECREATION AMENITIES, GOOD SCHOOLS, JOBS, ETC.

IV. HOUSING

THE HOUSING COMPONENT CONTAINS A DATA ANALYSIS REGARDING HOUSEHOLDS AND UNITS, MEDIAN RENT, AND MEDIAN MORTGAGE TO NAME A FEW. THE MPC STATES A COMPREHENSIVE PLAN SHOULD INCLUDE A PLAN TO MEET HOUSING NEEDS OF CURRENT AND POTENTIAL RESIDENTS. IT SHOULD ALSO INCLUDE A PLAN TO PRESERVE SOUND HOUSING AND REHABILITATE DECLINING NEIGHBORHOODS.

ASYLUM TOWNSHIP IS LOCATED IN CENTRAL BRADFORD COUNTY WHERE THERE ARE A VARIETY OF INDUSTRIAL OPERATIONS WITHIN A SMALL RADIUS. MAJOR INDUSTRIES INCLUDE CRAFTMASTER, OSRAM SYLVANIA, DUPONT, MEMORIAL HOSPITAL, PROCTOR & GAMBLE, EXCEL, ETC. BUSINESS OPPORTUNITIES IN THE AREA INCLUDE MANUFACTURING, HEALTHCARE FACILITIES, SMALL AND BIG BUSINESS, AND A MIX OF OTHER INDUSTRY. SURVEY RESPONDENTS INDICATED THAT A MAJORITY OF THE TOWNSHIP'S RESIDENTS WORK IN TOWANDA, WYSOX AND WYALUSING. MOST BRADFORD COUNTY RESIDENTS APPRECIATE THE RURAL HERITAGE AND WOULD RATHER LIVE IN A COUNTRY SETTING THAN IN A DOWNTOWN AREA. THEY CAN ENJOY PROGRAMS SUCH AS CLEAN AND GREEN, TAKE ADVANTAGE OF OPEN SPACE AND PRIVACY, AND ENJOY OUTDOOR RECREATION.

RESIDENTS OF ASYLUM TOWNSHIP ARE IN AN AREA WHERE THEY CAN ENJOY A COMFORTABLE AND SCENIC COMMUTE TO JOBS IN SAYRE, ATHENS, TOWANDA, WYALUSING, TROY, AND EVEN INTO SULLIVAN COUNTY, WYOMING COUNTY, AND SUSQUEHANNA COUNTY.

ASYLUM TOWNSHIP HAS A GOOD AMOUNT OF HOUSING STOCK WHEN LOOKING AT VALUE, AGE, AND USES. WHEN COMPARED TO THE AREAS WHICH RESIDENTS ARE LIKELY TO WORK, THE TOWNSHIP PRESENTS A VERY SAFE AND AFFORDABLE PLACE TO RESIDE.

THE FOLLOWING, *TABLE 4-1*, REPRESENTS A COMPARISON OF TOTAL UNITS IN THE TOWNSHIP AS WELL AS A BREAKDOWN OF OWNER-OCCUPIED VERSUS RENTER-OCCUPIED UNITS THROUGHOUT THE AREAS ASYLUM TOWNSHIP RESIDENTS ARE LIKELY TO BE EMPLOYED:

<i><u>TABLE 4-1</u></i>	TOTAL HOUSING UNITS	OWNER-OCCUPIED (%)	RENTER-OCCUPIED (%)	VACANT (%)
ASYLUM TOWNSHIP	501	69.7	13.6	16.8
WYALUSING TOWNSHIP	573	66.0	20.4	13.6
MEHOOPANY TOWNSHIP	406	67.2	21.7	11.1
ATHENS TOWNSHIP	2189	76.9	14.5	8.5
TOWANDA TOWNSHIP	467	70.7	21.8	7.5
WYSOX TOWNSHIP	798	72.3	16.7	11.0
BRADFORD COUNTY	28,664	64.4	20.9	14.7
PENNSYLVANIA	5,249,750	64.9	26.1	9.0

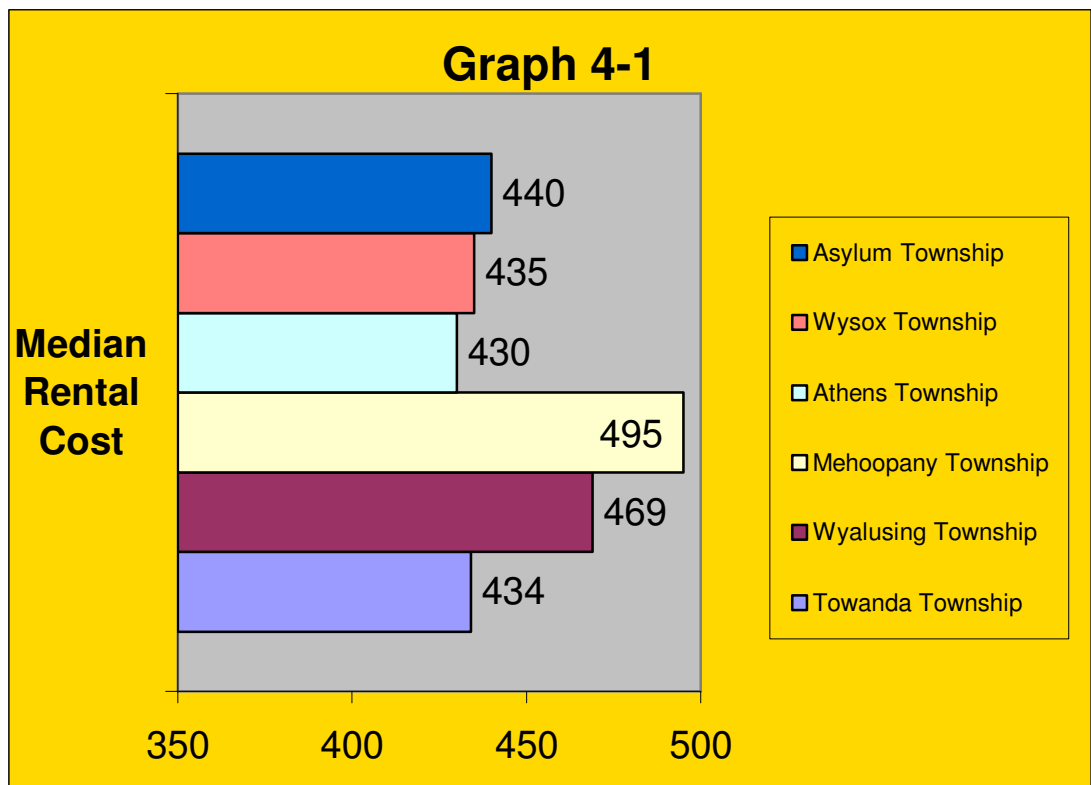
THIS COMPARISON ILLUSTRATES THAT ASYLUM TOWNSHIP HAS FEWER RENTAL UNITS BY PERCENTAGE THAN THE OTHERS BEING ANALYZED. THIS WAS ALSO NOTICED IN THE SURVEY. A MAJORITY OF THE RESPONDENTS STATED THAT THEY OWNED THEIR RESIDENCE.

THE MEDIAN RENTAL COST IN ASYLUM TOWNSHIP IS VERY CLOSE IN COMPARISON TO THE AREAS WITH HIGHER EMPLOYMENT DENSITY. ASYLUM TOWNSHIP CONTAINS MAINLY SINGLE-FAMILY RESIDENTIAL HOMES. TABLE 4-2 ILLUSTRATES THAT MOST UNITS IN ASYLUM TOWNSHIP ARE SINGLE UNIT HOMES WITH VERY FEW BEING PARTITIONED FOR RENTAL PURPOSES.

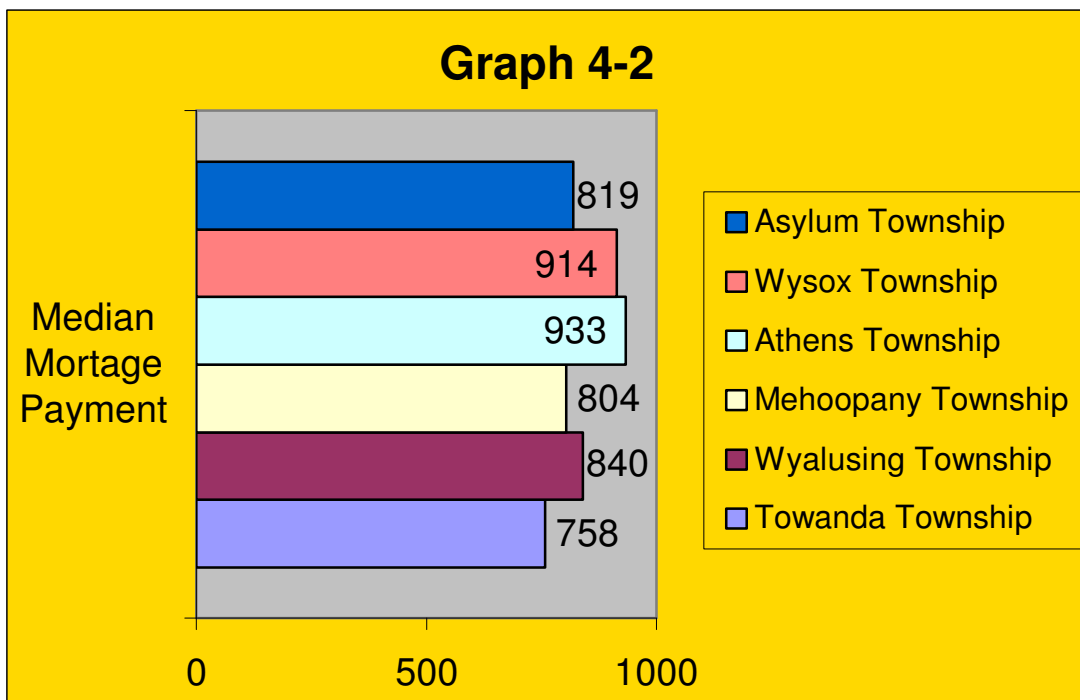
TABLE 4-2	1 UNIT DETACHED	1 UNIT ATTACHED	2 UNITS	3-4 UNITS	5-9 UNITS	10+ UNITS	MOBILE HOMES
ASYLUM TOWNSHIP	74.5	0	0	0.4	0	0	24.2
WYALUSING TOWNSHIP	73.4	1.2	2.8	3.7	0.7	0	18.3
MEHOOPANY TOWNSHIP	79.3	0	3.1	1.7	3.8	0	11.7
ATHENS TOWNSHIP	62	0.7	1.8	1.2	0.9	1	32.5
TOWANDA TOWNSHIP	67.7	1.5	2.6	1.9	0.9	4.9	20.1
WYSOX TOWNSHIP	70.8	0.2	3	2.3	0	0.2	23.4
BRADFORD COUNTY	67.7	1	4.8	3.3	1.3	2.9	18.7
PENNSYLVANIA	55.9	17.9	5.2	4.6	3.4	7.9	4.9

2000 CENSUS DATA, VALUES SHOWN AS PERCENTAGES

GRAPH 4-1 IS AN ILLUSTRATION OF THE MEDIAN RENTS CHARGED IN THE SIX MUNICIPALITIES BEING STUDIED. THE MEDIAN RENT BEING CHARGED IN ASYLUM TOWNSHIP IS \$440. THIS VALUE INDICATES THAT HALF OF THE RENTAL RATES ARE ABOVE THIS PRICE AND HALF ARE BELOW. THIS NUMBER IS CONSISTENT WITH THESE BIGGER COMMUNITIES DUE TO SUPPLY AND DEMAND. THERE ARE FEWER RENTAL UNITS AVAILABLE; THEREFORE THE DEMAND IS HIGHER SO THE PRICE MAY BE HIGHER.



ASYLUM TOWNSHIP OFFERS AFFORDABLE HOUSING IN A RURAL SETTING. GRAPH 4-2 ILLUSTRATES THE MEDIAN MORTGAGE RATES OF ALL SIX MUNICIPALITIES EXAMINED. ASYLUM TOWNSHIP HAS A MEDIAN MORTGAGE PAYMENT OF \$819. AGAIN THIS MEANS HALF OF THE VALUES ARE BELOW THIS NUMBER AND HALF ABOVE. WITH THIS LOWER COST OF LIVING AND THE VALUES OF RURAL LIFE ASYLUM TOWNSHIP HAS THE POTENTIAL TO BRING IN MORE FAMILIES AND RAISE THE TAX BASE WITHIN THE TOWNSHIP.



2000 CENSUS DATA

THE HOUSEHOLD BREAKDOWN IN ASYLUM TOWNSHIP IS ALSO CONSISTENT WITH THE OTHER FIVE MUNICIPALITIES AND ALSO COUNTY WIDE. THERE IS A FAIRLY EQUAL SPLIT BETWEEN FAMILY HOUSEHOLDS, MARRIED COUPLE HOUSEHOLDS, AND NON-FAMILY HOUSEHOLDS. A FAMILY HOUSEHOLD IS ONE THAT CONTAINS A GROUP OF PEOPLE LIVING TOGETHER WHO ARE RELATED BY BIRTH, MARRIAGE, OR ADOPTION. MARRIED COUPLE HOUSEHOLDS ARE HOMES CONTAINING TWO PEOPLE RELATED BY MARRIAGE. WHEN SOMEONE IS OCCUPYING A RESIDENCE ALONE OR WHEN PEOPLE WHO ARE NOT RELATED ARE OCCUPYING A RESIDENCE, IT IS CLASSIFIED AS A NON-FAMILY HOUSEHOLD. TABLE 4-4 ILLUSTRATES THE COMMON DISTRIBUTION.

TABLE 4-3

	TOTAL HOUSEHOLDS	FAMILY HOUSEHOLDS	MARRIED COUPLE HOUSEHOLDS	NON-FAMILY HOUSEHOLDS
ASYLUM TOWNSHIP	417	32.7	24.9	23.5
WYALUSING TOWNSHIP	495	34.3	25.5	27.7
MEHOOPANY TOWNSHIP	361	34.9	27.1	25.8
ATHENS TOWNSHIP	2002	33	24.2	27.6
TOWANDA TOWNSHIP	432	32.4	19.4	23.8
WYSOX TOWNSHIP	710	31	22.7	28.6
BRADFORD COUNTY	24453	31.8	23.7	29.2

ASYLUM TOWNSHIP RETAINS QUALITIES THAT CANNOT BE MIRRORED IN OTHER REGIONS OF PENNSYLVANIA. THIS SMALL, RURAL AREA OFFERS SAFE AND AFFORDABLE HOUSING AND A CONNECTION TO A VARIETY OF EMPLOYMENT MARKETS. ASYLUM IS LOCATED IN THE MIDDLE OF AN AREA OF STRONG RURAL HERITAGE AND ONE THAT OFFERS QUALITY EDUCATION AND LIFESTYLE THEREAFTER. THERE IS A STRONG SENSE OF PRIDE IN THE TOWNSHIP WITH OVER 97% OF THE SURVEY RESPONDENTS CALLING ASYLUM TOWNSHIP AN EXCELLENT OR GOOD PLACE TO LIVE.

GOALS

- KEEP THE TOWNSHIP'S RURAL, FAMILY FARMING AND PREDOMINATELY SINGLE-FAMILY RESIDENTIAL CHARACTER THAT IS PRESENT AT THIS TIME WHILE PLANNING FOR FUTURE DEVELOPMENT
- ASSURE GROWING NEEDS FOR SERVICES ARE MET AS CHANGES TO HOUSING PATTERNS DEVELOP
- TO PLAN TO BE PREPARED TO SUPPLY ADEQUATE, SAFE AND AFFORDABLE HOUSING FOR THE ELDERLY IN THE TOWNSHIP AS WELL AS SUBSIDIZED HOUSING IN THE TOWNSHIP
- TO PLAN A MOBILE HOME PARK TO ADDRESS HOUSING NEEDS IN THE TOWNSHIP
- TO PLAN TO CLEAN UP DILAPIDATED AND VACANT STRUCTURES, WHICH MAY INCLUDE HOMES, AND REHABILITATE THEM WHEN POSSIBLE

OBJECTIVES

- ESTABLISH ZONING OR ZONING ALTERNATIVES TO PROTECT AND BUFFER EXISTING AND FUTURE RESIDENTIAL LANDS
- CREATE A SMALL, YEARLY TAX INCREASE TO PROVIDE GROWING FINANCIAL SUPPORT
- WORK CLOSELY WITH LOCAL AGENCIES TO BRING ELDERLY HOUSING INTO THE TOWNSHIP
- PROVIDE TOWNSHIP CLEANUP DAYS FOR RESIDENTS TO SPRUCE UP THEIR PROPERTIES
- WORK CLOSELY WITH LOW AND MIDDLE INCOME FAMILIES ON RECEIVING HOUSING REHAB GRANTS
- PROPERLY ENFORCE BUILDING CODE

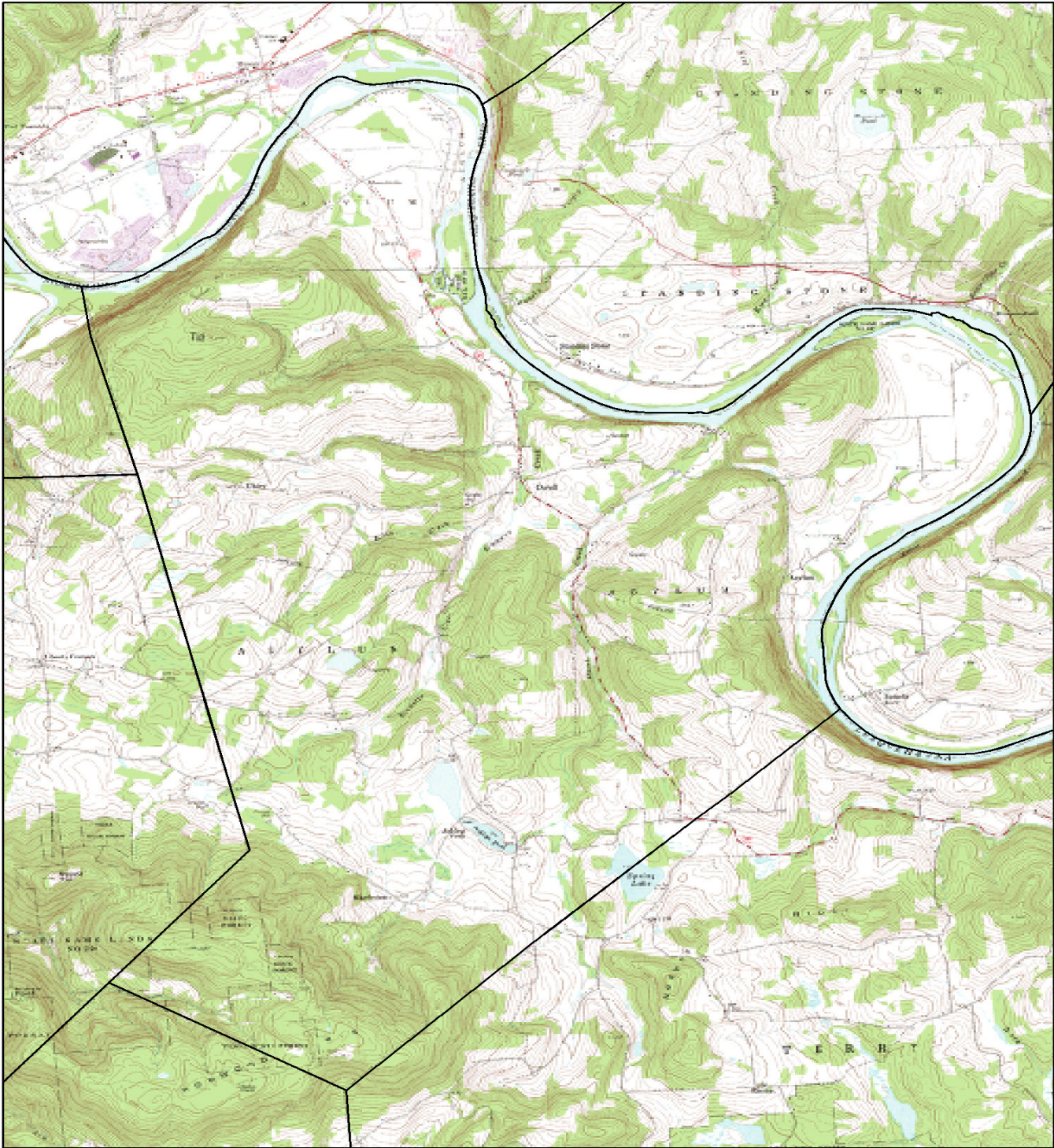
V. LAND USE

LAND USE IS A HIGHLY DEBATED TOPIC DUE TO ITS TIES TO ZONING AND OTHER LAND DEVELOPMENT ORDINANCES. ONE THING TO NOTE FROM THE BEGINNING IS THAT THE COMPREHENSIVE PLAN IS SIMPLY A GUIDELINE AND NOT A LAW. EXISTING LAND USES DISPLAYED IN THIS SECTION ARE BASED ON THEIR CURRENT ASSESSMENT BY THE COUNTY ASSESSMENT OFFICE. THE ASYLUM TOWNSHIP PLANNING COMMISSION DETERMINES FUTURE LAND USES WITH ASSISTANCE FROM THE BRADFORD COUNTY PLANNING OFFICE. THESE FUTURE LAND USES ARE NOT IN ANY WAY PERMANENT OR “SET IN STONE”. THEY WILL BE USED AS A MODEL IN FUTURE ORDINANCES BUT CAN BE MODIFIED IN ACCORDANCE TO NEED AT THAT TIME.

EXISTING LAND USE DATA WAS EVALUATED TO PROVIDE INSIGHTS TO THE FUNCTIONALITY OF LAND USE AND TO FIND INTERRELATIONSHIPS BETWEEN DIFFERENT LAND USES. THIS SECTION WILL EXAMINE THE PHYSICAL FEATURES OF ASYLUM TOWNSHIP: IT’S TOPOGRAPHY, FLOODPLAINS, WETLANDS, SOILS, NATURAL RESOURCES AND HISTORICAL RESOURCES.

TOPOGRAPHY

TOPOGRAPHY IS A LARGE DETERMINATE IN HOW LAND CAN BE USED. THE FLATTER THE LAND, THE MORE USES CAN BE ACTED UPON THAT LAND. THE GREATER THE SLOPE THE MORE RESTRICTIVE THAT LAND MAY BE. THE SLOPE AND THE COST OF DEVELOPMENT AND THE IMPACT ON THE ENVIRONMENT INCREASE PROPORTIONALLY. THE TOPOGRAPHY OF ASYLUM TOWNSHIP BASICALLY COVERS ALL ASPECTS OF THE TERM FROM VALLEYS TO HILLTOPS. SEE MAP 5 (CONTOURS CLOSE TOGETHER SIGNIFY STEEP SLOPES)



MAP 5-1

FLOODPLAINS AND WETLANDS

FLOODPLAINS AND WETLANDS ARE TWO MORE CONSIDERATIONS IN ASSIGNING LAND USE. THESE TWO CATEGORIES ARE CRITICAL IN DETERMINING WHERE DEVELOPMENT MAY OCCUR. THESE FLOOD PRONE AREAS COULD BE RESERVED FOR PARKS, OR OTHER NON-DEVELOPED USES, WHILE THE WETLANDS SHOULD BE PRESERVED IN ACCORDANCE WITH ENVIRONMENTAL LAWS.

FLOOD PLAINS ARE NATURAL AREAS FOR A STREAM TO OVERFLOW. SEE MAP 5-2 FOR FLOODPLAINS OF ASYLUM TOWNSHIP.

WETLANDS ARE VALUABLE RESOURCES A MUNICIPALITY SHOULD PROTECT FROM ENCROACHMENT. THEY ACT AS GROUNDWATER RECHARGE AREAS, NATURAL PONDING IN TIMES OF HIGH WATER, AND SERVE AS A NATURAL HABITAT FOR MANY TYPES OF WILDLIFE. SEE MAP 5-3 FOR ASYLUM TOWNSHIP WETLANDS.

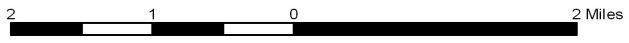


Asylum Township



Floodplains
Map 5-2



Resource:
1995 PENNDOT Digital Highway C-Line File (BCOCPG – Adjusted July, 2001)
1992 Digital Orthophoto Quarter Quads 8 (NAD 83 meters)
March, 2000 Northern Tier Region GIS Database (BCOCPG – Township Boundary Adjusted May, 2000)



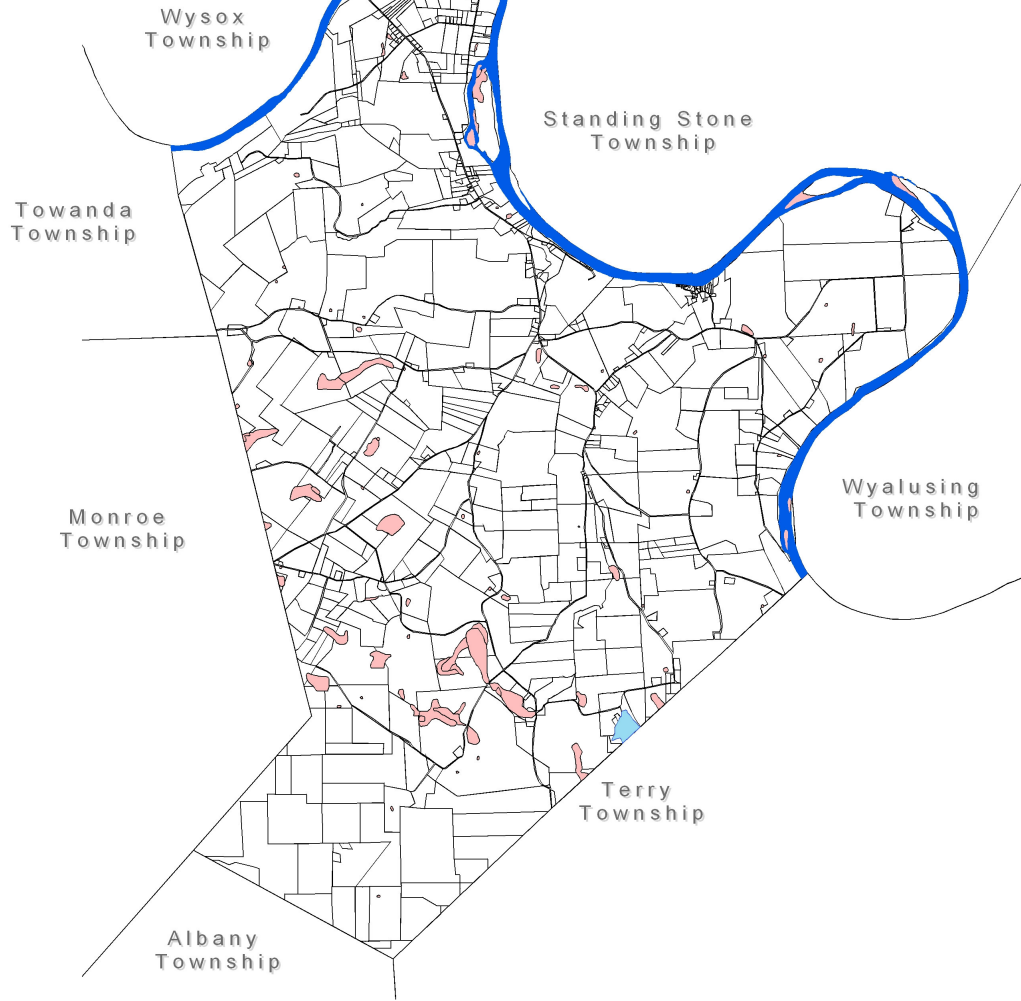
1 inch equals 1.2 miles

Legend	
FLOOD TYPE	
	100-year
	500-year

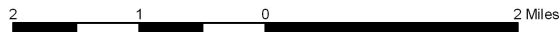


Asylum Township

Wetlands
Map 5-3



Resource:
1995 PENNDOT Digital Highway C-Line File (BCOCPG – Adjusted July, 2001)
1992 Digital Orthophoto Quarter Quads 8 (NAD 83 meters)
March, 2000 Northern Tier Region GIS Database (BCOCPG – Township Boundary Adjusted May, 2000)



1 inch equals 1.2 miles

Legend	
TYPE	
	Lacustrine
	Palestrine
	Riverine

SOILS

SOIL ANALYSIS IS IMPORTANT IN DETERMINING FUTURE GROWTH OF A PORTION OF LAND. IN TIMES PAST, AGRICULTURE HAD BEEN THE ONLY USE CONCERNED WITH SOILS. TODAY SOILS ARE IMPORTANT FOR OTHER DEVELOPMENT TYPES. RURAL RESIDENTIAL USES REQUIRE GOOD SOILS FOR SEPTIC DRAINAGE, EXCAVATION COSTS CAN BE DETERMINED BY THE SOILS, AND THE SUITABILITY OF MINERALS, AND WOODLAND MANAGEMENT ARE ALL LAND USES THAT CONCERN SOILS. BELOW IS A BRIEF EXAMINATION OF THE SOIL CATEGORIES IN ASYLUM TOWNSHIP.

GENERAL SOILS

VOLUSIA-MARDIN-LORDSTOWN:

DEEP AND MODERATELY DEEP, GENTLY SLOPING TO MODERATELY STEEP, SOMEWHAT POORLY DRAINED TO WELL DRAINED SOILS, ON BROAD HILLSIDES TO HILLTOPS.

MORRIS-OQUAGA-WELLSBORO:

DEEP AND MODERATELY DEEP, SLOPING TO STEEP, SOMEWHAT POORLY DRAINED TO SOMEWHAT EXCESSIVELY DRAINED SOILS, ON NARROW HILLSIDES AND HILLTOPS.

DYSTROCHREPTS-OQUAGA-WELLSBORO:

DEEP AND MODERATELY DEEP, MODERATELY STEEP TO VERY STEEP, SOMEWHAT EXCESSIVELY DRAINED TO SOMEWHAT POORLY DRAINED SOILS, ON MOUNTAINSIDES AND IN NARROW STREAM VALLEYS.

ALTON-POPE-CHENANGO:

DEEP, NEARLY LEVEL AND GENTLY SLOPING SOMEWHAT EXCESSIVELY DRAINED AND WELL DRAINED SOILS, ON UPLANDS, TERRACES, AND FLOODPLAINS.

ONE IMPORTANT ISSUE REGARDING SOILS IS THE AGRICULTURAL SECURITY PROGRAM IN PENNSYLVANIA. UNDER THE PA AGRICULTURAL SECURITIES ACT (ACT 43 OF 1981, AS AMENDED BY ACT 149 OF 1988), STEPS HAVE BEEN TAKEN TO PROTECT FARMLAND FROM ENCROACHMENT AND TO PRESERVE AGRICULTURAL ACREAGE. THE PROGRAM ALLOWS FARMERS TO PETITION THEIR MUNICIPAL GOVERNING BODY TO CREATE A SECURITY AREA WHERE AT LEAST 500 ACRES OF LAND ARE INVOLVED. THE ACREAGE NEED NOT BE CONTIGUOUS AND CAN INVOLVE MANY PROPERTY OWNERS. PARTICIPATION IN AN AGRICULTURAL SECURITY AREA IS STRICTLY VOLUNTARY AND THE PROPERTY OWNERS MUST INITIATE APPLICATIONS FOR FORMATION OF THE AREA. ONCE ESTABLISHED, THE DESIGNATION PROVIDES PARTICIPATING LANDOWNERS WITH SPECIAL CONSIDERATION FROM LOCAL AND STATE GOVERNMENTS ON NUMEROUS ISSUES, INCLUDING THE APPLICATION OF LOCAL "NUISANCE" REGULATIONS, AND THE UTILIZATION OF CONDEMNATION PROCEEDINGS.

IN 1987, PENNSYLVANIA VOTERS AGREED TO SUPPORT A \$100 MILLION BOND ISSUE TO BE USED FOR THE PURCHASE OF AGRICULTURAL PRESERVATION EASEMENTS. LEGISLATION WAS THEN DEVELOPED ALLOWING COUNTIES TO ASSESS, NEGOTIATE, AND PURCHASE THE DEVELOPMENT RIGHTS OF FARMS OR FARM GROUND SITUATED IN APPROVED AGRICULTURAL SECURITY AREAS AS A MEANS OF PRESERVING THE AGRICULTURAL INTEGRITY OF THE LAND. MOST OF THE COUNTIES IN THE STATE INCLUDING BRADFORD COUNTY HAVE MADE FINANCIAL AND POLICY COMMITMENTS TO THE PROGRAM, CREATED REVIEW BOARDS, AND HAVE BEGUN PURCHASING CONSERVATION EASEMENTS FOR LOCAL FARMLANDS. SEE MAP 5-6, ASYLUM TOWNSHIP AGRICULTURAL SECURITY AREAS.

NATURAL RESOURCES

ASYLUM TOWNSHIP IS AN AREA OF RURAL BEAUTY WITH A GOOD AMOUNT OF NATURAL RESOURCES. QUARRYING IS AN ACTIVE VENTURE SOUGHT OUT AT VARIOUS SITES THROUGHOUT THE TOWNSHIP. ACTIVE MINING IS IN PROGRESS FOR FLAGSTONE, BLUESTONE, SAND AND GRAVEL.

HISTORIC RESOURCES

ASYLUM TOWNSHIP POSSESSES ONE OF THE LARGEST HISTORIC RESOURCES IN THE COUNTY IN FRENCH AZILUM. THIS HISTORIC SITE WAS DESIGNED AS A REFUGE FOR QUEEN MARIE ANTOINETTE IN THE LATE 1700'S. THE BRADFORD COUNTY COURTS CHARTERED FRENCH AZILUM, INC. IN 1954 TO RESTORE, PRESERVE AND EDUCATE PEOPLE ABOUT THE VILLAGE AND ITS STORY.

EXISTING LAND USE

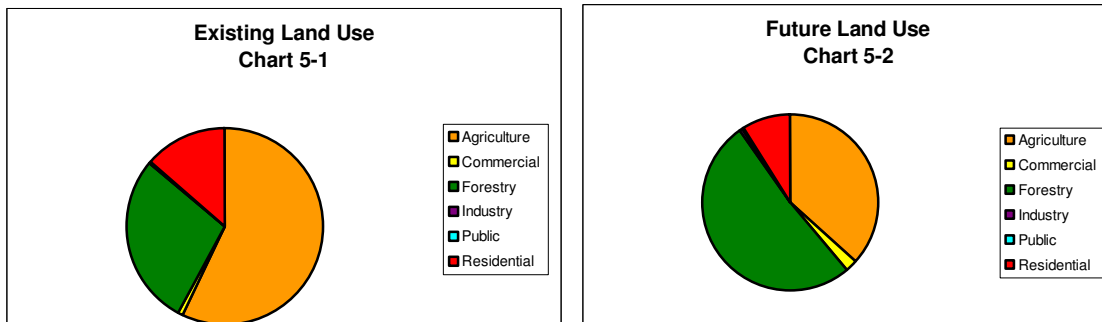
MAP 5-2 ILLUSTRATES THE CURRENT LAND USE IN ASYLUM TOWNSHIP. SIX CATEGORIES WERE USED TO BREAKDOWN THE LAND USE TYPES. AGRICULTURE MAKES UP 57% OF THE EXISTING LAND USE, FOREST CONSUMES 28% OF THE LAND USE, RESIDENTIAL MAKES UP 14%, COMMERCIAL, INDUSTRY, AND PUBLIC MAKE UP 1% OF THE LAND USE.

AS AGRICULTURE DECLINES COUNTYWIDE, IT SEEMS AGRICULTURAL LAND IS REVERTING TO FORESTED LAND. THIS IS EVIDENT IN THE COMPARISON OF EXISTING LAND USE AND THE FUTURE LAND USE MAP COMPILED BY CITIZEN INPUT AND WITH THE HELP OF THE ASYLUM TOWNSHIP PLANNING COMMISSION.

THE FUTURE LAND USE MAP, MAP 5-3, WAS ASSEMBLED USING THE SAME CATEGORIES AS THE EXISTING LAND USE MAKING IT AN EASY COMPARISON. ONE ADDITIONAL CATEGORY WAS ADDED IN MINING. AS MENTIONED ABOVE MINING IS AN IMPORTANT COMPONENT WHEN CONSIDERING NATURAL RESOURCES.

THIS FUTURE LAND USE DEPICTION WILL BE USED IN FUTURE LAND DEVELOPMENT ORDINANCES AS A GUIDELINE TO FOLLOW. HOWEVER IT CAN BE MODIFIED AT THAT TIME. FORESTED AREAS DOMINATE THE FUTURE LAND USE WITH 51% OF THE AREA, AGRICULTURE MAY COVER 37% OF THE LAND, RESIDENTIAL 9%, COMMERCIAL 2%, MINING, INDUSTRY AND PUBLIC LANDS MAKE UP THE FINAL 1%.

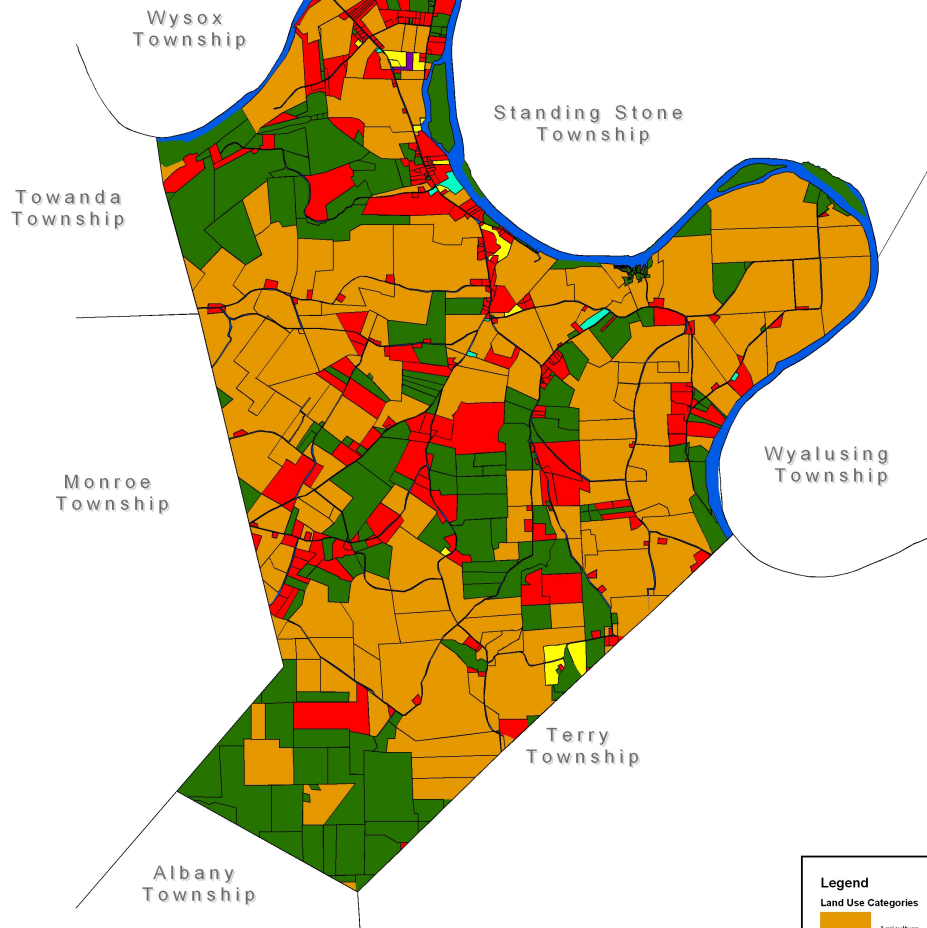
CHART 5-1 AND 5-2 SHOW THE PERCENTAGE BREAKDOWNS OF THE COMMON LAND USES IN BOTH THE EXISTING AND FUTURE LAND USE MAPS.





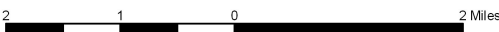
Asylum Township

Existing Land Use
Map 5-4



Legend	
Land Use Categories	
	Agriculture
	Commercial
	Forested/Undeveloped Land
	Industrial
	Public
	Residential

Resource:
1995 PENNDOT Digital Highway C-Line File (BCOCPG - Adjusted July, 2001)
1992 Digital Orthophoto Quarter Quads 8 (NAD 83 meters)
March, 2000 Northern Tier Region GIS Database (BCOCPG - Township Boundary Adjusted May, 2000)

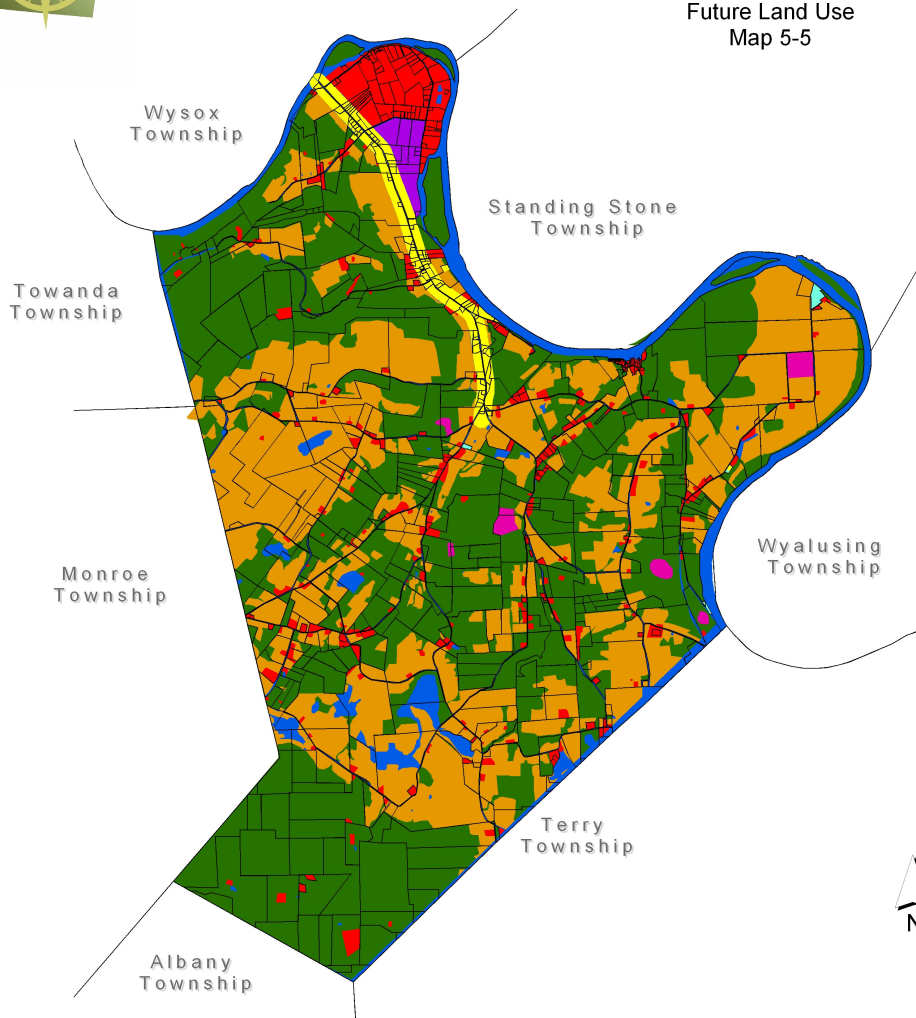


1 inch equals 1.2 miles

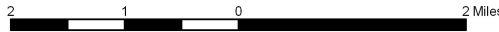


Asylum Township

Future Land Use
Map 5-5



Resource:
1995 PENNDOT Digital Highway C-Line File (BCOCPG - Adjusted July, 2001)
1992 Digital Orthophoto Quarter Quads 8 (NAD 83 meters)
March, 2000 Northern Tier Region GIS Database (BCOCPG - Township Boundary Adjusted May, 2000)



1 inch equals 1.2 miles

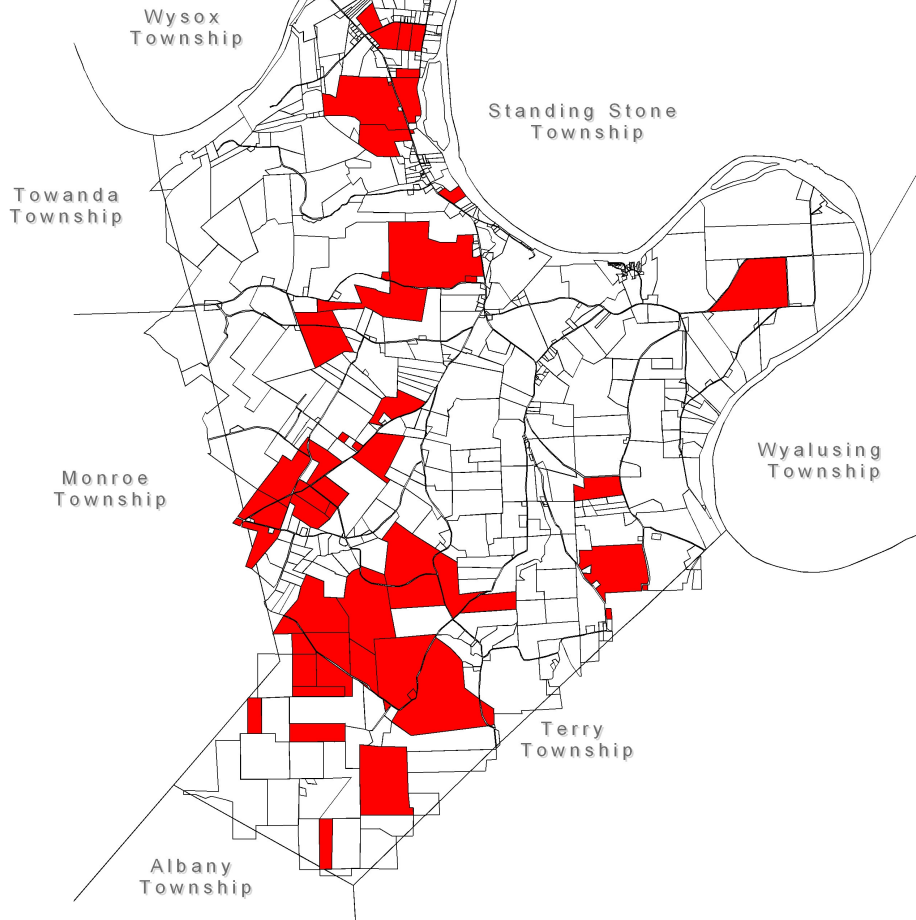
Legend	
Land Use Categories	
	Agriculture
	Commercial
	Forested
	Industrial
	Mining
	Public
	Residential



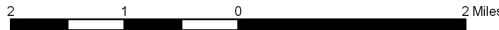
Asylum Township

Agricultural Security Areas

Map 5-6



Resource:
1995 PENNDOT Digital Highway C-Line File (BCOCPG - Adjusted July, 2001)
1992 Digital Orthophoto Quarter Quads 8 (NAD 83 meters)
March, 2000 Northern Tier Region GIS Database (BCOCPG - Township Boundary Adjusted May, 2000)



1 inch equals 1.2 miles



Legend
ASA
No
Yes

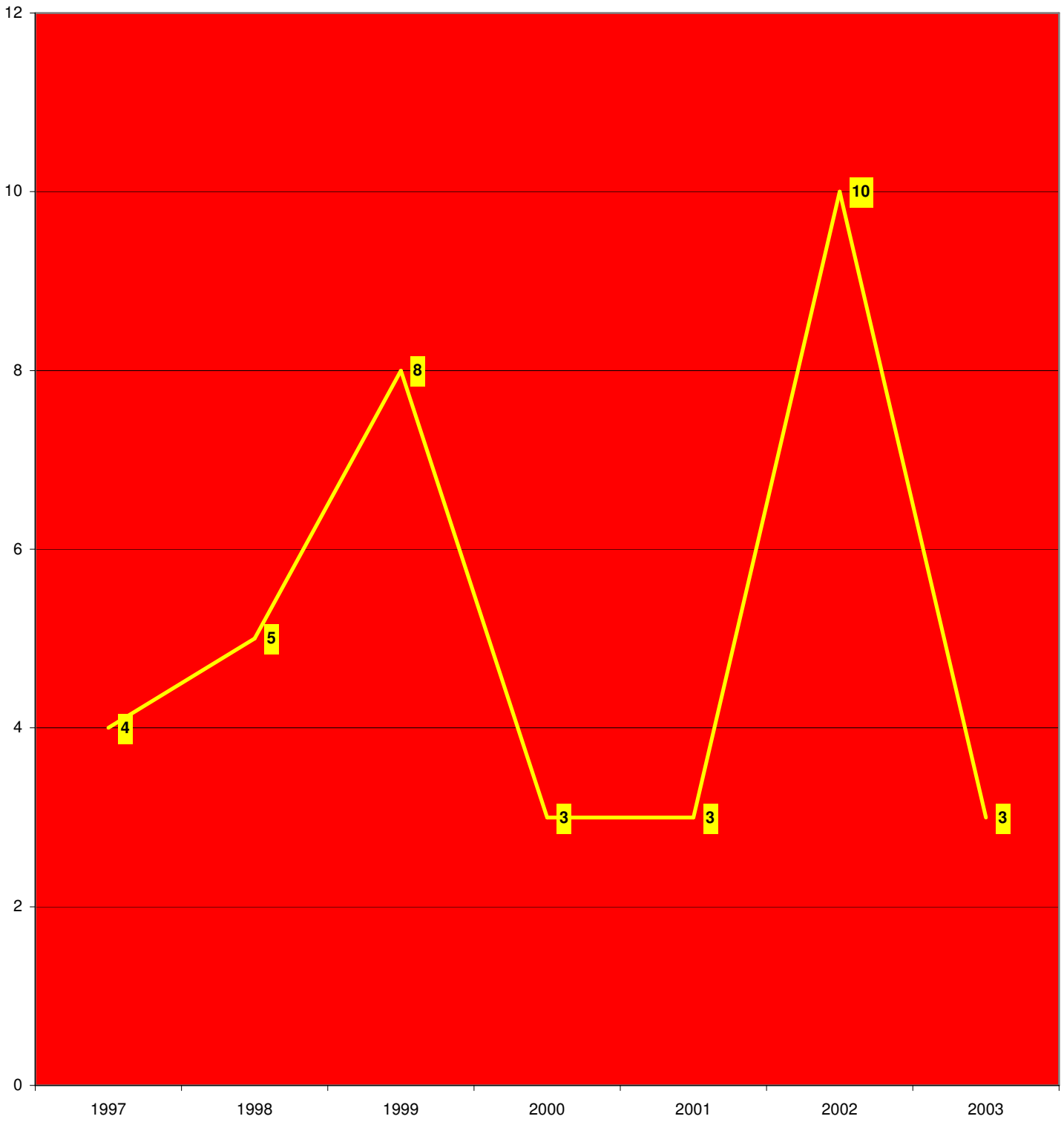
ONE TECHNIQUE BEING USE BY ASYLUM TOWNSHIP IS THAT OF A SUBDIVISION AND LAND DEVELOPMENT ORDINANCE. IT IS VERY IMPORTANT TO NOTE THIS MUNICIPALITY IS ONE OF A VERY FEW IN THE COUNTY WHO CHOOSE TO TRACK THEIR OWN DEVELOPMENT. A MAJORITY OF THE COUNTIES MUNICIPALITIES ABIDE BY THE BRADFORD COUNTY ORDINANCE.

SINCE 1997, ASYLUM TOWNSHIP HAS REVIEWED 36 DEVELOPMENTS. 2002 WAS THE YEAR WITH THE HIGHEST ACTIVITY WITH 10 PLANS. THIS SLOW, UP AND DOWN ACTIVITY SHOWS THAT SOME GROWTH IS OCCURRING BUT OVER THE LAST SIX YEARS IT HASN'T COME AT A STAGGERING RATE.

ASYLUM TOWNSHIP HAS FOUND THAT BY FOLLOWING THEIR OWN ORDINANCE THEY CAN GIVE THEIR CITIZENS THE PROTECTION OF PLANNING AT A MORE PERSONAL LEVEL THAN THE COUNTY PLANNING OFFICE CAN OFFER.

PLEASE NOTE THE CHART ON THE FOLLOWING PAGE, ASYLUM TOWNSHIP SUBDIVISION ACTIVITY, 1997-2003.

Asylum Township Subdivision Activity
1997-2003



GOALS

- CONSIDER THE PHYSICAL CAPABILITIES AND LIMITATIONS OF THE TOWNSHIP'S LAND AND IT'S ENVIRONMENT IN THE DEVELOPMENT OF MUNICIPAL LAND USE POLICIES AND REGULATIONS
- GUIDE AND DIRECT FUTURE DEVELOPMENT TYPES AND DENSITIES TO THE MOST APPROPRIATE AND BEST-SUITED LOCATIONS

OBJECTIVES

- PROTECT ENVIRONMENTALLY SENSITIVE AREA OF THE TOWNSHIP; STEEP SLOPES, FLOODPLAINS, WETLANDS, AND AQUIFER RECHARGE AREAS
- REDUCE POTENTIAL HEALTH HAZARDS FROM MALFUNCTIONING ON-SITE SEWAGE DISPOSAL SYSTEMS
- ASSURE ADEQUATE, RELIABLE WATER SUPPLIES
- CONTROL STORM WATER RUN-OFF, AND LIMIT POTENTIAL SOIL EROSION AND SEDIMENTATION PROBLEMS
- PROVIDE FOR THE ORDERLY GROWTH OF THE TOWNSHIP
- SAFEGUARD THE CHARACTER OF THE TOWNSHIP'S DIFFERENT AREAS
- PROTECT THE TOWNSHIP'S RURAL QUALITIES
- ASSURE THE COMPATIBILITY OF ADJACENT LAND USES
- MAINTAIN STABLE LAND VALUES

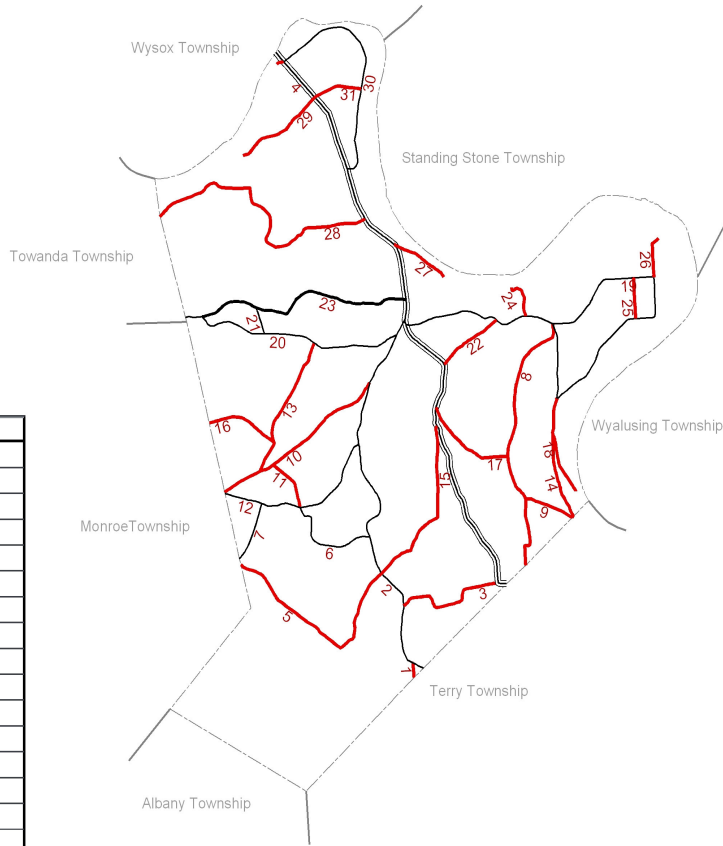
VI. TRANSPORTATION

IN TODAY'S RURAL COMMUNITIES, THE AVAILABILITY OF VARIOUS TRANSPORTATION MODES ARE A NECESSITY THAT ENABLES MOVEMENT OF PEOPLE AND GOODS. IT INVOLVES MORE THAN JUST THE STREETS AND HIGHWAYS. IT INVOLVES PUBLIC TRANSIT, AIRPORTS, RAILWAYS, TRAILS, BICYCLES, AND PEDESTRIANS. ALL ASYLUM TOWNSHIP RESIDENTS UTILIZE ONE OR MORE OF THESE MEANS OF TRANSPORTATION ON A DAILY BASIS. THE USE OF TRANSPORTATION DIRECTLY CORRELATES TO THE SOCIALIZATION, GROWTH, AND LIVELIHOOD OF AN AREA. UNLIKE IN AN URBAN SETTING, THERE IS A SIGNIFICANT DISTANCE AND TOPOGRAPHY TO OVERCOME IN DAILY OBJECTIVES. IT IS DIFFICULT TO WALK TO THE HOSPITAL OR GROCERY STORE IN A SETTING SUCH AS ASYLUM PRESENTS. WITHOUT TRANSPORTATION ALTERNATIVES RESIDENTS COULD NOT ACCESS EXISTING MARKETS OR EVEN REALIZE FUTURE GROWTH POTENTIALS. AREAS WITH A DIVERSE TRANSPORTATION SYSTEM CAN UTILIZE HIKE AND BIKE PATHS TO STIMULATE ECONOMIC GROWTH AND A HEALTHY COMMUNITY. OBVIOUSLY THE AUTOMOBILE WILL CONTINUE TO DOMINATE THE TRANSPORTATION MARKET, BUT IT IS HIGHLY ADVISABLE TO CONSIDER ALL OPTIONS OF TRANSPORTATION TO BETTER THE DIVERSITY OF AN AREA. WITH A STRONG TRANSPORTATION CONNECTION, ASYLUM TOWNSHIP CAN IMPROVE INTEGRATION INTO THE MARKETS OF ELMIRA, BINGHAMTON, THE SCRANTON/WILKES-BARRE AREA, AND BEYOND. THROUGHOUT THIS CHAPTER CURRENT FACILITIES WILL BE CONSIDERED AND FUTURE OPPORTUNITIES WILL BE EXAMINED.

STREETS AND HIGHWAYS

MAP 6.1 ILLUSTRATES THE LAYOUT OF ASYLUM TOWNSHIP'S STREET AND HIGHWAY SYSTEM WITH MINOR CATEGORIZATION. APPROXIMATELY 45 MILES OF ROAD RUN THROUGHOUT THE TOWNSHIP. THE TOWNSHIP

Asylum Township



ID	DNM
1	SHORT ST
2	MARSHVIEW RD
3	MOODY RD
4	PA STATE RTE 187
5	BARRETT'S RD
6	BRIDE RD
7	MARCY HILL RD
8	KERRICK HILL RD
9	SOLLICKS RD
10	LAKE ST
11	HILL ST
12	LIBERTY CORNERS RD
13	ELLIS RD
14	CHUTE RD
15	OBRIAN RD
16	JOHN ST
17	DIXON HILL RD
18	GUN CLUB RD
19	FRENCH ASYLUM RD
20	ELLIS HILL RD
21	SCHOOL HOUSE HILL RD
22	VFW RD
23	KILMER HILL RD
24	RIVER ST
25	MAPLE ST
26	QUEENS RD
27	BRIDGE ST
28	TIP TOP RD
29	COLE RD
30	ECHO BEACH RD
31	ANN ST
32	SILL RD

Road Network
Map 6-1



1 0.5 0 1 Miles

Resource:
1995 PENNDOT Digital Highway C-Line File (BCOCPG - Adjusted July, 2001)
1992 Digital Orthophoto Quarter Quads 8 (NAD 83 meters)
(BCOCPG - Created Landuse Layer, March 2003)
March, 2000 Northern Tier Region GIS Database (BCOCPG - Township Boundary Adjusted May, 2000)

Legend

- Local
- Minor Collector
- Rural Major Collector
- Township Road 61

MAINTAINS 26.2 MILES OF ROAD THAT SERVE THE COMMUNITY. ACCORDING TO THE CITIZEN SURVEY, THERE IS A GENERAL CONSENSUS THAT THE TOWNSHIP ROAD CREW IS ADEQUATELY MAINTAINING THE ROADS. A ROAD STUDY CONDUCTED BY MS. ROBYN D'ANNA VERIFIED THESE FINDINGS. HER STUDY REVEALED TWO ROADS THAT WERE RATED IN POOR CONDITION. THESE TWO ROADS WERE ALSO CLASSIFIED AS "NO WINTER MAINTENANCE". ALSO ILLUSTRATED ON THE MAP IS THE STATE ROAD SYSTEM RUNNING THROUGH ASYLUM. THE STATE SYSTEM MAKES UP THE APPROXIMATELY 25 MILES WITHIN THE TOWNSHIP'S COMPLETE ROAD COVERAGE. AMONG THE STATE ROADS WITHIN ASYLUM TOWNSHIP IS PA STATE RT. 187. ROUTE 187 IS A MAIN ARTERY RUNNING THROUGH ASYLUM FROM ITS NORTHERN TIP TO ITS SOUTHEAST CORNER THAT CONNECTS NEW YORK STATE WITH AREAS SUCH AS MEHOOPANY. BOTH ENDS OF RT. 187 OFFER JOBS AND SHOPPING. THIS CORRIDOR HAS BEEN PROJECTED AS A FUTURE COMMERCIAL AREA IN ASYLUM, AS ILLUSTRATED ON THE FUTURE LAND USE MAP. OTHER STATE ROUTES INSIDE THE TOWNSHIP ARE STATE ROUTES 2014, 2017, 2020, 2021, 2022, 2024, 2028, AND 2030. THESE ROUTES CONNECT ASYLUM TO MONROE TOWNSHIP, TERRY TOWNSHIP, TOWANDA TOWNSHIP, AND WYSOX TOWNSHIP. ALSO IN CLOSE PROXIMITY WITH THE TOWNSHIP IS US ROUTE 6 AND PA ROUTE 220.

RAILROAD

ON THE EASTERN SIDE OF THE SUSQUEHANNA RIVER, THE NORFOLK-SOUTHERN RAILROAD FOLLOWS THE RIVER ON THE SHORELINE THROUGH STANDING STONE AND INTO WYSOX. THE LINE RUNS THROUGH BRADFORD COUNTY FROM THE VALLEY DOWN THROUGH THE NORTHEAST CORNER OF WILMOT TOWNSHIP. THERE IS APPROXIMATELY 50 MILES OF TRACK RUNNING THROUGH THE COUNTY, WHILE APPROXIMATELY 13 MILES OF ASYLUM IS OUTLINED BY THIS RAILWAY. TRAFFIC ON THE RAIL IS USUALLY ONE TRAIN PER DAY IN EACH DIRECTION, ABOUT 40-50 CARS COMBINED.

CARS USUALLY DELIVER RESOURCE MATERIAL TO THE PROCTOR & GAMBLE PLANT IN MEHOOPANY, WYOMING COUNTY FROM THE NORTH OUT OF GANG MILLS, CORNING, NY. EVERY NOW AND THEN SALT IS SHIPPED SOUTH FROM THE FINGER LAKES REGION. OTHER STOPS ALONG THE WAY INCLUDE OSRAM-SYLVANIA, CMI, AND A FEW FEED AND FERTILIZER PLANTS. SOME RESIDENTS IN ASYLUM TOWNSHIP ARE UTILIZING THESE FARMING STOPS. GRAIN AND FERTILIZER CAN BE PURCHASED OUT WEST AND BROUGHT IN BY TRAIN, SAVING THE FARMERS MONEY AND KEEPING THEIR BUSINESS AFLOAT.

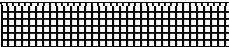
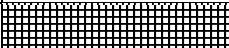
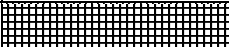
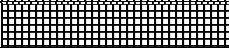
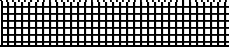
AT THIS TIME, NORFOLK-SOUTHERN HAS NO INTENTION OF ABANDONING THIS SEGMENT OF TRACK OR THE ENTIRE NORTHERN TIER LINE THAT SPANS LUZERNE, WYOMING, AND BRADFORD COUNTIES. A FEW YEARS AGO, THERE WAS SPECULATION THAT IT MAY HAVE BECOME ABANDON IMMEDIATELY AFTER NORFOLK-SOUTHERN ASSUMED OWNERSHIP. FUTURE POSSIBILITIES OF THIS HAPPENING MAY EXIST, AND, IF SO, THE NORTHERN TIER REGIONAL TRANSPORTATION ADVISORY COMMITTEE WOULD POSSIBLY ASSIST THE COMMISSIONERS IN BRADFORD AND WYOMING COUNTIES TO ESTABLISH A RAIL AUTHORITY TO ASSUME OPERATION AND MAINTENANCE. THIS WOULD ALLOW GREATER FLEXIBILITY, ON THE REGION'S BEHALF, TO ATTRACT NEW BUSINESSES AND INDUSTRY THAT WOULD UTILIZE THE TRACK AND THE ESTABLISHMENT OF INDUSTRIAL SPURS. THE FUTURE OF THE LINE IS UNCERTAIN; NEVERTHELESS, THE REGION CAN PULL TOGETHER AND ESTABLISH AN ORGANIZATION TO RETAIN THE LINE FOR FUTURE ECONOMIC AND TRANSPORTATION BENEFITS.

PUBLIC TRANSIT

BRADFORD COUNTY IS FORTUNATE TO HAVE A PUBLIC TRANSIT SYSTEM THAT RUNS THROUGHOUT THE COUNTY AND BEYOND. THIS IS KNOWN AS THE ENDLESS MOUNTAINS TRANSPORTATION AUTHORITY OR EMTA. EMTA SERVICES INCLUDE BUS ROUTES WITH STOPS THROUGHOUT THE COUNTY AS

WELL AS DOOR-TO-DOOR SHARED RIDE SERVICES TO THE RESIDENTS OF BRADFORD, SULLIVAN AND TIOGA COUNTIES. RESIDENTS HERE IN BRADFORD COUNTY MAY BE PICKED UP AT THEIR HOMES AND BE DELIVERED TO A DESTINATION AND THEN BROUGHT BACK HOME. THE SHARED PASSENGER SERVICE REQUIRES AN APPOINTMENT BY 9:00 AM THE DAY BEFORE THE TRIP IS NEEDED. THE COST OF SERVICE IS DETERMINED BY A DEFINED SET OF CRITERIA, SEVERAL PROGRAMS PROVIDE FUNDING FOR REDUCED PASSENGER COSTS. THERE IS ALSO A MEDICAL ASSISTANCE TRANSPORTATION PROGRAM THAT PROVIDES FREE TRANSPORTATION TO AND FROM MEDICAL APPOINTMENTS IF THEY RETAIN A VALID MEDICAL ACCESS CARD. THIS SERVICE IS VERY CRUCIAL TO THE ELDERLY POPULATION THROUGHOUT THE COUNTY. EMTA LISTS SENIOR CENTERS AS ONE OF THE MORE POPULAR PICK-UP AND DROP-OFF LOCATIONS.

THE FOLLOWING TABLE ILLUSTRATES FIXED ROUTES AND STOPS IN THE ASYLUM AREA. PLEASE NOTE THESE ARE SUBJECT TO CHANGE AND EMTA SHOULD BE CONTACTED FOR AN UPDATED SCHEDULE AT 570-888-7330. THESE SERVICES CAN BE SOUGHT OUT OVER THE INTERNET AS WELL AT [HTTP://WWW.EMTATRANSIT.COM/](http://WWW.EMTATRANSIT.COM/).

BUS STOPS WEST BOUND	TABLE 6-1	
EMTA TRANSIT TERMINAL-TOWANDA	5:30 AM	
PARK PLACE MANOR- WYALUSING	7:25 AM	9:25 AM
WYALUSING ELEMENTARY SCHOOL	7:30 AM	
DANDY MINI MART-WYALUSING	7:33 AM	9:26 AM
CAMPTOWN ELEMENTARY SCHOOL	7:45 AM	
CREEKSIDE MARKET-CAMPTOWN	7:47 AM	
WYSOX GENERAL STORE	8:05 AM	9:45 AM
BRADFORD TOWNE CENTER-WYSOX	8:07 AM	9:47 AM
EMTA TRANSIT TERMINAL-TOWANDA	8:15 AM	9:55 AM
NTC, MAIN STREET-TOWANDA	8:20 AM	
EMTA TRANSIT TERMINAL-TOWANDA	8:30 AM	10:00 AM

BUS STOPS			
EAST BOUND			
EMTA TRANSIT TERMINAL-TOWANDA	9:00 AM	11:45 AM	2:20 PM
NTC, MAIN STREET-TOWANDA			2:30 PM
BRADFORD TOWNE CENTER-WYSOX	9:05 AM	11:55 AM	2:45 PM
WYSOX GENERAL STORE	9:10 AM	12:00 PM	2:50 PM
CREEKSIDE MARKET-CAMPTOWN			3:07 PM
CAMPTOWN ELEMENTARY SCHOOL			3:09 PM
PARK PLACE MANOR- WYALUSING	9:25 AM	12:28 PM	3:26 PM
WYALUSING ELEMENTARY SCHOOL			3:30 PM
DANDY MINI MART-WYALUSING	9:26 AM	12:30 PM	3:33 PM
EMTA TRANSIT TERMINAL-TOWANDA			1:15 PM 6:00 PM

THIS SCHEDULE IS NOT INCLUSIVE, AS STOPS CAN BE MADE ANYWHERE ALONG THE ROUTE AS LONG AS THERE IS AN AREA FOR SAFE PASSENGER BOARDING AND EXITING. THERE ARE OTHER NUMEROUS STOPS MADE THROUGHOUT THE AREA. PUBLIC TRANSIT SYSTEMS SUCH AS EMTA ARE IMPORTANT TO CITIZENS THAT DO NOT HAVE A MEANS OF TRAVELING FROM PLACE TO PLACE OR CANNOT DUE TO HEALTH CONDITIONS OR ILLNESS. THE SYSTEM WORKS WELL FOR ELDERLY POPULATIONS IN BOTH THE URBAN AND RURAL CENTERS LOCATED IN BRADFORD COUNTY. EMTA SERVICE TRAVELS BEYOND THE LOCAL SERVICE AREA AND TRANSPORTS RESIDENTS TO PLACES LIKE THE LYCOMING OR ARNOT MALLS GIVING THEM AN OPPORTUNITY TO SHOP OR DO BUSINESS AT THE REGIONAL LEVEL.

PEDESTRIANS AND TRAILS

ASYLUM HAS THE POTENTIAL TO UTILIZE A ONCE POPULAR MARKET INVOLVING WALKING AND RIDING. WITH A RURAL ATMOSPHERE AND SCENIC RIVER BORDER, ASYLUM TOWNSHIP HAS THE OPPORTUNITY TO DEVELOP A TRAIL SYSTEM TO ACCOMMODATE HIKERS, BIKERS, OR JUST PEOPLE

LOOKING FOR A SUMMER STROLL. SUCH TRAIL WAYS ARE CURRENTLY IN THE EARLY STAGES OF DEVELOPMENT BY AN ORGANIZATION CALLED THE ENDLESS MOUNTAINS HERITAGE REGION. THIS PROCESS WOULD BE A WIN-WIN SITUATION FOR THE TOWNSHIP. THE HERITAGE REGION WILL DO ALL THE PLANNING AND CONSTRUCTION. THIS IS A PROJECT THAT THE RESIDENTS CAN SIT BACK AND REAP THE BENEFITS IT WILL PROVIDE. OTHER EFFORTS COULD BE MADE TO ACCOMMODATE THE WESTERN HALF OF ASYLUM TO GET TO THE PROPOSED RIVER TRAIL. THIS TRAIL WILL ADD ANOTHER FORM OF RECREATION TO AN AREA THAT IS STRUGGLING TO KEEP YOUNG PEOPLE IN THE AREA AND STIMULATE FURTHER TOURISM.

AIRPORTS

THERE ARE NO MAJOR COMMERCIAL AIRPORTS IN ASYLUM TOWNSHIP OR BRADFORD COUNTY. RESIDENTS OF ASYLUM TOWNSHIP UTILIZE REGIONAL AIRPORTS WITHIN A 100-MILE RADIUS. ONE COMMERCIAL AIRPORT NORTHEAST OF ASYLUM TOWNSHIP IS THE BINGHAMTON REGIONAL AIRPORT (60 MILES) IN BROOME COUNTY, NY THAT OFFERS 35 DAILY FLIGHTS TO DETROIT, PITTSBURGH, PHILADELPHIA AND WASHINGTON, D.C. TWO OTHER REGIONAL AIRPORTS WITHIN 50 MILES ARE THE ELMIRA-CORNING REGIONAL AIRPORT (41 MILES) AND THE WILLIAMSPORT REGIONAL AIRPORT (44 MILES). SOME AIRLINES OFFERED IN THE SURROUNDING AREA ARE US AIR, US AIRWAYS, US AIRWAYS EXPRESS, NORTHWEST AIRLINES AND UNITED EXPRESS. OTHER AIRPORT, THE TOMPKINS COUNTY AIRPORT (54 MILES), OFFERS FLIGHTS TO PITTSBURGH, BOSTON, NEW YORK (LA GUARDIA) AND PHILADELPHIA ON US AIRWAYS EXPRESS, AND THE WILKES-BARRE SCRANTON INTERNATIONAL AIRPORT (58 MILES).

THE BRADFORD COUNTY AIRPORT, LOCATED IN TOWANDA TOWNSHIP, SEVEN MILES WEST OF ASYLUM TOWNSHIP, MAY OFFER CONNECTIONS TO

THESE REGIONAL AIRPORTS IN THE FUTURE. THE BRADFORD COUNTY AIRPORT RECENTLY UNDERWENT MAJOR IMPROVEMENTS AND RUNWAY EXPANSION TO ACCOMMODATE BUSINESS-CLASS AIRCRAFT. FOR A RURAL TOWNSHIP, ASYLUM TOWNSHIP HAS ACCESS TO SOME MAJOR HIGHWAY ROUTES IN PA 187, PA 220, AND US 6. ASYLUM ALSO HAS ACCESS TO PUBLIC TRANSIT, RAILWAYS; FUTURE TRAILS, AND IS WITHIN 100 MILES OF A GROUP OF REGIONAL AND INTERNATIONAL AIRPORTS. RESIDENTS, BUSINESSES AND INDUSTRY WITHIN THE TOWNSHIP ARE NOT ISOLATED OR CUT-OFF FROM THE REST OF THE WORLD. TRANSPORTATION IMPROVEMENTS HAVE CARRIED ASYLUM TOWNSHIP FROM A RURAL, REMOTE AREA TO ONE THAT HAS GREATER CONNECTIONS TO MAJOR RETAIL LOCATIONS.

GOALS

- MAINTAIN CURRENT TOWNSHIP ROAD CONDITIONS
- STRIVE FOR CONTINUOUSLY IMPROVED ROAD MAINTENANCE
- SUPPORT LOCAL RAIL BUSINESS AND HELP PROMOTE ITS AGRICULTURAL BENEFITS
- BRING PUBLIC TRANSIT FURTHER INTO THE TOWNSHIP
- HIKING AND BIKING TRAILS TO PROMOTE THE BEAUTY OF ASYLUM TOWNSHIP
- PRIORITIZE ROAD AND BRIDGE IMPROVEMENTS
- SUPPORT THE TOWANDA AIRPORT

OBJECTIVES

- PROVIDE FOR THE SAFE, EFFICIENT MOVEMENT OF PEOPLE AND GOODS THROUGH THE MUNICIPALITY
- MAINTAIN THE INTEGRITY OF EXISTING STREET AND HIGHWAY SYSTEMS BY PRESERVING THEIR INTENDED OR DESIGNED CARRYING CAPACITY
- MINIMIZE UNNECESSARY OR POTENTIALLY HAZARDOUS CONFLICTS AT STREET OR DRIVEWAY INTERSECTIONS
- MINIMIZE THE COSTS AND MAXIMIZE THE BENEFITS OF EXPENDITURES FOR STREET AND HIGHWAY PROJECTS
- SYSTEMATICALLY UPGRADE TOWNSHIP ROAD CONDITIONS AND IMPROVE ROAD SURFACES

VII. COMMUNITY FACILITIES

ONE OF THE MOST IMPORTANT SECTIONS IN THE COMPREHENSIVE PLAN IS THE OUTLINE OF COMMUNITY RESOURCES, WHETHER THEY ARE PUBLIC (MUNICIPAL OR EDUCATIONAL) VS. PRIVATE (GAS, ELECTRIC, TELEPHONE, CABLE). THIS INVENTORY PROVIDES EXISTING RESIDENTS, NEWLY ELECTED OFFICIALS AND PROSPECTIVE BUSINESSES A SOURCE TO DERIVE INFORMATION FROM WHEN APPROACHING DECISIONS ON WHY THEY SHOULD DO BUSINESS IN ASYLUM TOWNSHIP, WHY THEY SHOULD RESIDE IN ASYLUM TOWNSHIP OR HOW CAN THE QUALITY OF LIFE BE IMPROVED WITHIN THE COMMUNITY.

THIS COMPONENT OF THE COMPREHENSIVE PLAN WILL OUTLINE MUNICIPAL, PRIVATE, AND EDUCATIONAL COMMUNITY FACILITIES. MUNICIPAL FACILITIES SHALL INCLUDE POLICE PROTECTION, FIRE PROTECTION, PARKS AND RECREATIONAL VENUES. THE PRIVATE FACILITIES WILL INCLUDE ELECTRIC, TELEPHONE, TELEVISION AND INTERNET. LASTLY, THE EDUCATIONAL FACILITIES WILL INVENTORY THE TOWANDA AREA SCHOOL SYSTEM AND AREA DAY CARE CENTERS.

A. MUNICIPAL FACILITIES

- **POLICE PROTECTION:** ASYLUM TOWNSHIP CURRENTLY RECEIVES POLICE PROTECTION FROM THE PENNSYLVANIA STATE POLICE. THE STATE POLICE ARE LOCATED APPROXIMATELY 10 MILES AWAY. THE BARRACKS ARE LOCATED AT THE ROUTE 220/ ROUTE 6 INTERSECTIONS IN NORTH TOWANDA. THIS IS A FULL-TIME FORCE THAT OPERATES 24 HOURS A DAY, SEVEN DAYS A WEEK, 365 DAYS A YEAR.

- **FIRE PROTECTION:** THE WYSOX VOLUNTEER FIRE DEPARTMENT COVERS ASYLUM TOWNSHIP. THEY ARE LOCATED NEAR THE NORTHERN TIP OF THE TOWNSHIP ON LAKE ROAD, JUST OFF OF S.R. 187. THE DEPARTMENT OFFERS PROTECTION WITH 94 MEMBERS AND 6 FIRE TRUCKS. THE DEPARTMENT RETAINS OFFICERS SUCH AS 1 CHIEF AND 3 ASSISTANT CHIEFS. THE DEPARTMENT ALSO OFFERS MUTUAL AID TO OTHER AREA FIRE COMPANIES.

- **PARKS AND RECREATION:** ASYLUM TOWNSHIP RETAINS THREE MAIN RECREATIONAL VENUES. THE FOLLOWING GIVES A BRIEF DESCRIPTION OF EACH:
 - A. **FRENCH ASYLUM STATE HISTORIC SITE:** THIS IS THE REFUGE SITE FOR FRENCH NOBILITY DURING THE FRENCH REVOLUTION.

 - B. **ASYLUM TOWNSHIP PARK:** UPGRADES TO THE PARK ARE IN PROGRESS

 - C. **RIVERSIDE ACRES CAMPGROUND:**

B. PRIVATE FACILITIES

- WATER: ASYLUM TOWNSHIP IS SERVED MAINLY BY PERSONAL WELLS.
- ELECTRIC: ASYLUM TOWNSHIP IS SERVICED WITH ELECTRICITY BY CLAVERACK RURAL ELECTRIC SERVICE AND PENELEC
- TELEPHONE: COMMONWEALTH
- TELEVISION: ADELPHIA CABLE (WHERE AVAILABLE)
- SOLID WASTE DISPOSAL: NTSWA, BROWNS, SDS

C. EDUCATIONAL FACILITIES

THIS SECTION PROVIDES AN OVERVIEW OF THE TOWANDA AREA SCHOOL DISTRICT

MUNICIPALITIES

ASYLUM TOWNSHIP
FRANKLIN TOWNSHIP
MONROE BOROUGH
NORTH TOWANDA TOWNSHIP
STANDING STONE TOWNSHIP
TOWANDA BOROUGH
TOWANDA TOWNSHIP
WYSOX TOWNSHIP

SUPERINTENDENT OF SCHOOLS

DONALD C. BUTLER

BOARD MEETINGS

SECOND AND THIRD MONDAY @ 7:00 P.M.
(EXCEPT JULY AND DECEMBER)

DISTRICT ADDRESS

PO Box 231

TOWANDA, PA 18848

BOARD OF EDUCATION

PEGGY L. MUNKITTRICK, PRESIDENT

RAY STEEN, VICE PRESIDENT

MAGGIE HUBER

PATRICIA PARSONS

ROY E. WOODRUFF, JR.

JUDY ROELANDS

ANTHONY VENDELLO

DAVE RICE

SUSAN F. PORTNOFF

BASIC STATISTICS

2002-03 ENROLLMENT	1835
SECONDARY ENROLLMENT (7-12)	904
ELEMENTARY ENROLLMENT (K-6)	931
12TH GRADE ENROLLMENT	153
KINDERGARTEN ENROLLMENT	99
AVERAGE NO. OF STUDENTS PER GRADE	131
NUMBER OF TEACHERS	136
NUMBER OF TOTAL EMPLOYEES	321

STUDENT/TEACHER RATIO	14:1
PERCENT OF COLLEGE BOUND GRADUATES	60%
NUMBER OF DROPOUTS	13
DROPOUT RATE	1%
DISTRICT COST PER PUPIL	\$9,387.74
2002-03 TAX MILLAGE	27.8
2002-03 ASSESSMENT VALUE	\$197,454,575.00
2002-03 POPULATION	11021
SQUARE MILES	162
NUMBER OF BUILDINGS	6

GOALS

- SUPPORT THE AVAILABILITY OF EFFICIENT, ECONOMICAL PUBLIC UTILITIES, COMMUNITY FACILITIES, AND MUNICIPAL SERVICES FOR ALL TOWNSHIP RESIDENTS
- UPGRADE ASYLUM TOWNSHIP PARK WITH PAVILION

OBJECTIVES

- MAINTAIN QUALITY, SAFE LIVING ENVIRONMENTS BY PROTECTING PUBLIC HEALTH, SAFETY AND WELFARE
- MAXIMIZE UTILIZATION OF EXISTING PUBLIC UTILITIES, FACILITIES, AND SERVICES
- AVOID THE INAPPROPRIATE AND COSTLY INSTALLATION OF PUBLIC UTILITIES, COMMUNITY FACILITIES, AND MUNICIPAL SERVICES; AND AVOID DUPLICATION OF EFFORTS
- ENSURE THE CONTINUATION OF ADEQUATE FIRE, POLICE AND EMS SERVICES
- ENDORSE THE CONTINUATION OF QUALITY EDUCATIONAL PROGRAMS FOR RESIDENTS OF ALL AGES
- ENHANCE EXISTING RECREATIONAL OPPORTUNITIES FOR ALL RESIDENTS
- APPLY FOR DCNR GRANT FOR THE CONSTRUCTION OF A PAVILION AT THE ASYLUM TOWNSHIP PARK

VIII. FUTURE GROWTH POLICIES

LAND USE PLAN

ENVIRONMENTAL AND NATURAL RESOURCE PROTECTION

- DEVELOP A LISTING OF THE TOWNSHIP'S NATURAL RESOURCES, INCLUDING ITS HIGH QUALITY STREAMS, VALUABLE WATERSHEDS, GROUNDWATER RECHARGE AREAS, WETLANDS AND HYDRIC SOIL AREAS, AND DISCOURAGE DEVELOPMENT IN THOSE AREAS THROUGH LOCAL LAND USE CONTROLS
- THOROUGHLY EVALUATE ALL DEVELOPMENT PLANS TO DETERMINE HOW THEY MAY IMPACT THE TOWNSHIP'S WATER QUALITY AND QUANTITY. REQUIRE DEVELOPERS TO STUDY GROUNDWATER CHARACTERISTICS OF POTENTIAL DEVELOPMENT SITES AS A PART OF THE LAND DEVELOPMENT PLANNING PROCESS, INCLUDING RESIDENTIAL, COMMERCIAL, AND AGRICULTURAL SITES.
- REQUIRE DEVELOPERS TO PROVIDE DOCUMENTATION, ALONG WITH SUBDIVISION OR LAND DEVELOPMENT PLANS, SHOWING WHAT ASSESSMENT HAS BEEN MADE OF THE POSSIBLE ENVIRONMENTAL CONSTRAINTS OF THE DEVELOPMENT SITE
- ENCOURAGE SOUND FOREST MANAGEMENT PRACTICES TO BE EMPLOYED AS PART OF ALL COMMERCIAL TIMBER HARVESTING OPERATIONS
- PROMOTE THE USE OF CLUSTER OR OTHER INNOVATIVE DESIGN TECHNIQUES FOR NEW DEVELOPMENTS IN THE TOWNSHIP AS A MEANS OF PRESERVING OPEN SPACE AND MINIMIZING THE AMOUNT OF LAND DISTURBED FOR NEW DEVELOPMENT
- SUPPORT AND PROMOTE EDUCATIONAL PROGRAMS THAT FOSTER A GREATER UNDERSTANDING OF THE LOCAL ENVIRONMENT AND THE NEED FOR ITS PROTECTION

AGRICULTURAL PRESERVATION

- MINIMIZE NON-FARM ENCROACHMENT IN AGRICULTURAL AREAS OF THE TOWNSHIP THROUGH THE DEVELOPMENT OF LOCAL LAND USE CONTROLS
- SUPPORT “AGRICULTURAL SECURITY AREA” DESIGNATIONS FOR AGRICULTURAL PROPERTIES AND PROMOTE LANDOWNER PARTICIPATION
- SUPPORT LANDOWNER PARTICIPATION IN THE COUNTY’S “CONSERVATION EASEMENT” PROGRAM
- ENCOURAGE AGRICULTURAL PROPERTY OWNERS TO PARTICIPATE IN VARIOUS FARM RELATED OR LAND CONSERVATION ORGANIZATIONS TO MAINTAIN AWARENESS AND KNOWLEDGE OF AVAILABLE PRESERVATION ASSISTANCE PROGRAMS.
- MINIMIZE THE IMPACT OF PUBLIC PROJECTS ON THE AGRICULTURAL ENVIRONMENT

HISTORIC RESOURCES

- PRESERVE THE CHARACTER, CULTURE, AND HERITAGE OF THE TOWNSHIP FOR THE FUTURE GENERATIONS
- PROMOTE AN AWARENESS AND APPRECIATION OF THE HISTORY AND TRADITIONS OF THE MUNICIPALITY
- PRESERVE HISTORICALLY SIGNIFICANT STRUCTURES AND SITES IN THE TOWNSHIP
- WORK WITH LOCAL AND REGIONAL HISTORIC ORGANIZATIONS AND KNOWLEDGEABLE LOCAL HISTORIANS TO DEVELOP A THOROUGH HISTORY OF THE TOWNSHIP AND CONSULT IT WHEN NEW PROJECTS OR DEVELOPMENT ARE PROPOSED
- DESIGNATE A LOCAL HISTORIAN TO REVIEW THE IMPACTS OF FUTURE DEVELOPMENT IN THE AREA

FUTURE GROWTH AND LAND USE CONTROLS

- DEVELOP LOCAL LAND USE REGULATIONS THAT WILL TAKE INTO CONSIDERATION THE CAPACITY OF THE AREA'S NATURAL RESOURCES, INCLUDING SLOPES, SOILS, AND WATER TO ASSIST NEW DEVELOPMENT
- PROTECT THE TOWNSHIP'S STREAMS AND WATER SHEDS WITH LAND USE CONTROLS
- REQUIRE DEVELOPERS TO PREPARE AND PRESENT SOIL EROSION AND SEDIMENTATION CONTROL PLANS
- ENSURE NEW DEVELOPMENT SATISFIES SURROUNDING ORDINANCES
- FOLLOW GUIDELINES SET IN THE FUTURE LAND USE SECTION OF THIS COMPREHENSIVE PLAN
- PROMOTE SOUND PLANNING IN FUTURE DEVELOPMENTS FROM MAXIMIZING PUBLIC UTILITIES TO MINIMIZING AGRICULTURAL ENCROACHMENT

HOUSING PLAN

- DEVELOP LOCAL LAND USE CONTROLS TO ENSURE HOUSING OF ALL TYPES, INCLUDING SINGLE AND TWO-FAMILY DWELLINGS, A VARIETY OF MULTI-FAMILY DWELLINGS, MANUFACTURED HOMES, AND MOBILE HOME PARKS.
- PROTECT THE INTEGRITY AND CHARACTER OF EXISTING RESIDENTIAL AREAS BY DEVELOPING LOCAL LAND USE CONTROL REGULATIONS THAT LIMIT ENCROACHMENT BY INCOMPATIBLE LAND USES AND ENSURE APPROPRIATE DENSITIES
- SUPPORT BRADFORD COUNTY AND REGIONAL HOUSING PROGRAMS
- CONSIDER THE BENEFITS OF LOCAL ADMINISTRATION OF THE RECENT STATEWIDE BUILDING CODE. RESEARCH A REGIONAL USERS GROUP.

TRANSPORTATION PLAN

- ENCOURAGE REVIEW OF ALL PROPOSED ROADWAYS
- DEVELOP AND ENFORCE ROAD DEVELOPMENT STANDARDS
- UTILIZE DRIVEWAY PERMITS AND DRIVEWAY DESIGN STANDARDS
- IDENTIFY POTENTIALLY HAZARDOUS INTERSECTIONS AND DEVELOP PLANS TO CORRECT THEM
- KEEP UP TO DATE WITH TRANSPORTATION ISSUES ON THE COUNTY AND STATE LEVEL. PARTICIPATE IN REGIONAL TRANSPORTATION FORUMS
- COORDINATE ROAD REPLACEMENTS WITH UTILITY UPGRADES
- DEVELOP A SHORT AND LONG TERM IMPROVEMENT PROGRAM

MUNICIPAL GUIDANCE

- USE THE COMPREHENSIVE PLAN AND ITS POLICY RECOMMENDATIONS TO PROMOTE THOSE PROJECTS DEEMED TO BE IN THE BEST INTEREST OF THE TOWNSHIP
- USE THE COMPREHENSIVE PLAN AS A MECHANISM TO ADDRESS FUTURE MUNICIPAL TRENDS AND THEIR LIKELY IMPACT ON THE TOWNSHIP
- USE THE COMPREHENSIVE PLAN AS A TOOL TO COMMUNICATE THE MUNICIPALITY’S POLICIES TO INTERESTED INDIVIDUALS
- PERIODICALLY REVIEW THE GOALS AND OBJECTIVES AND IMPLEMENTATION STRATEGIES TO DETERMINE PROGRESS IN CARRYING OUT THE PLAN
- RENEW THE PLAN WHEN NECESSARY

ADJACENT MUNICIPALITIES

- ADJACENT MUNICIPALITIES WERE TAKEN INTO CONSIDERATION REGARDING ORDINANCES AND POLICIES THEY MIGHT HAVE AND COOPERATION WITH THEM

TABLE 8-1

	COMPREHENSIVE PLAN	SUBDIVISION AND LAND DEVELOPMENT ORDINANCE	ZONING
ALBANY TOWNSHIP	NO	COUNTY	NO
MONROE TOWNSHIP	NO	COUNTY	NO
STANDING STONE	UNDERWAY	COUNTY	NO
TERRY TOWNSHIP	NO	COUNTY	NO
TOWANDA TOWNSHIP	NO	COUNTY	NO
WYALUSING TOWNSHIP	YES	YES	YES
WYSOX TOWNSHIP	NO	COUNTY	YES

IX. IMPLEMENTATION STRATEGIES

PREPARING AND ADOPTING A COMPREHENSIVE PLAN ARE ONLY THE FIRST STEPS IN THE MUNICIPAL PLANNING PROCESS. UTILIZATION AND IMPLEMENTATION OF THE PLANS RECOMMENDATIONS ARE THE OTHER STEPS AND ARE PERHAPS THE MOST IMPORTANT ASPECTS OF THE PROCESS. EVEN THOUGH A PLAN CAN IDENTIFY EXISTING PROBLEMS AND OPPORTUNITIES TO CORRECT THEM, THE PLAN WILL ONLY BE EFFECTIVE IF ITS RECOMMENDATIONS ARE FOLLOWED. THIS PLAN'S RECOMMENDATIONS ARE INTENDED TO HELP GUIDE FUTURE GROWTH AND RELATED LAND USE DECISIONS IN ASYLUM TOWNSHIP. ITS EFFECTIVENESS WILL THEREFORE BE DIRECTLY RELATED TO HOW OFTEN IT IS UTILIZED BY PUBLIC OFFICIALS AND PRIVATE INDIVIDUALS AND ORGANIZATIONS. IN THIS CASE, THE TOWNSHIP PLANNING COMMISSION AND TOWNSHIP SUPERVISORS MUST TAKE PRIMARY RESPONSIBILITY FOR IMPLEMENTING THE PLAN'S GOALS AND REALIZING ITS OBJECTIVES. THEY MUST CONTINUE TO COORDINATE WITH NEIGHBORING MUNICIPALITIES, COUNTY PLANNING PERSONNEL, AND OTHER GOVERNMENTAL AGENCIES, INCLUDING THE PA DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT, THE PA DEPARTMENT OF ENVIRONMENTAL PROTECTION, AND THE PA DEPARTMENT OF TRANSPORTATION, WHILE TAKING ACTION WITHIN THE TOWNSHIP TO APPLY THE PLAN'S RECOMMENDATIONS.

THIS CHAPTER LISTS SHORT AND LONG TERM ACTIONS DESIGNED TO PROMOTE OR ACHIEVE THE GOAL AND OBJECTIVES IDENTIFIED, AND IDENTIFIES POTENTIAL FUNDING SOURCES AND OR MECHANISMS TO FINANCE SUCH ACTIONS.

LAND-USE CONTROL REGULATION RECOMMENDATIONS

AS PROVIDED IN THE PA MUNICIPALITIES PLANNING CODE, A COMPREHENSIVE PLAN DOES NOT CARRY THE WEIGHT OF LAW; IT IS A SERIES OF RECOMMENDATIONS OR POLICIES AIMED AT GUIDING DECISIONS REGARDING THE PHYSICAL DEVELOPMENT OF A MUNICIPALITY FOR THE FORESEEABLE FUTURE. THEREFORE, LAND-USE REGULATIONS OR LEGAL STANDARDS MUST BE DEVELOPED TO ACHIEVE MANY OF THE GOALS, OBJECTIVES AND RECOMMENDATIONS SET FORTH IN THE PLAN. LAND-USE CONTROL REGULATIONS ARE THE BEST TOOLS AVAILABLE TO HELP GUIDE THE FUTURE GROWTH AND DEVELOPMENT OF A MUNICIPALITY AND IMPLEMENT THE RECOMMENDATIONS PRESENTED IN THE COMMUNITY'S COMPREHENSIVE PLAN. SUCH CONTROLS INCLUDE BOTH SUBDIVISION AND ZONING REGULATIONS. SIMPLY DEFINED SUBDIVISION REGULATIONS DIRECT OR CONTROL HOW A TRACT OF LAND IS DIVIDED OR ARRANGED INTO LOTS, WHILE ZONING REGULATIONS ESTABLISH THE SPECIFIC TYPE OF USE OR DEVELOPMENT THAT MAY OCCUR ON A LOT OR MAY BE SITUATED IN A GIVEN ZONING DISTRICT.

AT THE PRESENT TIME IN ASYLUM TOWNSHIP, BUILDING PERMIT, SUBDIVISION, AND LAND DEVELOPMENT ORDINANCES ARE IN EFFECT. THE ASYLUM TOWNSHIP PLANNING COMMISSION WAS CREATED BY ORDINANCE IN 1992. THIS COMMISSION OVERSEES ALL BUILDING, SUBDIVISIONS, AND LAND DEVELOPMENTS OCCURRING IN THE TOWNSHIP AND HANDLES THE ADMINISTRATIVE DUTIES ASSOCIATED WITH THESE ACTIVITIES. THE ASYLUM TOWNSHIP PLANNING COMMISSION PROVIDES THE TOWNSHIP SUPERVISORS WITH RECOMMENDATION FOR APPROPRIATE ACTION ON EACH PROPOSED BUILDING, SUBDIVISION, AND LAND DEVELOPMENT APPLICATION.

THERE ARE PRESENTLY NO ZONING REGULATIONS IN EFFECT IN ASYLUM TOWNSHIP; NONE HAVE BEEN ENACTED LOCALLY NOR HAVE THERE BEEN ANY SUCH PROVISIONS ADOPTED AT THE COUNTY LEVEL. THEREFORE, EVEN THOUGH SUBDIVISION AND LAND DEVELOPMENT REGULATIONS CONTROL

HOW A DEVELOPMENT IS LAID OUT, THEY CANNOT CONTROL THE LOCATION OR SPECIFIC TYPE OF DEVELOPMENT THAT OCCURS IN THE TOWNSHIP. ONLY ZONING REGULATIONS CAN PROVIDE THIS LEVEL OF INFLUENCE. ZONING REGULATIONS CAN FOCUS ON THE CAPACITY OF THE LAND, ITS SOILS, SLOPE, AND THE LOCATION OF EXISTING AND PROJECTED INFRASTRUCTURE TO DETERMINE THE MOST SUITABLE LOCATION FOR DIFFERENT TYPES OF LAND USES. IN THIS CASE, SINCE A GREAT MANY OF THE TOWNSHIP'S GOALS CAN BE ACHIEVED BY DIRECTING FUTURE LAND USES TO SPECIFIC AREAS OF THE MUNICIPALITY, THE DEVELOPMENT OF LOCAL ZONING REGULATIONS SHOULD REMAIN UNDER CONSIDERATION, PERHAPS AS A LONG-TERM STRATEGY. UPON ADOPTION OF THE COMPREHENSIVE PLAN, THE CREATION OF ZONING TO COMPLEMENT THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE SEEMS TO BE THE NEXT LOGICAL STEP IN THE PLANNING PROCESS.

SEVERAL CAUTIONS SHOULD HOWEVER BE OBSERVED DURING DEVELOPMENT AND ADMINISTRATION OF MUNICIPAL LAND USE CONTROL REGULATIONS. FIRST, IT IS IMPORTANT THAT THE SUBDIVISION ORDINANCE PRESERVE THE RIGHTS OF EXISTING LANDOWNER, WHILE AT THE SAME TIME FURTHERING OVERALL COMMUNITY GOALS AND ACCOMMODATING BALANCED GROWTH. SECOND, ADMINISTRATION AND ENFORCEMENT OF THE ORDINANCE MUST BE CONSISTENT AND EQUITABLE. THIRD, THE ORDINANCE, LIKE THE COMPREHENSIVE PLAN, SHOULD BE PERIODICALLY REVIEWED AND, IF NECESSARY, REVISED TO REFLECT TO CHANGING CONDITIONS OR NEW DEVELOPMENT TECHNIQUES. REFINEMENTS TO THE STANDARDS MAY ALSO NEED TO BE MADE AS THE TOWNSHIP AND ITS CITIZENS ACTIVELY USE THE ORDINANCE.

PRIORITIES AND IMPLEMENTATION SCHEDULE

SINCE ASYLUM TOWNSHIP DOES NOT HAVE THE CAPACITY TO IMMEDIATELY UNDERTAKE ALL OF THE RECOMMENDATIONS INCLUDED IN THIS PLAN, THE CONCEPTS AND STRATEGIES PRESENTED HAVE BEEN DIVIDED INTO TWO CATEGORIES, SHORT AND LONG TERM IMPLEMENTATION. EACH OF THE RECOMMENDATIONS IN SHORT TERM CATEGORY SHOULD BE UNDERTAKEN WITHIN TWO YEARS OF ADOPTION OF THE COMPREHENSIVE PLAN. THOSE IDENTIFIED, AS LONG-TERM STRATEGIES SHOULD BE CONSIDERED FOR IMPLEMENTATION WITHIN FIVE YEARS.

THE PROPOSED ACTIONS ARE FURTHER SEPARATED INTO CATEGORIES THAT IDENTIFY POTENTIAL BUDGETARY IMPACTS FOR THE TOWNSHIP. SPECIFIC RESPONSIBILITIES FOR ADDRESSING EACH RECOMMENDATION ARE ASSIGNED TO THE APPLICABLE MUNICIPAL AGENCY, GROUP, PERSONNEL, OR INDIVIDUAL. AD HOC GROUPS OR COMMITTEES OF INTERESTED CITIZENS COULD ALSO BE ORGANIZED OR APPOINTED TO HELP IMPLEMENT MANY OF THE PROPOSED ACTIONS.

(NO HEADING OR CATEGORY TITLES ARE USED IN THIS PRESENTATION OF THE STRATEGIES; THE SOLE PURPOSE OF THIS SECTION IS TO PROVIDE A SCHEDULE FOR POSSIBLE IMPLEMENTATION. STRATEGIES ARE NOT PRESENTED IN ORDER OF IMPORTANCE, AND PERSONNEL AND AGENCY ASSIGNMENT ARE INTENDED ONLY AS SUGGESTIONS.)

SHORT-TERM IMPLEMENTATION STRATEGIES

WITH LIMITED BUDGET IMPACT

1. ISSUE A PRESS RELEASE TO THE DAILY REVIEW AND OTHER LOCAL NEWSPAPERS INFORMING TOWNSHIP RESIDENTS OF THE ADOPTION OF THE COMPREHENSIVE PLAN.

TOWNSHIP PLANNING COMMISSION & SUPERVISORS

2. USE THE COMPREHENSIVE PLAN AND ITS POLICY RECOMMENDATIONS: TO SUPPORT THOSE PROJECTS DEEMED TO BE IN THE BEST INTEREST OF THE TOWNSHIP AND ITS RESIDENTS; AS A MECHANISM TO ADDRESS FUTURE MUNICIPAL TRENDS AND THEIR LIKELY IMPACT ON THE TOWNSHIP; AND AS A TOOL TO COMMUNICATE THE MUNICIPALITY'S POLICIES TO INTERESTED CITIZENS.

TOWNSHIP PLANNING COMMISSION & SUPERVISORS

3. MAINTAIN ELIGIBILITY IN THE NATIONAL FLOOD INSURANCE PROGRAM. ASSURE THAT ANY DEVELOPMENT IN FLOODPLAIN AREAS COMPLIES WITH NATIONAL FLOOD INSURANCE PROGRAM REGULATIONS AND PROVISIONS OF THE PENNSYLVANIA FLOODPLAIN MANAGEMENT ACT.

TOWNSHIP PLANNING COMMISSION

4. ENCOURAGE SOUND FOREST MANAGEMENT PRACTICES AS PART OF ALL COMMERCIAL TIMBER HARVESTING OPERATIONS.

TOWNSHIP PLANNING COMMISSION & SUPERVISORS

5. SUPPORT AND PROMOTE EDUCATIONAL PROGRAMS THAT FOSTER A GREATER UNDER- STANDING OF THE LOCAL ENVIRONMENT AND THE NEED FOR PROTECTION OF ITS SENSITIVE AREAS.

TOWNSHIP PLANNING COMMISSION & SUPERVISORS

6. ENCOURAGE "CLEAN AND GREEN" TAX BENEFIT ENROLLMENTS FOR AGRICULTURAL PROPERTIES ONLY, AS A MEANS OF DISCOURAGING SUBDIVISION OR OTHER TYPES OF LAND DEVELOPMENT FROM OCCURRING IN THOSE AREAS.

TOWNSHIP PLANNING COMMISSION & SUPERVISORS

7. SUPPORT CURRENT " AGRICULTURAL SECURITY AREA" DESIGNATIONS FOR AGRICULTURAL PROPERTIES AND PROMOTE ADDITIONAL LANDOWNER PARTICIPATION IN THE PROGRAM.

TOWNSHIP PLANNING COMMISSION & SUPERVISORS

8. SUPPORT LANDOWNER PARTICIPATION IN THE COUNTY'S "PURCHASE OF DEVELOPMENT RIGHTS" PROGRAM TO PROTECT AGRICULTURAL PROPERTIES FROM DEVELOPMENT PRESSURES.

TOWNSHIP PLANNING COMMISSION & SUPERVISORS

9. ENCOURAGE AGRICULTURAL PROPERTY OWNERS TO PARTICIPATE IN VARIOUS FARM- RELATED OR LAND CONSERVATION ORGANIZATIONS TO MAINTAIN AWARENESS AND KNOWLEDGE OF AVAILABLE PRESERVATION ASSISTANCE PROGRAMS.

TOWNSHIP PLANNING COMMISSION & BOARD OF SUPERVISORS

10. PROMOTE AN ECONOMY COMPATIBLE WITH THE CHARACTER OF THE COMMUNITY AND THE QUALITY OF ITS ENVIRONMENT.

TOWNSHIP PLANNING COMMISSION & BOARD OF SUPERVISORS

11. SUPPORT MUNICIPAL STREET NAMING EFFORTS WITH THE COUNTY'S 9-1-1 PROGRAM TO FACILITATE EMERGENCY DISPATCHING AND RESPONSE.

TOWNSHIP BOARD OF SUPERVISORS

12. SUPPORT THE TOWANDA AREA SCHOOL DISTRICT IN ITS EFFORTS TO PROVIDE QUALITY EDUCATION FOR DISTRICT STUDENTS AND UP-TO-DATE SCHOOL FACILITIES. EMPHASIZE THE IMPORTANCE OF ACADEMIC ACHIEVEMENT FOR STUDENTS.

TOWNSHIP PLANNING COMMISSION & BOARD OF SUPERVISORS

13. PROMOTE EDUCATIONAL PROGRAMS THAT RECOGNIZE THE RURAL CHARACTER OF THE AREA, AND ENCOURAGE THE SCHOOL DISTRICT TO INCORPORATE TOWNSHIP AND REGIONAL HISTORY INTO THE CURRICULUM AS A MEANS OF PRESERVING THE AREA'S HERITAGE FOR FUTURE GENERATIONS.

TOWNSHIP PLANNING COMMISSION & BOARD OF SUPERVISORS

14. PROMOTE ADULT EDUCATION OR ELDER TRAINING OPPORTUNITIES AND EMPHASIZE THE VALUE OF LIFELONG LEARNING.

TOWNSHIP PLANNING COMMISSION & BOARD OF SUPERVISORS

15. ENCOURAGE THOROUGH REVIEW BY PENNDOT OF ALL PROPOSED
NEW
ACCESS POINTS ALONG STATE-OWNED COLLECTOR ROADS TO AVOID
CREATING POTENTIALLY UNSAFE INTERSECTIONS AND HAZARDOUS
SITUATIONS. THOROUGHLY REVIEW SUBDIVISION AND LAND DEVELOPMENTS
TO ENSURE COORDINATION OF THESE PROPOSALS WITH STATE AND
TOWNSHIP HIGHWAY PLANS AND PROJECTS.

TOWNSHIP PLANNING COMMISSION & BOARD OF SUPERVISORS

16. MONITOR STATE AND COUNTY TRANSPORTATION POLICIES AS THEY RELATE TO PROPOSED OR POTENTIAL IMPROVEMENT PROJECTS IN AND AROUND THE TOWNSHIP AS A MEANS OF COORDINATING STATE AND LOCAL PLANNING EFFORTS. PARTICIPATE IN COUNTY AND REGIONAL TRANSPORTATION FORUMS TO ENSURE THE TOWNSHIP'S VOICE IN THESE PROJECTS.

TOWNSHIP PLANNING COMMISSION & BOARD OF SUPERVISORS

17. MAINTAIN AN ONGOING RELATIONSHIP WITH THE BRADFORD COUNTY PLANNING OFFICE TO STAY ABREAST OF PENDING PROGRAMS AND LAND-USE OR TRANSPORTATION ISSUES THAT MAY AFFECT THE MUNICIPALITY.

TOWNSHIP PLANNING COMMISSION & BOARD OF SUPERVISORS

SHORT-TERM IMPLEMENTATION STRATEGIES

WITH BUDGET IMPACT

1. CONTINUE REVIEW OF LOCAL SUBDIVISION AND LAND DEVELOPMENT REGULATIONS TO PROVIDE TOWNSHIP OFFICIALS WITH AN OPPORTUNITY TO INFLUENCE THE DESIGN AND LAYOUT OF PROPOSED DEVELOPMENTS WITHIN THE MUNICIPALITY.

TOWNSHIP PLANNING COMMISSION, BOARD OF SUPERVISORS & SOLICITOR

2. ADMINISTER AND ENFORCE LOCAL SUBDIVISION AND LAND DEVELOPMENT REGULATIONS IN AN EQUITABLE, CONSISTENT MANNER THROUGHOUT THE TOWNSHIP.

TOWNSHIP PLANNING COMMISSION & BOARD OF SUPERVISORS

3. CONTINUE HOLDING AN ANNUAL “COMMUNITY CLEAN-UP DAY” IN CONJUNCTION WITH THE NORTHERN TIER SOLID WASTE AUTHORITY TO HELP MAINTAIN THE TOWNSHIP’S OVERALL APPEARANCE AND ENHANCE THE COMMUNITY’S SENSE OF PRIDE.

TOWNSHIP BOARD OF SUPERVISORS

4. CONSIDER THE BENEFITS OF LOCAL ADMINISTRATION OF THE RECENTLY ENACTED STATEWIDE BUILDING CODE. INVESTIGATE POSSIBLE INTEREST IN REGIONALIZING CODES ENFORCEMENT SERVICES WITH NEIGHBORING MUNICIPALITIES.

TOWNSHIP PLANNING COMMISSION & BOARD OF SUPERVISORS

5. ENCOURAGE PARTICIPATION IN AND BUDGET DOLLARS FOR ATTENDANCE AT STATE- OR COUNTY-SPONSORED TRAINING SEMINARS OR WORKSHOPS FOR MUNICIPAL OFFICIALS AND PLANNING COMMISSION MEMBERS.

TOWNSHIP PLANNING COMMISSION & BOARD OF SUPERVISORS

6. CONTINUE PREPARING AND ISSUING A PERIODIC MUNICIPAL NEWSLETTER. SEEK DONATIONS FROM LOCAL BUSINESSES TO HELP DEFRAY PRINTING AND/OR MAILING COSTS OR CONSIDER OTHER INNOVATIVE DISTRIBUTION TECHNIQUES, I.E. ENCLOSING WITH ANNUAL TAX NOTICES OR SIMILAR MAILINGS.

TOWNSHIP PLANNING COMMISSION & BOARD OF SUPERVISORS

7. CONTINUE TO REQUIRE MUNICIPAL DRIVEWAY PERMITS FOR THE CONSTRUCTION OF ALL NEW DRIVEWAYS OR ACCESSES ONTO TOWNSHIP ROADS. DEVELOP DRIVEWAY DESIGN GUIDELINES AND INCORPORATE THEM INTO LOCAL SUBDIVISION AND LAND DEVELOPMENT REGULATIONS TO ASSURE THE SAFETY OF SUCH INSTALLATIONS.

TOWNSHIP PLANNING COMMISSION, BOARD OF SUPERVISORS, & COUNTY PLANNING OFFICE

8. COORDINATE MUNICIPAL ROAD IMPROVEMENT PROJECTS WITH OTHER UTILITY INSTALLATIONS WHERE POSSIBLE AS A MEANS OF MINIMIZING COSTS.

TOWNSHIP BOARD OF SUPERVISORS AND UTILITY COMPANIES

9. FORMALIZE AN ONGOING IMPROVEMENT/MAINTENANCE PROGRAM FOR ALL TOWNSHIP- OWNED ROADS AND BRIDGES, IDENTIFYING BY YEAR THOSE PROJECTS INTENDED FOR COMPLETION. DEVELOP A FIVE-YEAR IMPROVEMENTS PROGRAM TO HELP PLAN FOR MORE ROAD MAINTENANCE PROJECTS, BUDGET FOR EQUIPMENT PURCHASES, AND IDENTIFY POTENTIAL FUNDING SOURCES.

TOWNSHIP PLANNING COMMISSION & BOARD OF SUPERVISORS

LONG-TERM IMPLEMENTATION STRATEGIES

WITH LIMITED BUDGET IMPACT

1. PARTICIPATE IN PROGRAMS AIMED AT SUSTAINING AESTHETICALLY PLEASING AND ENVIRONMENTALLY SOUND DEVELOPMENT.

TOWNSHIP PLANNING COMMISSION & BOARD OF SUPERVISORS

2. SUPPORT THE PREPARATION OF STORM WATER MANAGEMENT PLANS FOR EACH OF THE TOWNSHIP'S WATERSHEDS BY THE BRADFORD COUNTY PLANNING COMMISSION AS FUNDING BECOMES AVAILABLE.

TOWNSHIP PLANNING COMMISSION & BOARD OF SUPERVISORS

3. CONSIDER ORGANIZING A COMMITTEE OF TOWNSHIP FARMERS/PROPERTY OWNERS TO HELP IDENTIFY APPROPRIATE AGRICULTURAL PRESERVATION CONCEPTS AND ASSIST IN THE DEVELOPMENT OF REASONABLE AGRICULTURAL REGULATIONS.

TOWNSHIP PLANNING COMMISSION, BOARD OF SUPERVISORS, & AGRICULTURAL COMMITTEE

4. WORK WITH LOCAL AND REGIONAL HISTORIC ORGANIZATIONS AND KNOWLEDGEABLE LOCAL HISTORIANS TO DEVELOP A HISTORY OF THE TOWNSHIP AND CONSULT IT WHEN NEW PROJECTS OR DEVELOPMENTS ARE PROPOSED.

TOWNSHIP PLANNING COMMISSION

5. CONSIDER ORGANIZING A HISTORIC COMMITTEE MADE UP OF INTERESTED TOWNSHIP RESIDENTS TO IDENTIFY HISTORICALLY SIGNIFICANT STRUCTURES AND SITES AND DETERMINE THE BENEFIT OF ENCOURAGING THEIR REGISTRATION ON STATE AND/OR NATIONAL HISTORIC REGISTERS.

TOWNSHIP BOARD OF SUPERVISORS & HISTORIC COMMITTEE

6. ARRANGE FOR A LOCAL HISTORIAN TO PROVIDE A REVIEW OF HISTORICAL SIGNIFICANCE AND IMPACT FOR DEVELOPMENTS PROPOSED IN AREAS OF THE TOWNSHIP THAT HAVE BEEN IDENTIFIED AS POTENTIALLY HISTORIC.

TOWNSHIP PLANNING COMMISSION

7. ACKNOWLEDGE THE MAGNITUDE OF INDUSTRIAL ACTIVITY CURRENTLY EXISTING IN CENTRAL BRADFORD COUNTY AND SUPPORT THE EFFORTS OF THE NORTHERN TIER REGIONAL PLANNING AND DEVELOPMENT COMMISSION TO CREATE ADDITIONAL JOB OPPORTUNITIES IN THESE AREAS. FOCUS TOWNSHIP INDUSTRIAL EFFORTS ON MEETING LOCAL EMPLOYMENT GOALS, RATHER THAN COMPETING FOR LARGE-SCALE REGIONAL INDUSTRIAL OPERATIONS.

TOWNSHIP PLANNING COMMISSION AND BOARD OF SUPERVISORS

8. SUPPORT BRADFORD COUNTY HOUSING PROGRAMS AND FORUMS AIMED AT EDUCATING COMMUNITY LEADERS AND THE PUBLIC REGARDING HOUSING ISSUES, CONCERNS, AND NEEDS.

TOWNSHIP PLANNING COMMISSION & BOARD OF SUPERVISORS

9. INCREASE CITIZEN AWARENESS OF POTENTIAL FIRE HAZARDS AND EMERGENCY MEDICAL TECHNIQUES (I.E. CPR) BY SUPPORTING PUBLIC EDUCATION PROGRAMS SPONSORED BY LOCAL OR REGIONAL FIRE OR EMERGENCY PERSONNEL.

TOWNSHIP PLANNING COMMISSION & BOARD OF SUPERVISORS

10. COORDINATE PLANNING FOR FLOOD EMERGENCIES, HAZARDOUS MATERIALS EMERGENCIES, AND MEDICAL EMERGENCIES WITH NEIGHBORING MUNICIPALITIES, LOCAL AND COUNTY EMERGENCY MANAGEMENT PERSONNEL AND APPLICABLE SERVICE PROVIDERS. ESTABLISH PROCEDURES FOR RESPONSE TO AND/OR MITIGATION OF POTENTIAL DISASTER SITUATIONS.

TOWNSHIP PLANNING COMMISSION & BOARD OF SUPERVISORS

11. ESTABLISH AND MAINTAIN REALISTIC PLANS FOR COLLECTING, STORING, AND DISPOSING OF SOLID WASTE GENERATED WITHIN THE TOWNSHIP, INCLUDING POLICIES PROMOTING RECYCLING AND THE PERIODIC COLLECTION OF USED APPLIANCES.

TOWNSHIP PLANNING COMMISSION & BOARD OF SUPERVISORS

12. ENCOURAGE LOCAL PARTICIPATION IN JOB TRAINING AND RETRAINING PROGRAMS TO MAINTAIN A SKILLED LABOR FORCE.

TOWNSHIP PLANNING COMMISSION & BOARD OF SUPERVISORS

13. MAXIMIZE THE EFFECTIVENESS AND EXTENT OF LIMITED STATE, FEDERAL AND LOCAL RESOURCES BY COORDINATING MAJOR PROJECTS WITH ADJACENT MUNICIPALITIES OR REGIONAL AUTHORITIES WHEN POSSIBLE. **TOWNSHIP PLANNING COMMISSION & BOARD OF SUPERVISORS**

LONG-TERM IMPLEMENTATION STRATEGIES

WITH BUDGET IMPACT

1. DEVELOP LOCAL ZONING REGULATIONS THAT WILL CONSIDER THE CHARACTER OF THE VARIOUS COMPOSITE AREAS OF THE TOWNSHIP AND ITS HERITAGE; PROTECT EXISTING NEIGHBORHOODS WHILE ACCOMMODATING NEW DEVELOPMENT; AND AVOID POLLUTION OF THE AREA'S NATURAL RESOURCES.

TOWNSHIP PLANNING COMMISSION, BOARD OF SUPERVISORS, COUNTY PLANNING OFFICE & SOLICITOR

ASSURE, AT A MINIMUM, THAT SUCH PROVISIONS:

- A. SUPPORT IDEAS, CONCEPTS AND PROPOSALS THAT RESPECT COMMUNITY INSTITUTIONS AND THE INTEGRITY AND CHARACTER OF EXISTING NEIGHBORHOODS. ENDORSE THE LOCATION OF NEW RESIDENTIAL DEVELOPMENT IN PROXIMITY TO EXISTING RESIDENTIAL AREAS TO CONTROL URBAN SPRAWL AND AVOID ENCROACHMENT INTO VALUABLE AGRICULTURAL AREAS

- B. DISCOURAGE NON-FARM ENCROACHMENT IN AGRICULTURAL AREAS OF THE TOWNSHIP AND MINIMIZE THE IMPACT OF PUBLIC PROJECTS (I.E. HIGHWAYS, UTILITY TRANSMISSION LINES, MUNICIPAL SEWER OR WATER PROJECTS, ETC.) ON THESE AND OTHER ENVIRONMENTALLY SENSITIVE AREAS

- C. CONSIDER THE CAPACITY OF THE AREA'S NATURAL RESOURCES, INCLUDING ITS SOILS, SLOPE, AND WATER SUPPLY TO ACCOMMODATE NEW DEVELOPMENT

- D. PROTECT THE TOWNSHIP'S HIGH-QUALITY STREAMS AND WATERSHEDS

- E. DISCOURAGE THE USE OR DISTURBANCE OF ENVIRONMENTALLY SENSITIVE AREAS, INCLUDING FLOODPLAINS, WETLANDS, HYDRIC SOIL AREAS, AND GROUND WATER RECHARGE AREAS

- F. REQUIRE DEVELOPERS/BUILDERS TO PREPARE AND SUBMIT APPROPRIATE SOIL EROSION AND SEDIMENTATION CONTROL PLANS, REVIEWED BY THE BRADFORD COUNTY CONSERVATION DISTRICT, WITH ALL BUILDING PERMIT APPLICATIONS

G. SUPPORT THE LOCATION OF INDUSTRIAL AND COMMERCIAL DEVELOPMENT PRIMARILY SERVING THE LOCAL MARKETPLACE

H. RECOGNIZE AGRICULTURAL PRODUCTION AS AN IMPORTANT ECONOMIC ACTIVITY IN THE TOWNSHIP AND SUPPORT EFFORTS TO PRESERVE SUCH OPERATION FOR THE FUTURE

I. PERMIT THE ESTABLISHMENT OF RELATED BUSINESSES IN ASSOCIATION WITH ON-GOING FARMING OPERATIONS

J. AVOID MIXING INCOMPATIBLE LAND USES, WHILE MAINTAINING NEIGHBORHOOD CONVENIENCES AND EMPLOYMENT OPPORTUNITIES FOR TOWNSHIP RESIDENTS

K. REQUIRE THE USE OF BUFFER AREAS OR SCREEN PLANTINGS TO ENSURE THE COMPATIBILITY AND PROTECTION OF ADJOINING LAND USES

L. PROVIDE FOR ALL BASIC FORMS OF HOUSING, INCLUDING SINGLE AND TWO FAMILY DWELLINGS, A REASONABLE RANGE OF MULTI-FAMILY DWELLINGS IN VARIOUS ARRANGEMENTS, AND MOBILE HOMES AND MOBILE HOME PARKS, IN ORDER TO OFFER A CHOICE OF HOUSING STYLES FOR TOWNSHIP RESIDENTS

M. DISCOURAGE "STRIP" DEVELOPMENT, ESPECIALLY ADJACENT TO COLLECTOR ROADS, I.E. STATE ROUTES, THROUGHOUT THE TOWNSHIP

N. REQUIRE DEVELOPERS TO PROVIDE ADEQUATE OFF-STREET PARKING AND LOADING FACILITIES IN NEW NON-RESIDENTIAL DEVELOPMENTS

2. ACHIEVE MAXIMUM UTILIZATION OF EXISTING PUBLIC UTILITIES BY ENCOURAGING DEVELOPMENT TO LOCATE IN AREAS WHERE SUCH UTILITIES ALREADY EXIST OR COULD EASILY BE EXTENDED THEREBY AVOIDING COSTLY INSTALLATIONS IN SCATTERED AREAS OF THE TOWNSHIP.

TOWNSHIP PLANNING COMMISSION & BOARD OF SUPERVISORS

3. EVALUATE THE CURRENT LEVEL OF POLICE PROTECTION PROVIDED TO THE TOWNSHIP BY THE PA STATE POLICE. INVESTIGATE THE POSSIBILITY OF PROVIDING MULTI-MUNICIPAL OR REGIONAL POLICE SERVICE.

TOWNSHIP BOARD OF SUPERVISORS & NEIGHBORING MUNICIPALITIES

4. ENDORSE AND SUPPORT LOCAL VOLUNTEER FIRE AND AMBULANCE PROTECTION PROVIDED BY THE WYSOX VOLUNTEER FIRE DEPARTMENT AND THE WYSOX VOLUNTEER EMS & MEMORIAL HOSPITAL EMS. SUPPORT NECESSARY EQUIPMENT UPGRADES AND FACILITY IMPROVEMENTS, AS APPROPRIATE AND WITHIN THE CONSTRAINTS OF THE BUDGET.

TOWNSHIP BOARD OF SUPERVISORS & VOLUNTEER FIRE AND AMBULANCE SERVICE PERSONNEL

5. DETERMINE THE INTEREST IN AND FEASIBILITY OF PROVIDING MUNICIPAL RECREATION FACILITIES WITHIN THE TOWNSHIP TO INCREASE THE VARIETY OF LEISURE-TIME ACTIVITIES AVAILABLE FOR RESIDENTS. IF SUFFICIENT INTEREST IS GENERATED, APPOINT A COMMITTEE TO STUDY THE ISSUE AND DEVELOP A PLAN.

TOWNSHIP PLANNING COMMISSION, BOARD OF SUPERVISORS, & RECREATION COMMITTEE

6. INVESTIGATE THE BENEFITS OF REGIONALIZING SERVICES SUCH AS SEWAGE PLANNING, ZONING AND CODES ADMINISTRATION, RECREATIONAL OR CULTURAL FACILITIES AND PROGRAMS, TRANSPORTATION PROJECTS, ETC. MEET WITH NEIGHBORING MUNICIPALITIES TO OPEN LINES OF COMMUNICATION AND DISCUSS PROJECTS OF MUTUAL INTEREST.

TOWNSHIP PLANNING COMMISSION, BOARD OF SUPERVISORS, & RECREATION COMMITTEE

7. CONTINUE THE ONGOING MAINTENANCE OF TOWNSHIP ROADS AND BRIDGES. UNDERTAKE SPECIFIC ROAD IMPROVEMENT PROJECTS IN ACCORDANCE WITH A DESIGNATED 5- YEAR PROGRAM AND AS MONIES BECOME AVAILABLE.

TOWNSHIP BOARD OF SUPERVISORS

8. IDENTIFY POTENTIALLY HAZARDOUS INTERSECTIONS AND DEVELOP PLANS TO CORRECT THE IDENTIFIED PROBLEMS. WORK WITH PENNDOT WHERE SUCH INTERSECTIONS OR PROBLEM AREAS INVOLVE STATE-OWNED ROUTES. LOBBY PENNDOT TO INCLUDE ALL SUCH PROJECTS ON THEIR LIST OF TRANSPORTATION IMPROVEMENT PROJECTS.

TOWNSHIP PLANNING COMMISSION & BOARD OF SUPERVISORS

9. PERIODICALLY REVIEW THE GOALS AND OBJECTIVES OF THIS DOCUMENT TO DETERMINE IF UPDATES OR ADJUSTMENTS ARE NECESSARY. SHOULD UNEXPECTED CHANGES OCCUR, RENEW THE PLANNING PROCESS AND PREPARE AMENDMENTS.

TOWNSHIP PLANNING COMMISSION & BOARD OF SUPERVISORS

PROJECT FUNDING OPTIONS AND ASSESSMENTS

THERE ARE NUMEROUS WAYS OR METHODS TO FINANCE MUNICIPAL CAPITAL IMPROVEMENTS PROJECTS. SEVERAL ARE LISTED BELOW WITH A BRIEF DEFINITION AND AN EXPLANATION OF THEIR POTENTIAL APPLICATION.

CURRENT REVENUE

THIS "PAY-AS-YOU-GO" APPROACH FINANCES PROJECTS FROM CURRENT REVENUES, I.E. GENERAL TAXATION (SCHOOL OR PROPERTY TAXES), FEES, SERVICE CHARGES, SPECIAL FUNDS OR SPECIAL ASSESSMENTS. NO BORROWING IS INVOLVED.

RESERVE FUNDS

THIS TYPE OF FINANCING IS RESERVED IN ADVANCE AND FUNDS ARE ACCUMULATED FOR CAPITAL CONSTRUCTION. FUNDS COME FROM SURPLUS OR ARE EARMARKED FROM CURRENT REVENUES. WHEN SUFFICIENT FUNDING IS ACCUMULATED, PROJECT CONSTRUCTION IS BEGUN OR EQUIPMENT PURCHASE IS MADE.

GENERAL OBLIGATION BONDS

GENERAL OBLIGATION BONDS ARE BONDS SOLD TO FINANCE PERMANENT IMPROVEMENTS SUCH AS SCHOOLS, HOSPITALS AND SIMILAR FACILITIES. SUCH FINANCING CAN OFTEN REQUIRE VOTER APPROVAL SINCE PRINCIPAL AND INTEREST ON THE BONDS ARE PAID OUT OF MUNICIPAL REVENUES.

REVENUE BONDS

REVENUE BONDS ARE BONDS SOLD TO PRODUCE REVENUE FOR SPECIFIC PROJECTS. THESE BONDS ARE FINANCED BY SERVICE FEES OR CHARGES ASSOCIATED WITH THE CAPITAL PROJECT. WATER AND SEWER SYSTEMS ARE FREQUENTLY FINANCED WITH THIS TYPE OF BOND. THE

INTEREST RATE ON REVENUE BONDS IS TYPICALLY HIGHER THAN THE INTEREST RATE FOR GENERAL OBLIGATION BONDS.

LEASE-PURCHASE

WITH THIS TYPE OF ARRANGEMENT, A PRIVATE COMPANY, AUTHORITY OR INDIVIDUAL BUILDS THE PUBLIC WORKS PROJECT TO THE SPECIFICATIONS OF THE LOCAL GOVERNMENT AND THEN LEASES THE FACILITY TO THE GOVERNMENTAL ENTITY .AT THE END OF THE LEASE, THE ORIGINAL COST OF THE PROJECT PLUS INTEREST HAS BEEN PAID AND THE LOCAL GOVERNMENT RECEIVES OWNERSHIP.

AUTHORITIES AND SPECIAL DISTRICTS

AUTHORITIES OR SPECIAL DISTRICTS ARE GENERALLY ESTABLISHED BY A MUNICIPALITY WHERE A FACILITY OR PROJECT WILL SERVE A SPECIFIC AREA, WHETHER A SEGMENT OF A SINGLE COMMUNITY OR MULTIPLE MUNICIPALITIES. THE PROJECT MAY BE FINANCED BY REVENUE BONDS, USER CHARGES, OR A SPECIAL APPLIED IN THE DISTRICT.

SPECIAL ASSESSMENTS

THIS METHOD OF FINANCING PROVIDES A MORE EQUITABLE METHOD OF FUNDING PUBLIC WORKS PROJECTS THAT BENEFIT *PARTICULAR* PROPERTIES. IN THIS CASE, PROPERTY OWNERS BENEFITING FROM A PROJECT PAY A SPECIAL ASSESSMENT TO FINANCE THE PROJECT OR FACILITY.

STATE AND FEDERAL GRANTS AND/ OR LOANS

VARIOUS STATE AND FEDERAL GRANTS AND/OR LOANS ARE SOMETIMES AVAILABLE TO FINANCE CAPITAL PROJECTS AND PROGRAMS, INCLUDING COMMUNITY DEVELOPMENT BLOCK GRANTS ADMINISTERED BY BRADFORD COUNTY AND THE PA DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT, PENN VEST LOW-INTEREST LOANS MANAGED BY THE PA DEPARTMENT OF ENVIRONMENTAL PROTECTION, OR FARMER'S HOME ADMINISTRATION LOAN FUNDS. GRANTS ARE GENERALLY MORE

COMPETITIVE THAN LOANS, BUT MUNICIPALITIES USUALLY NEED TO MEET SPECIFIC CRITERIA IN ORDER TO BE ELIGIBLE FOR ANY GOVERNMENT-SPONSORED MONIES. IN MOST CASES, A LOCAL SHARE IS REQUIRED TO MATCH THE GRANT OR LOAN, ALTHOUGH THE PERCENTAGE VARIES BETWEEN PROGRAMS.

TAX INCREMENT FINANCING

THIS TYPE OF FUNDING IS GENERALLY ASSOCIATED WITH LARGE-SCALE REDEVELOPMENT IN URBAN AND SUBURBAN AREAS. THE INCREASED TAX BASE CREATED BY THE REDEVELOPMENT PROJECT IS USED TO RETIRE BONDS, WHICH WERE SOLD TO FINANCE THE PROJECT. INCREASED TAX REVENUES IN THE PROJECT AREA ARE DISTRIBUTED NORMALLY AFTER THE PROJECT COSTS ARE RETIRED.

Resolution of Endorsement

WHEREAS, the Board of Supervisors of Asylum Township, Pa, possesses the legal authority under Article III of the PA Municipalities Planning Code, Act 247 of 1968, as reenacted and amended by Act 170 of 1988, to adopt a municipal Comprehensive Plan; and

WHEREAS, the Board of Supervisors of Asylum Township, Pa, on May 1, 2001, signed a Memorandum of Understanding to work with the Bradford County Office of Community Planning and Grants on the completion of said Plan; and

WHEREAS, in August 2003 the Township Planning Commission and County Planning Office completed the development of the Asylum Township Community Comprehensive Plan 2003; and

WHEREAS, the Asylum Township Planning Commission held a Public Meeting on September 17, 2003 to open the comment period on the proposed plan.

NOW, THEREFORE BE IT RESOLVED, that the Planning Commission of Asylum Township, PA, hereby endorses the Asylum Township Community Comprehensive Plan 2003, in its entirety, and Recommends that the Plan be adopted by the Township Board of Supervisors.

IN WITNESS THEREOF, we have hereunto set our hands and seals this ____ day of _____, 2003.

Asylum Township Planning Commission

Attest: _____

Resolution of Adoption

WHEREAS, the Board of Supervisors of Asylum Township, Pa, possesses the legal authority under Article III of the PA Municipalities Planning Code, Act 247 of 1968, as reenacted and amended by Act 170 of 1988, to adopt a municipal Comprehensive Plan; and

WHEREAS, the Board of Supervisors of Asylum Township, Pa, on May 1, 2001, signed a Memorandum of Understanding to work with the Bradford County Office of Community Planning and Grants on the completion of said Plan; and

WHEREAS, in August 2003 the Township Planning Commission and County Planning Office completed the development of the Asylum Township Community Comprehensive Plan 2003; and

WHEREAS, the Asylum Township Planning Commission held a Public Meeting on September 17, 2003 to open the comment period on the proposed plan.

NOW, THEREFORE BE IT RESOLVED, that the Board of Supervisors of Asylum Township, PA, does hereby adopt the Asylum Township Community Comprehensive Plan 2003, in its entirety.

IN WITNESS THEREOF, we have hereunto set our hands and seals this ____ day of _____, 2003.

Asylum Township Supervisors

ATTEST: _____

Appendix

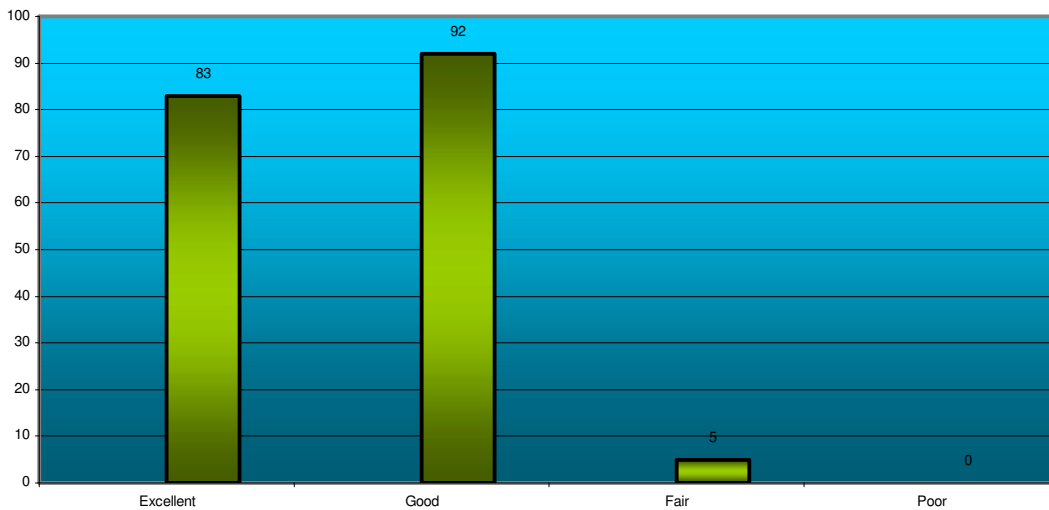
Asylum Township

Community Survey Results

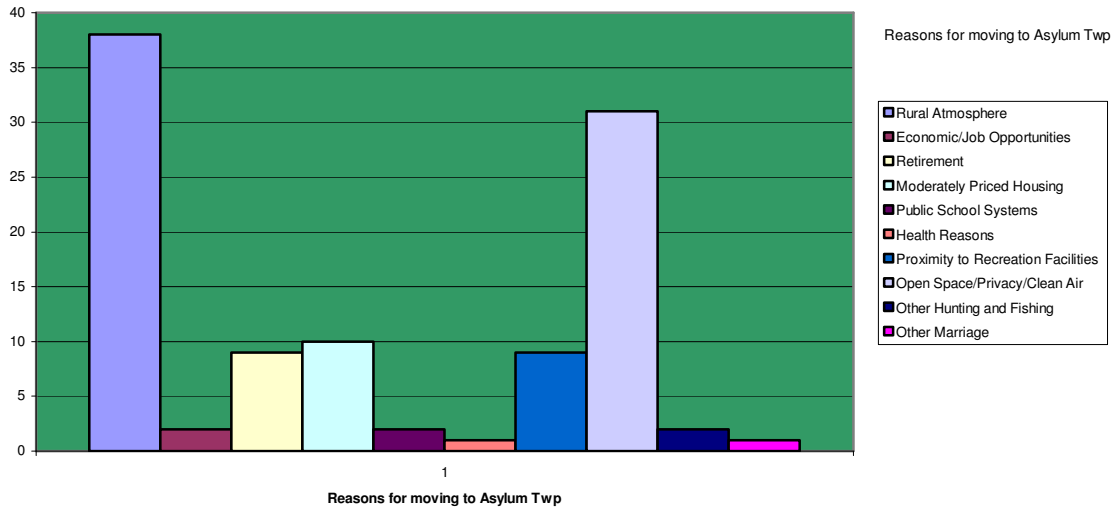
Overall most survey respondents are satisfied with life in Asylum Township, the location and rural atmosphere and the things that go with it including; open space, privacy and clean air, are what brought people to and keep them in the township. Other popular reasons for coming too or staying in Asylum Township

are retirement, recreation, and suitable, moderately priced housing. Responders to the question considering the best aspects of the township illustrate the same sentiment again. Location was most often chosen as the most important quality of the community. Friends and neighbors, quality of life and being born and raised here were other highly chosen selections. All responses reiterate positive feelings about country living. Charts were created from the returned and tabulated Public Opinion Survey, sent to township residents as part of the data collected for the comprehensive plan. Five hundred and eighty five surveys were sent out and about 200 were returned. Statistically a 33% return is very good. The charts relating to this text are illustrated below.

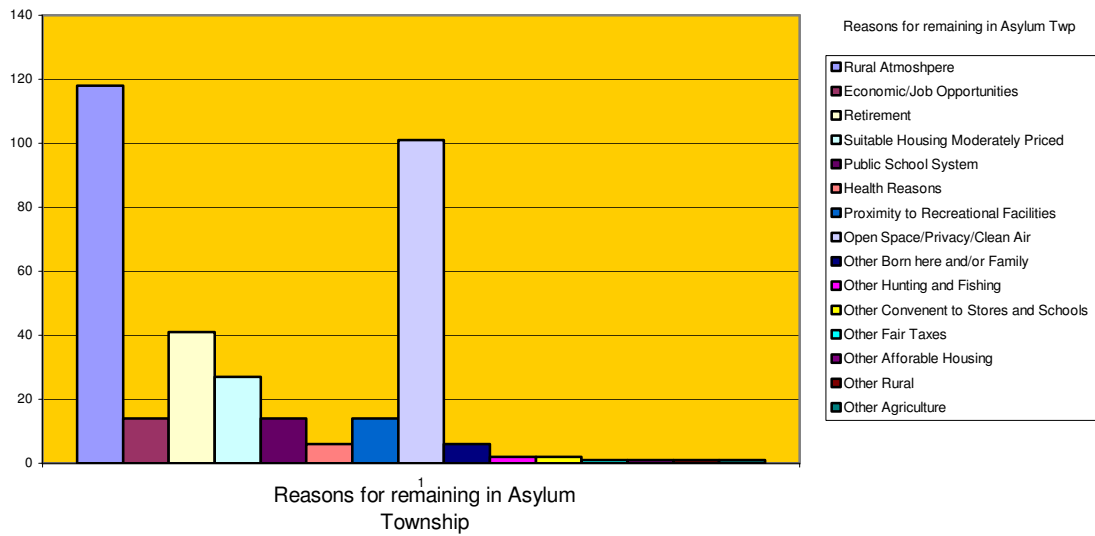
1. How would you rate the township as a place to live? Circle one



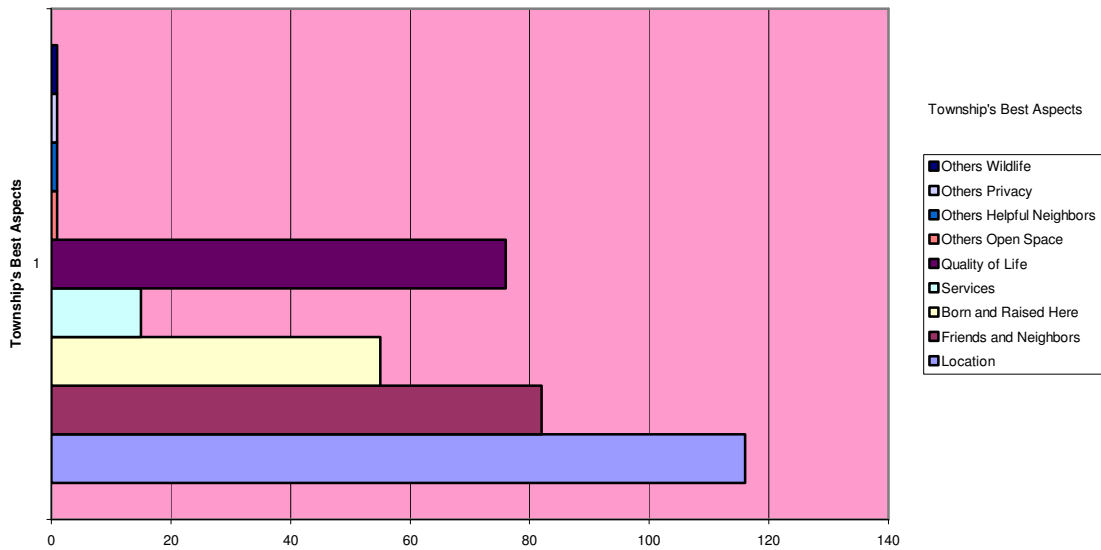
2. If you became a resident during the past five years, what best describes your reasons for moving to the township? Circle all that apply



3. If you have lived in the township more than five years, what best describes your reasons for remaining in the township? Circle any that apply



4. What do you consider to be the best aspects of living in the township?



This group of charts from the survey relate to the issue of development. In looking for Asylum Township residence's feelings on types of development, the most welcome by respondents were recreational facilities, single-family housing, bed and breakfasts and senior housing.

Addressing the issue of recreational facilities, land has been donated to the township. A boat launch with a pavilion will be built at that location. The need for senior housing has been expressed on more than one occasion and will be addressed as developments occur. Development discouraged by respondents includes heavy industry, hog farms, mining operations and mobile home parks in that order.

The survey voiced an overwhelming majority in favor of setting the standards for future development (131) only eighteen (18) voiced the dissenting view. Reiterating this opinion was the number one choice of lack of zoning (29) in answer to the question of what is the single most important issue facing the township today. Land Use (2), No Plan for Land Development (5) and

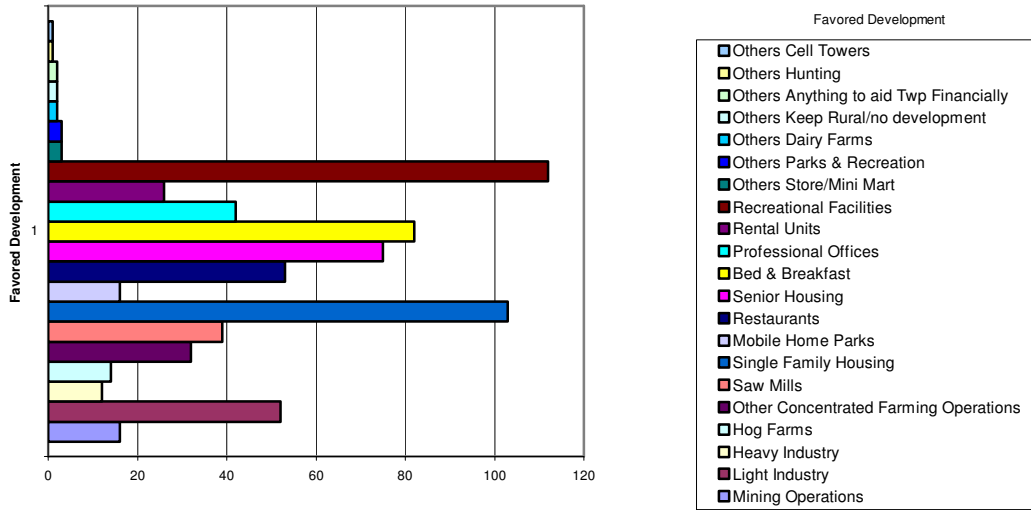
Uncontrolled Development (9) also add to this count was a similar vision voiced in different language as do the mention of protection from commercial hog farms (8) and polluting industries (7). Poor township roads (15) and taxes (5) are also issues of importance for survey respondents.

Another development related question asked to rank Open Space, Parks and Recreation, Environmental Protection, Historic Preservation, Education, Public Safety, Future Growth, Community Pride, Agriculture, and Industry; as Very, Somewhat or Not Important. Community Pride is not a developmental consideration and has been left out of this discussion but was noted by 132 as Very Important, 37 as Somewhat Important and 2 as Not Important.

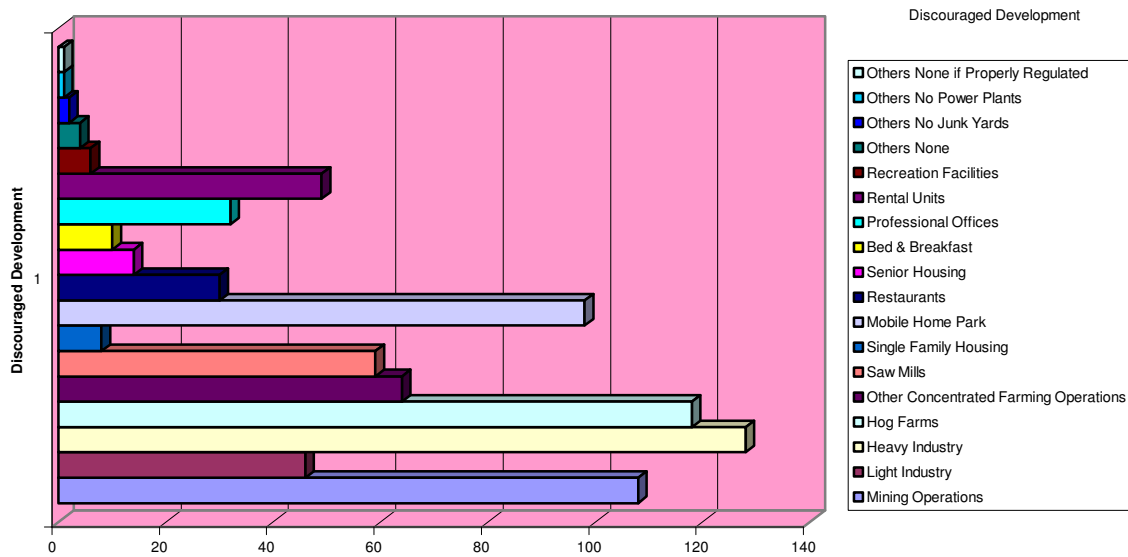
The development related selections for Very Important, in descending order are; Open Space (149), Environmental Protection (139), Education (137), Public Safety (136), Agriculture (125), Future Growth (77) Parks and Recreation (62), and Industry (43). All rankings listed are not included here; all question items are displayed in the chart for question #18, found below. Included here are the top 3 choices for the Somewhat Important category which in descending order are; Parks and Recreation, (100), Industry (74), and Future Growth (62). The top 3 choices in the Not Important category were Industry (49), Future Growth (29), and Parks and Recreation (7). This means, for example, that only 7 found the Parks and Recreation issue unimportant, 100 found it somewhat important and only 62 found it very important.

To see it in a different light notice that the top choice for Very Important was Open Space (149), for Somewhat Important, Parks and Recreation (100) and for Not Important, Industry (49). The lowest score in the Very Important category was Industry (43), under Somewhat Important; Open Space (24) and for Not Important; Public Safety (0).

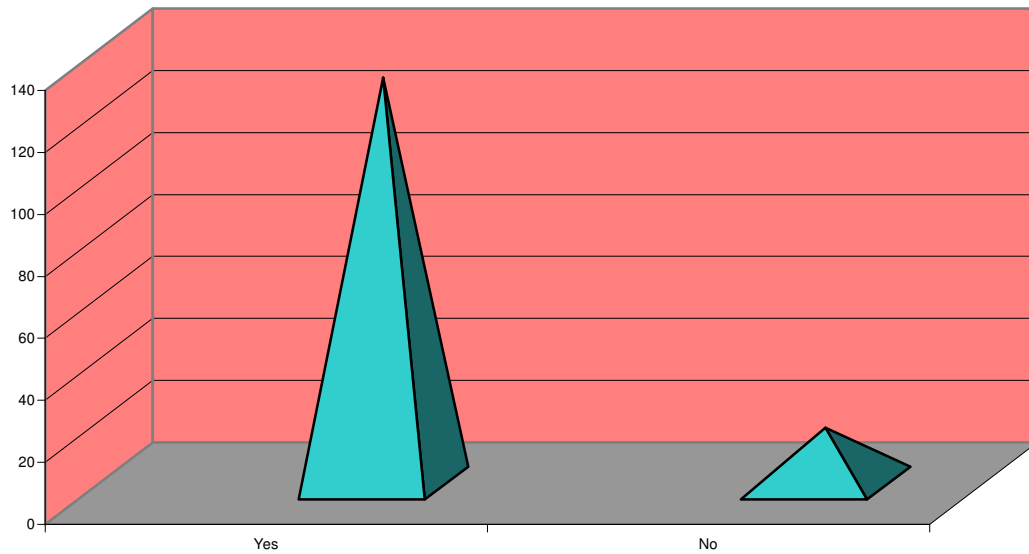
6. If future development were to occur in Asylum Township, what type of development would you favor? Circle all that apply



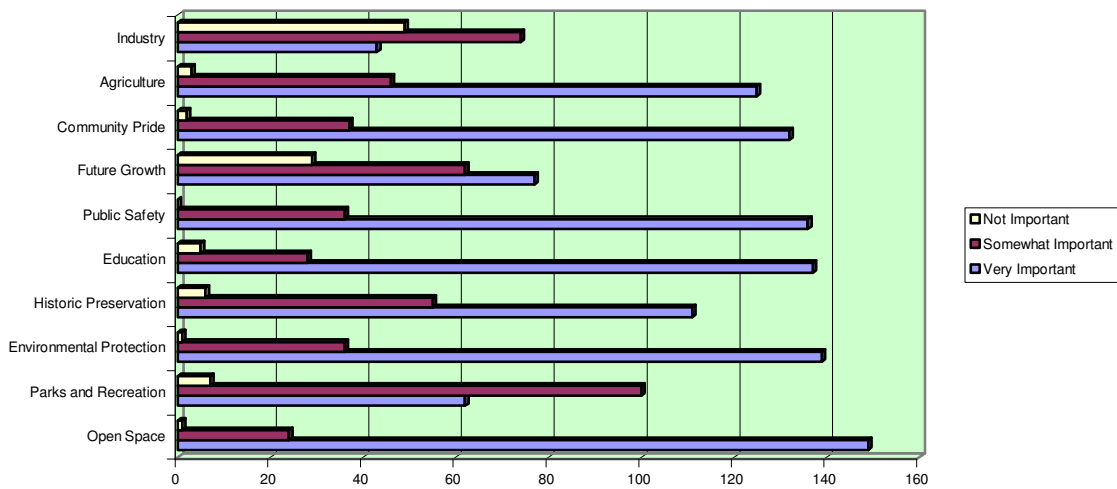
7. If future development were to occur in Asylum Township, what type of development would you discourage? Circle all that apply



16. If future development were to occur in our township, would you prefer to set standards for this development?

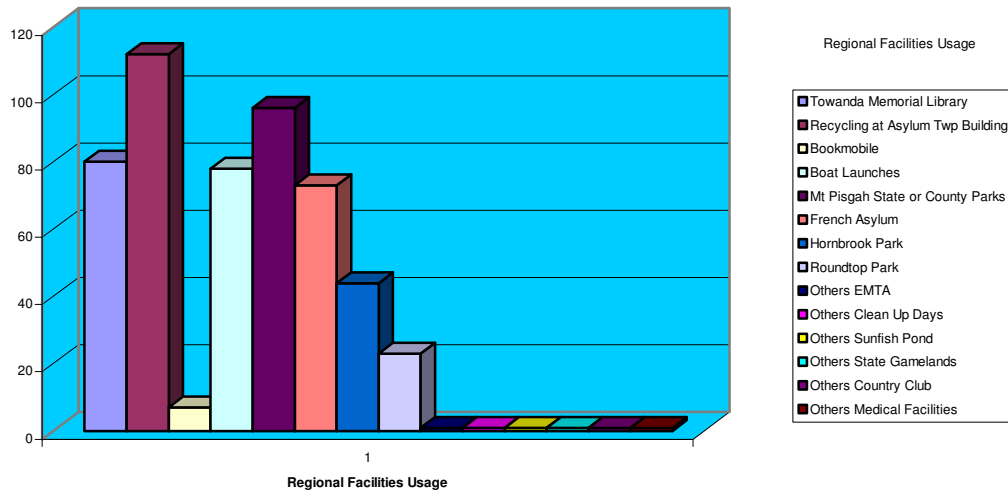


18. How important are each of the following issues to you?



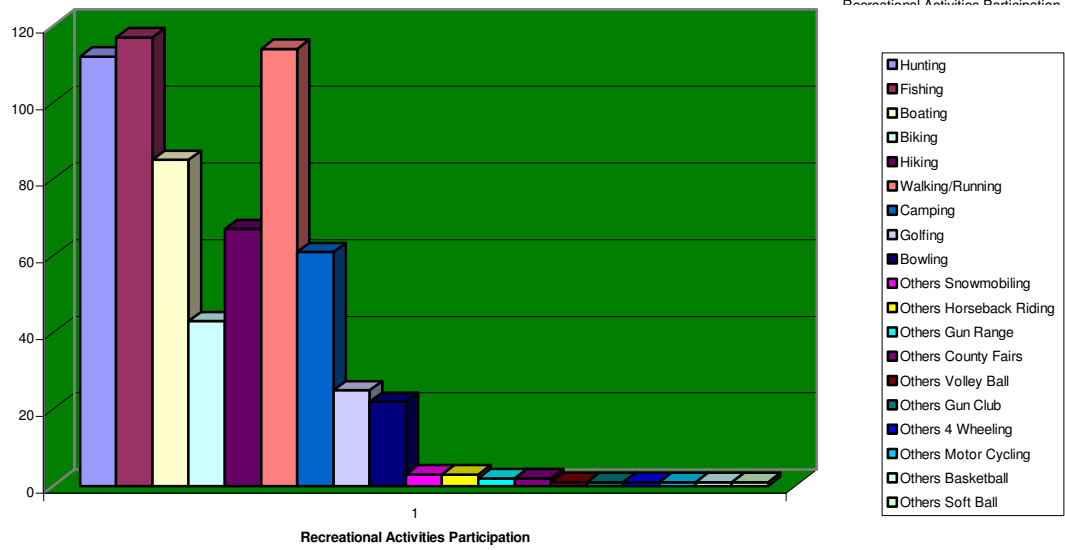
According to survey respondents, the most used facilities in the township, county or region include, the recycling at the Asylum Township Building, Mount Pisgah State and County Parks, the Towanda Memorial Library, boat launches, French Asylum and other county parks.

8. Which of the following facilities do you use within the county or region? Circle all that apply

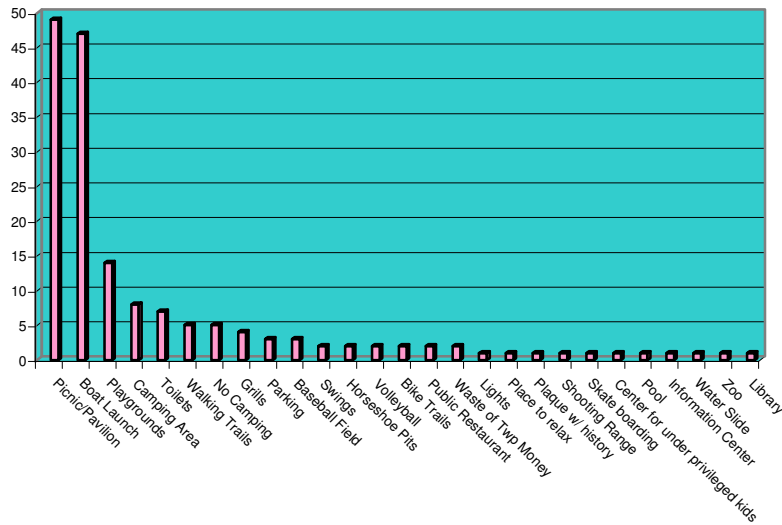


The top recreational activities that township residences participate in are fishing, walking/running, hunting and boating.

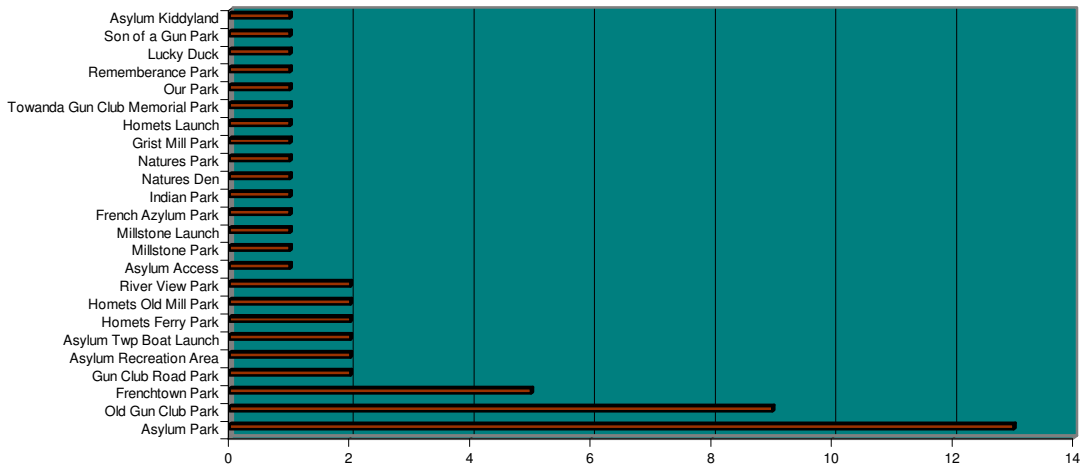
9. Which of the following recreational activities do you participate in? Circle all that apply



17. What type of recreational facilities would you like to see at the proposed "Old Gun Club Site"?



Suggested Names for Park

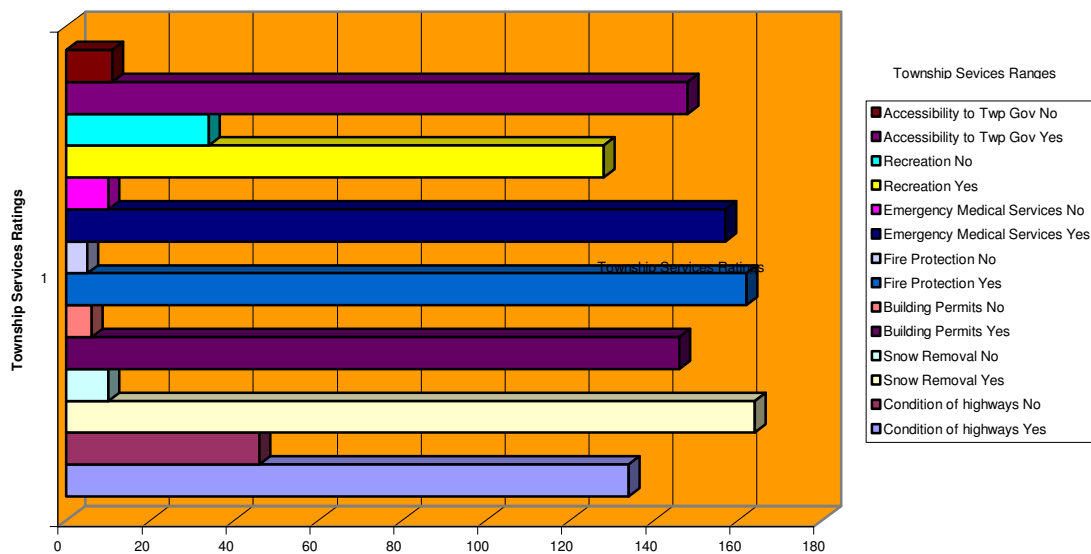


In the question asking for ratings on the condition of highways, snow removal, building permits, fire protection, emergency medical services, recreation and accessibility to township government, generally all services were found to be adequate. The largest contentious for a positive response was 164 considering snow removal to be quite adequate. The lowest ranking in the group of positive responses was 128 for recreation. The greatest negative response was 46 finding the conditions of the highways inadequate. The positive responses far outweigh the negative. One comment regarding road conditions was that the township is in its 2nd year of a 3-year grant project for dirt and gravel roads. O'Brian Road is being improved in this grant project.

Most survey respondents felt they are adequately informed about what is happening in the township and comments were positive in regard to the new addition of a township newsletter. Respondents also felt that township officials do a good job, overall, of providing services and responding to citizen concerns. The two highest rated choices for services or facilities that are needed but not presently provided in the township are mini marts/gas stations and

playground/recreation areas. The two highest rated choices for services or facilities that are presently available in the township but need improvement are better road maintenance and cable television.

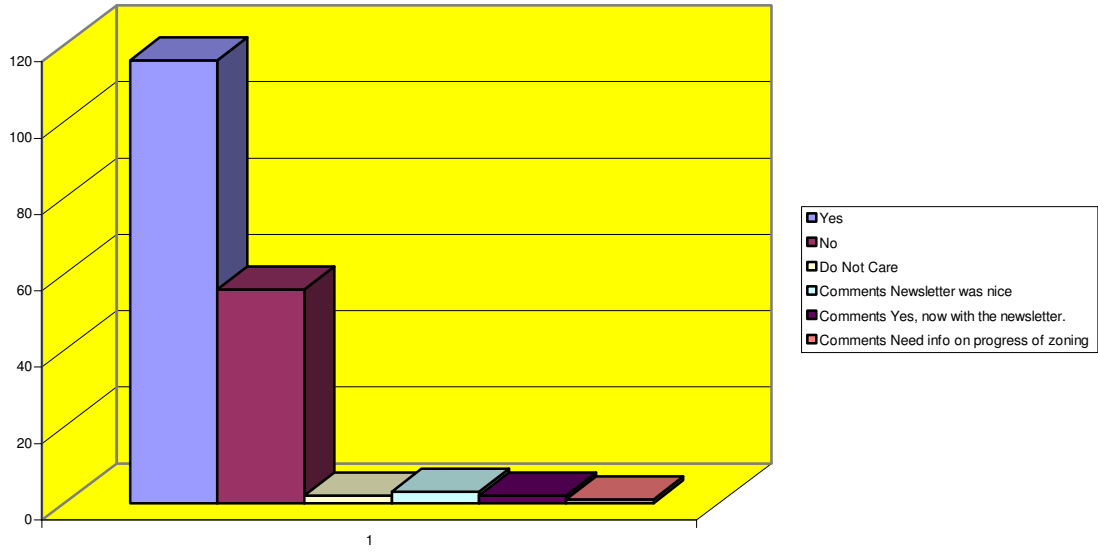
5. Do you find the following are adequate in the township?



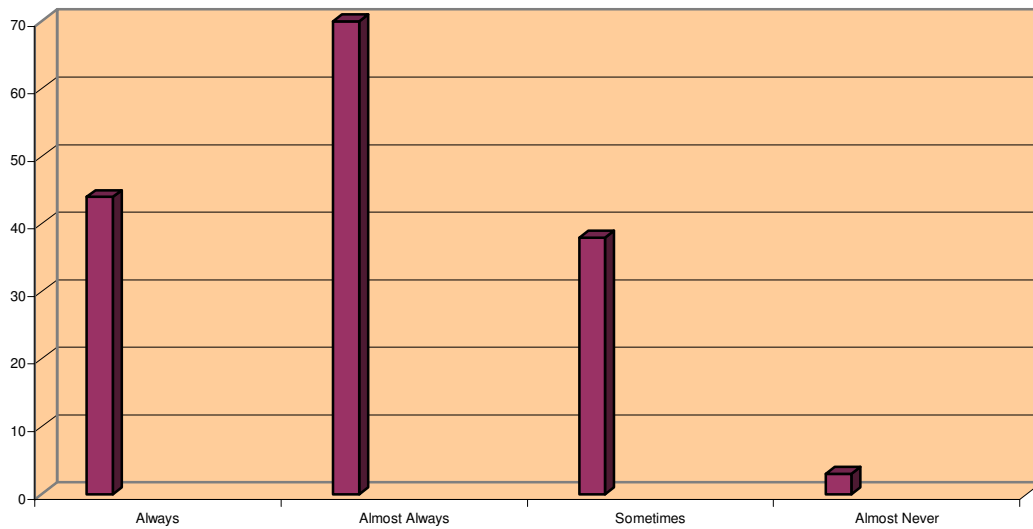
5a. If answered no to #5 please comment

Improve road conditions **16**
Ann Street terrible condition **5**
French Asylum Road terrible condition **5**
O'Brian Road is a disgrace **1**
Cloe Road needs repair **1**
Inadequate road ditches **1**
Dixon Hill Road's top end needs repairs **1**
River Road, a state road in poor condition **2**
Rt 187 is bad in winter **2**
SR 2014 is in bad condition **1**
Every year road floods **1**
Bridge on Bridge Street needs patching **1**
Better road identification for emergency response **3**
Poor fire and emergency response **1**
Snow drifts in road **3**
Need snowmobile and 4 wheelers trails **1**
No recreation facilities **14**
Need picnic area/handicap facilities **1**
Need township park **2**
No fixed office hours for supervisors **2**
Trouble contacting permit officer **2**
Need more supervision and follow-up of building permits **1**
State Roads in bad shape **2**

10. Do you believe you are adequately informed about what is happening in the township?



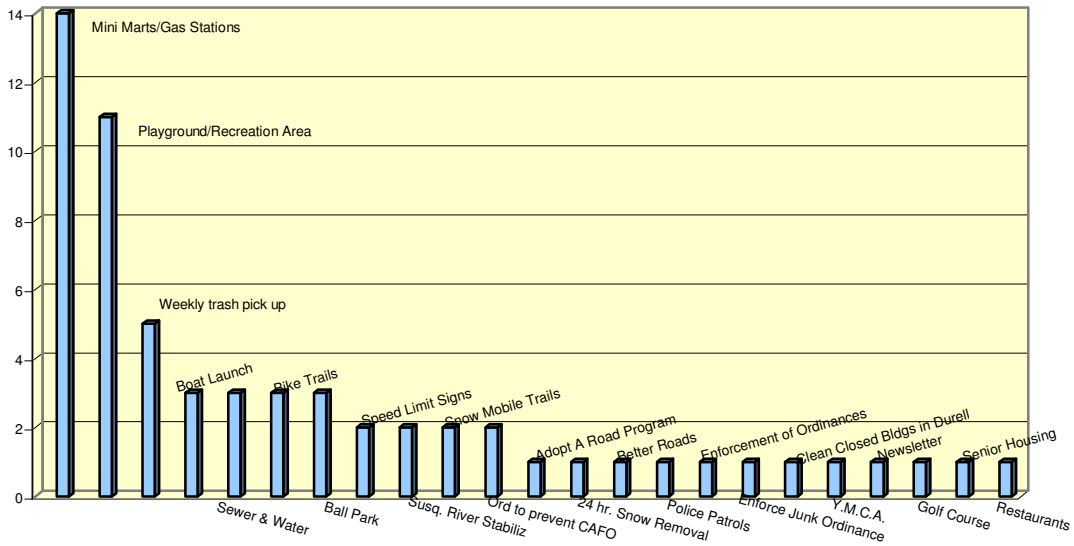
11. Do township officials do a good job of providing services and responding to concerns?



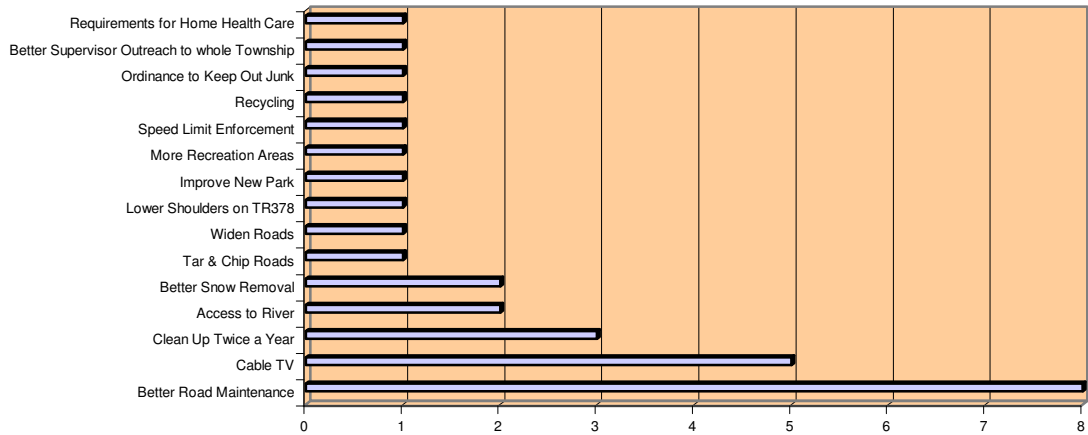
Question #11 Comments:

- Poor road maintenance
- Excellent snow & road maintenance
- Snow removal is poor
- Township seems greedy
- Many junk areas
- All do a good job
- Survey is a good start
- River Road needs a lot of work

12. What services or facilities would you like provided in the township which are not presently available?

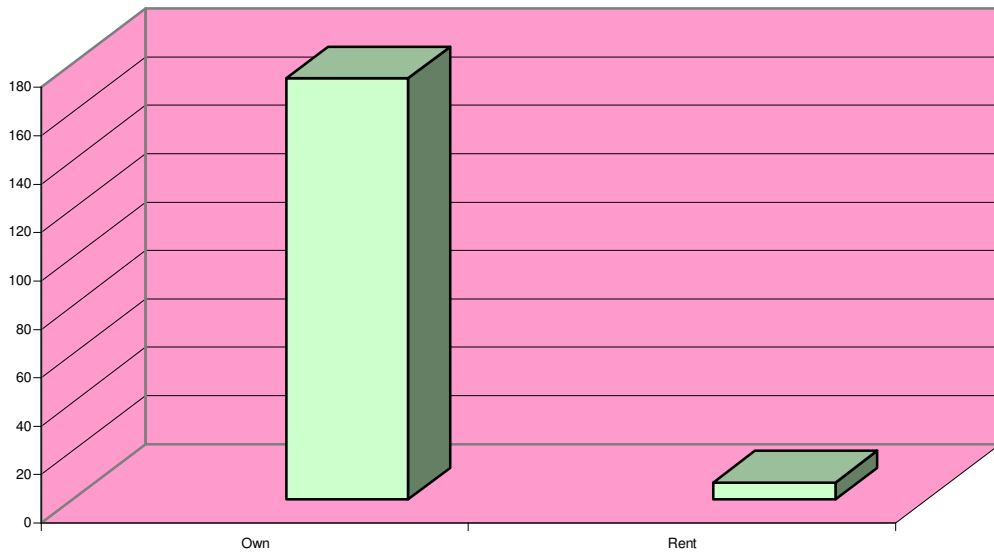


13. What services or facilities would you like improved that are presently available?

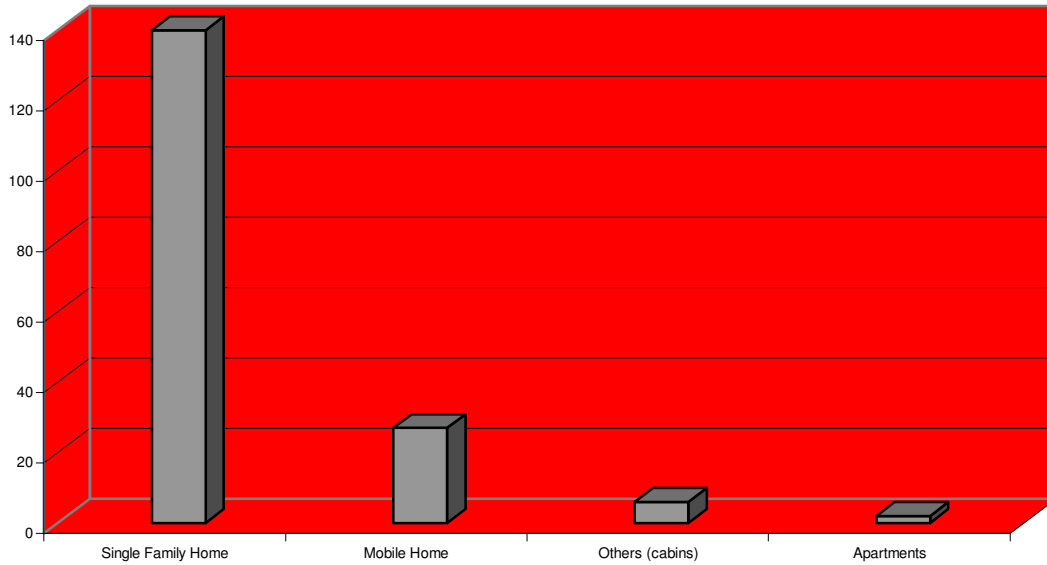


The overwhelming majority of survey respondents own their own homes, and of that groups most live in single-family dwellings. A need for senior housing has been recognized. There will be attention paid to this issue now and into the future. Housing is an issue in Bradford County as a whole and will be addressed in the county comprehensive plan as it is updated starting in the summer of 2002. There is also a county and in fact statewide initiative to address the need for sound housing for all persons, especially those with special needs. Asylum Township will stay aware of the findings of this group in Bradford County as well as the directives stated in the Housing Plan component of the updated county comprehensive plan.

14. Do you own or rent the home you live in?

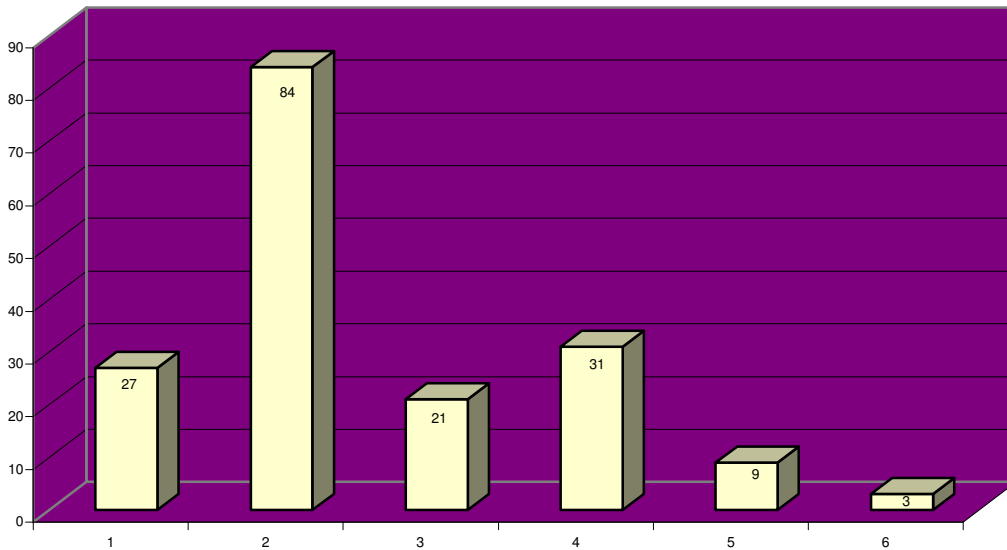


15. In what type of housing unit do you presently reside?

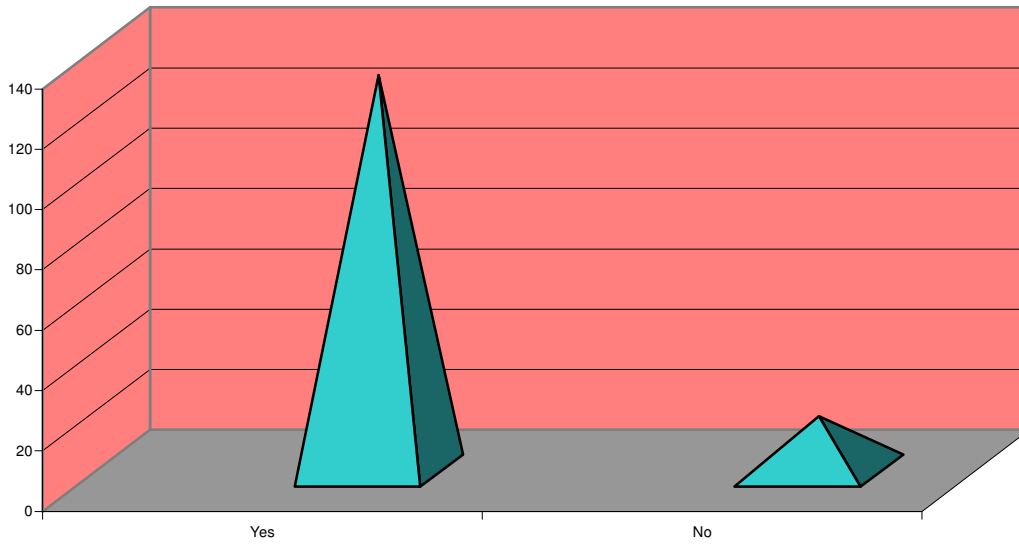


The majority of households are 2 person homes indicating the aging population in the township.

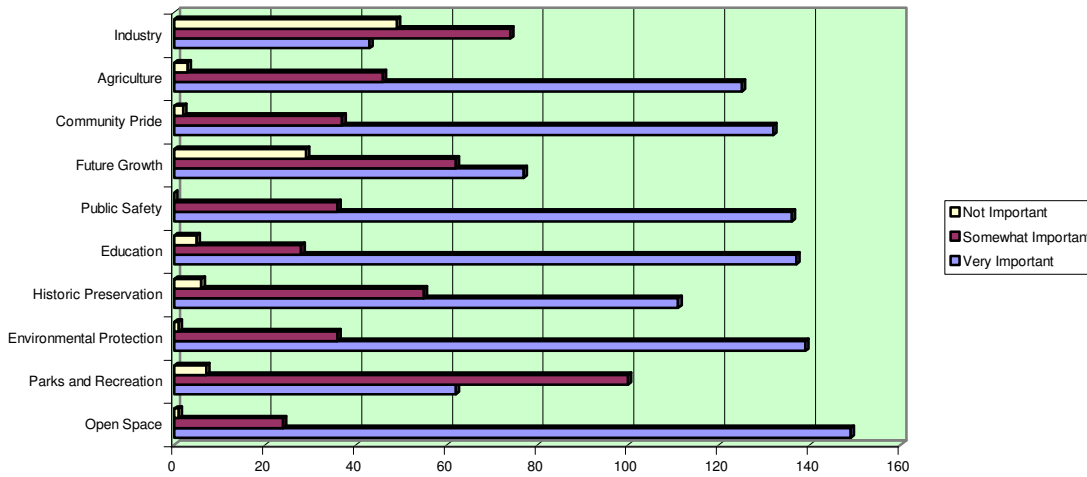
20. Number in your household?



16. If future development were to occur in our township, would you prefer to set standards for this development?



18. How important are each of the following issues to you?



The three highest choices for respondents and their spouse's occupations are retired (74), factory jobs (46) and professional (42). Sales (17), office worker (13), work at home (12) and agriculture (10) follow as the next grouping from survey respondents. The majority of respondents came from households with one member (27) and two (84). The families of the survey respondents are comprised of 99 persons 18 years or younger, 39 persons in the range of 19 – 25, 78 persons in the range of 25 – 44, 107 persons in the age range 45 – 64 and 94 persons 65 years and older.

Asylum Survey Results Additional Comments:

- 8 News letter is a great idea
- 2 Survey was badly needed
- 2 Keep Asylum Twp natural, as it now is
 - Need to enforce "junk" ordinance
 - Thank you for newsletter, fall clean up, & recycling
 - Fall clean up is good
 - Need more tourism
 - Clean park area without disturbing natural habitat
 - If park is established it will be a constant problem with vandalism, etc.
 - Excess of junk car, etc. along route 187
 - Notify public of proposed twp. Changes, before they are approved
 - Speeding not monitored by state police
 - Do nothing to increase taxes
 - Unfortunate signatures were required; know you lost some interested parties
 - Ann Street needs resurfacing
 - Free cinders for people with bad driveways
 - Good road maintenance
 - Township is doing a good job
 - Township could encourage State to fix Frenchtown road
 - Good luck in trying to balance the competitive interest in the township. I hope you can preserve the natural beauty and Rural atmosphere of French Asylum.
 - Let's not let our community be divided over the possible influx of industry into our peaceful neighborhood. Please keep our area a nice place to raise our families in and to grow old in. There are other ways to develop land, that are far less intrusive than power plants and sawmills.
 - Standards should be set, but not by zoning enforcement. Enforcement of existing ordinances and enacting others to maintain quality of life, but allow residents to use their land as they like.
 - Very concerned about the dam on pond by V.F.W. Road.

- I sat in on one of your monthly meetings and I didn't see or hear anything that bothered me. You all seem like a good bunch of people.
- We do not use the recycling because we are unsure. It would be nice if a flyer was sent out to all residents, so they understand how it works.
- We lost out on the power plant, which we need very bad. New people moved in and shot the power plant down. We need some type of industry to help to lower taxes.
- I am not native to the area, but have lived here long enough to know we have a lot going for us, and it is an excellent place to live and raise a family. Lets keep it that way!
- I believe the township should limit commercial growth because we do not have a good infrastructure to support any industries. (Example-Traffic problems, limited number of bridges, need for improved electrical facilities.) Due to the increase in traffic on Rt 187, the speed in which they travel, the noise level from stereos and truck brakes, we have considered moving.
- We should not forget that large tract land owners have only one say in this opinion survey. These township residents own the majority of the land in the township that will be subsequently regulated. Somehow we must be fair to all township residents.
- We hope the Comprehensive Plan is designed to help preserve our rural, scenic atmosphere. We live in a beautiful area and wish to keep our quality of life as it is. Asylum township is a great place to live and we hope it stays that way.
- I think the biggest problem with the township is the Supervisor's lack of concern for the citizens' views. The lack of zoning has, and will continue to hamper the township.
- I have volunteered as a fireman for over 25 years. My son and I stopped running do to the current politics of the Wysox Volunteer Fire Company and how they treat residents and supervisors. People will not return the survey for the simple reason that a survey should not require a signature. Cost-wise to send this out was a little ridiculous too-should have advertised a meeting to be held at the township building regarding the survey.
- I love the area and would like to move up there when my daughter graduates here in five years. I would then like to run special programs for teens, because some kids express boredom as a problem there. Coming from the congested area of Norristown, PA., were the Schuylkill River is so dirty; it's like heaven on the Susquehanna River. Without major industry there's no traffic, no drug traffic, no road rage, and no pollution! Don't "Grow" too much!! Asylum is precious as it is!!!

- Happy medium needs to be reached between protecting quality of life/environment and future development.
- I don't see the need nor do I want to encourage growth of any kind. We don't need to increase tax-base-we operate at a surplus.
- I fully support agriculture, as it is the life's blood of our community. I resent concentrated hog factories being called agriculture, they are not! They are meat factories. They don't promote our community in any way. They don't grow crops. They are simply modern sharecroppers for BIG BUSINESS. I would like to see kids on farms, participating in 4-H, and fishing/hunting for fun. That is what Asylum Township has always been about.
- All the money used for printing and postage of the questionnaires could probably have done a road or two!! Probably there will not be a very good response, and if there is-will the township truly do any of these suggestions!!!
- Free roaming dogs.
- I can not see where 2 men working 5 days a week, can not do a better job on the roads. They fix bits and pieces but never have the whole road in good condition.
- Towanda has beautiful landscape-few historical towns left.

Asylum Twp Survey Results for Question #22.

22. What do you identify as the single most important problem facing the township today?

- 29 Lack of zoning
- 2 Land use
- 5 No plan for land development
- 9 Uncontrolled development
- 1 No regulations for new business
- 1 Regulated development is not bad
- 7 Polluting industries
- 1 Managing growth appropriately
- 3 Preserving rural atmosphere
- 1 Preserving quality of life
- 1 Invasion of residential & agricultural community by industry
- 1 Clean Air
- 3 Preserving residential areas
- 4 Preserving farm land
- 8 Protection from commercial hog farms
- 1 Concentrated farm operations
- 2 Saw mills

- 3 Oppose zoning
- 15 Poor township roads
 - 1 Updating twp. Equipment
 - 1 Traffic
 - 1 Loud Vehicles
 - 2 Speeding
 - 1 Drunk drivers
- 9 Taxes
 - 1 Limited financial resources
 - 2 Lack of ordinance enforcement
- 4 Junk cars
- 2 Garbage around homes
- 2 Building permits
- 1 Make community more desirable place to live
- 3 Lack of sewer and water
- 1 Environmental disregard for country side
- 1 Urban sprawl
- 1 Nothing for young people
- 1 Keeping people informed
- 1 Robbery of non residence cabins
- 1 Lack of local jobs
- 1 Dirt bikes
- 1 Short of electricity
- 1 Over crowding
- 1 No stores or mini marts
- 1 Too many new houses
- 1 Growth in undesirable housing
- 1 People moving in
- 1 Must have growth
- 1 Over crowding
- 1 Increased demands for open space
- 1 Twp. Not wanting farms
- 1 Selfish concerns
- 1 Ignorance of people as to what is going on
- 3 People not from this area, taking over

Asylum Twp Survey Results for Question #23

23. In what community(ies) do members of your family presently work, if applicable?

- 53 Towanda
- 32 Wysox

15 Wyalusing
15 Asylum Twp.
7 North Towanda
5 Troy
4 Bradford County
4 Mehoopany
3 Sayre
3 Northeast School Dist.
2 Corning, N.Y.
2 Nichols, N.Y.
2 Athens
2 Burlington
1 Laporte
1 Laceyville
1 Monroeton
1 Durell
1 New Albany
1 Owego, N.Y.
1 Waverly, N.Y.
1 Mansfield
1 Liberty Corners
1 South Waverly

VISIONING MEETING

Asylum Township Visioning Workshop set for April 27

ASYLUM — Asylum Township retains many qualities that other communities strive for, especially in a time where sprawl and uncontrolled growth decay neighborhoods and downtowns. Residents, businesses and local industries value the quality of life in the Township as if offers tranquil residential opportunities, access to major transportation routes, and proximity to premier health facilities. Asylum Township decided to develop a plan for future needs and consider options for guiding the community into the next five or ten years. The Township intends to develop and adopt a Community Comprehensive Plan.

For the past year, the Asylum Township Planning Commission and Township Supervisors, in conjunction with the staff of the Bradford County Office of Community Planning and Grants, have initiated the plan process through public comment, data collection, education and setting a scope for developing goals and objectives. Recently, the Township Planning Commission distributed and collected citizen surveys that asked specific questions pertaining to municipal services, development, township strongpoints and weakpoints, recreation activities and basic profiles of survey respondents.

The Township intends to gain more public input at a Visioning Workshop that will be scheduled for Saturday April 27, at the Towanda Gun Club dining room from 9 a.m. to 12 noon. Maps, surveys, and response information, slides and mini-questionnaires will be available for public inspection. A majority of the meeting will be dedicated to collecting public input into township strengths, weakness, opportunities and threats. There will be a high level of citizen participation at this meeting. The meeting intends to allow participants to view the inventory of community resources and develop shared goals of future community development.

If you are interested in attending this very important workshop, please contact the Township Secretary, Terry Schoonover, at (570) 265-3342. There is no registration fee for participation, however, pre-registration will accommodate the Township for a proper seating arrangement.



