

DALLAS TOWNSHIP
LUZERNE COUNTY
PENNSYLVANIA

COMPREHENSIVE PLAN

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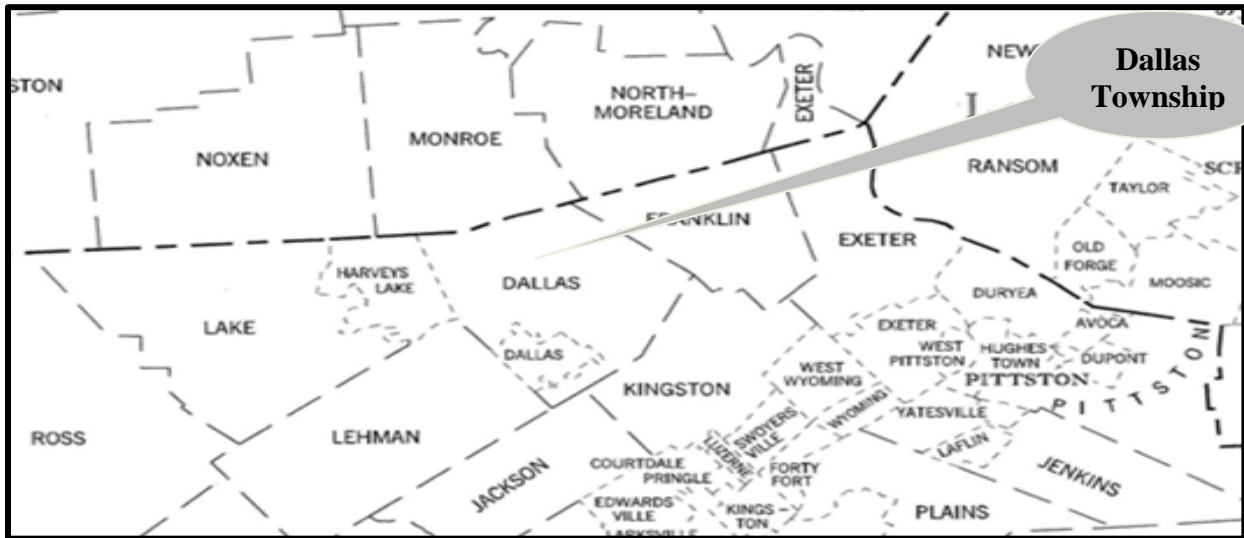
CHAPTER 1

REGIONAL SETTING AND HISTORICAL BACKGROUND

REGIONAL SETTING

Dallas Township is a municipality located in the in the “Back Mountain” area of Luzerne County. The name "Back Mountain" refers to the area's location behind the mountain ridge forming the northwest side of the Wyoming Valley and southern edge of the Endless Mountains. Back Mountain communities includes Dallas Township, Lehman Township, the Boroughs of Harveys Lake and Dallas, and the areas of Trucksville and Shavertown in Kingston Township. Dallas Township is the most populated of all municipalities within the Back Mountain and the second largest in size with area encompassing a total area of 18.7 square miles of which 18.5 square miles is land and 0.19 square miles, or 1.09%, is water.





Dallas Township shares a municipal boundary with seven other municipalities. Dallas Township is bordered by Franklin Township to the northeast, by Kingston Township, to the south by Dallas Borough, to the southeast, by Jackson Township to the south, by Lehman Township to the southwest, by Lake Township to the west and by Monroe Township which is located in Wyoming County. Growth in the Back Mountain area has primarily followed the major transportation corridors in the region, such as Memorial Highway. The most significant transportation project development was the Cross Valley Expressway, an eight-mile expansion of PA Route 309 from Wilkes-Barre to the Back Mountain in the 1990s. With improved access provided by PA Route 309, the Dallas Township serves as a primarily “bedroom community” with many of its residents commuting to work in places within the Back Mountain area or the greater Wilkes-Barre Area. With a 200 year history, Dallas Township has transformed from an agrarian community to a suburban community with a very distinct rural character beyond the main traffic corridors that pass through the Township.

The landscape of the all of the Back Mountain Area has been highly disturbed as a result of logging and burning in the early 20th century. What remains, therefore, is primarily second-growth forests that contain a wide diversity of habitats. The wooded tracts and natural areas of the region are used for hunting, fishing, hiking, camping, biking, bird watching and other activities and additionally provide habitat for a significant diversity of plant and animals. Preservation of wooded tracts and natural areas remain as a concern to Dallas Township.

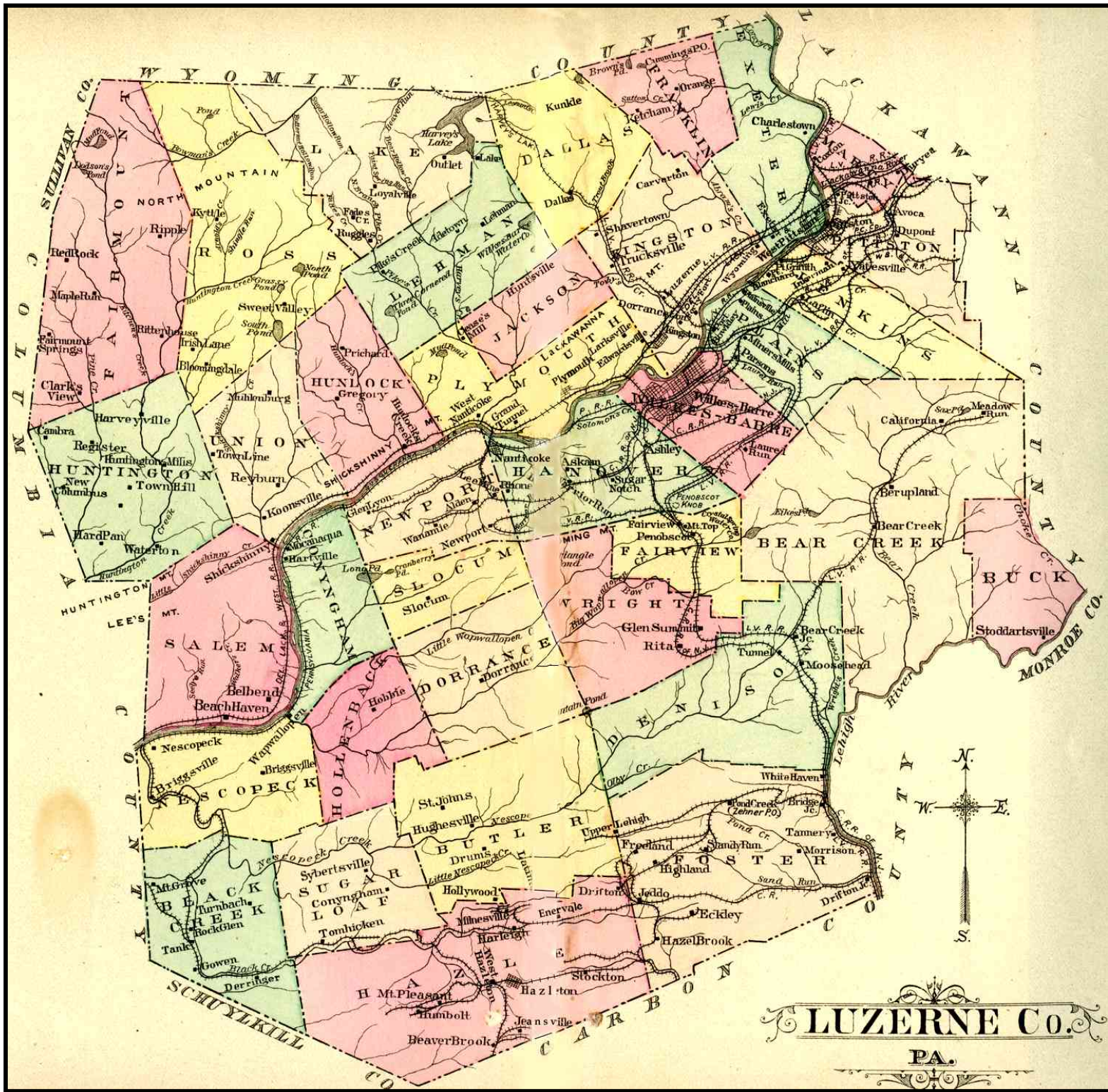
Alexander James Dallas

The Dallas Township was formed in 1817 from territory taken from Kingston Township. It was named for Alexander J. Dallas of Philadelphia, who never visited Dallas Township nor had he any family ties with the Township. Alexander James Dallas (June 21, 1759 – January 16, 1817) was an American statesman who served as the U.S. Treasury Secretary under President James Madison. Dallas was born in Kingston, Jamaica and when he was five his family moved to Edinburgh and then to London. He married in 1780 and the next year he and his wife moved to Jamaica. Due to health issues concerning his wife, they moved to Philadelphia in 1783. Dallas helped found the Democratic-Republican party in Pennsylvania and advocated a strict construction of the new Constitution. Pennsylvania Governor Thomas Mifflin named Dallas Secretary of the Commonwealth, a post he held from 1791 to 1801. Because Mifflin was an alcoholic, Dallas functioned as de facto governor for much of the late 1790s. In 1801, he was named United States Attorney for the Eastern District of Pennsylvania and served until 1814, when he became U.S. Treasury Secretary.

EARLY HISTORY

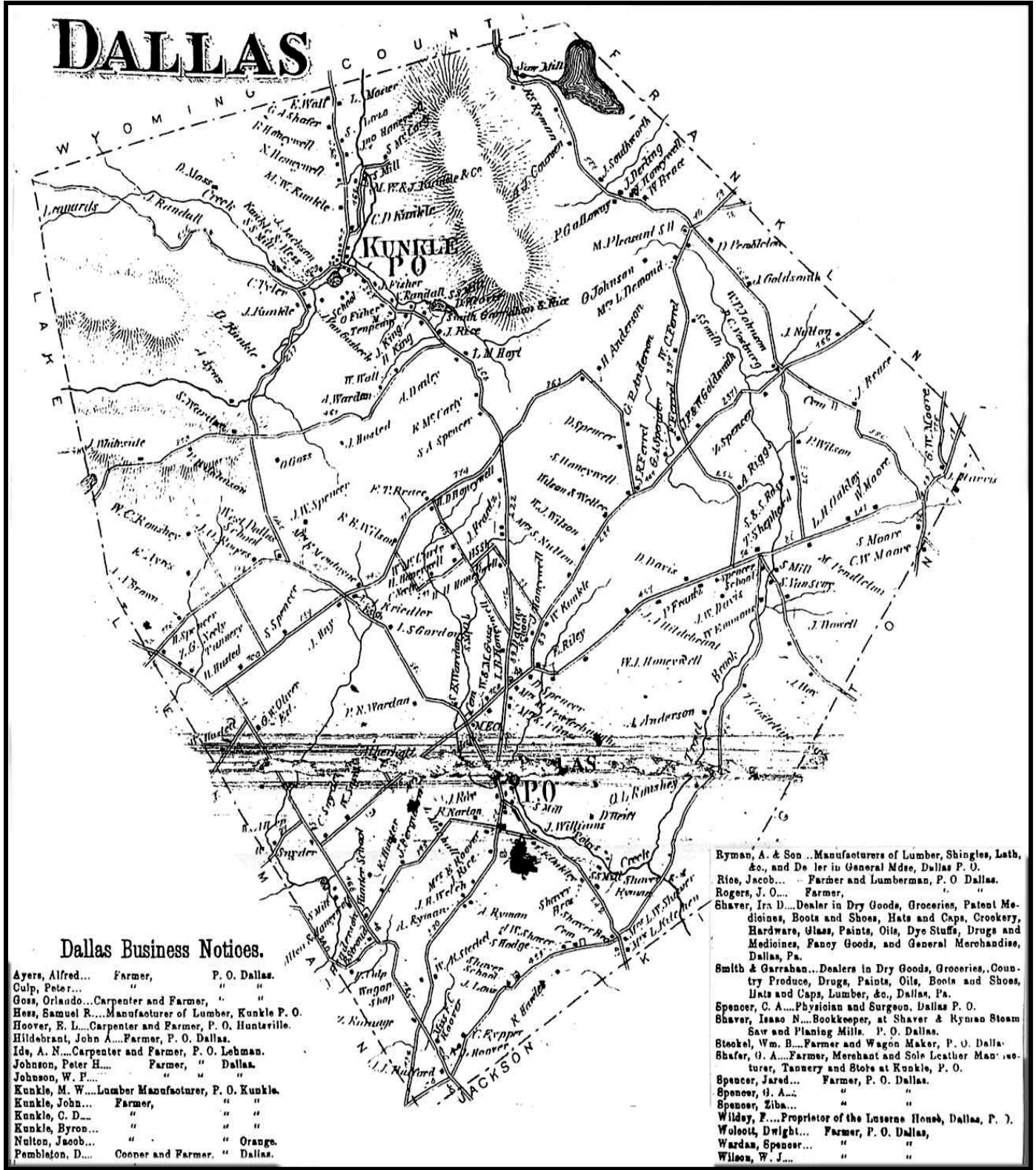
In 1797 the first log house was built near Dallas Borough by Ephraim McCoy, a soldier of the Revolution. A second cabin was built by William Briggs. Revolutionary soldiers J. Mears, John Honeywell, John Honeywell, Jr., William Honeywell, Isaac Montayne and Elam Spencer were early settlers. In 1808 William Honeywell came from New Jersey and bought 500 acres.

The first justice of the peace was Thomas Irwin. Jacob Rice had the first painted house. The first cast-iron plow was owned by Abraham S. Honeywell. Edgar Marsh built the first tannery in 1848. Most of those living in the area were involved in farming or lumbering. In 1880 there were eight saw mills in operation. The first saw-mill was built in 1813 by Judge Baldwin. The second mill was built in 1818 by Christian Rice. The first store was built around 1840 by Almond Goss. The early records of Dallas have been destroyed. The following was listed in "The History of Luzerne, Lackawanna and Monroe Counties, Pa.", 1880. "The present board of officers is constituted as follows: Justice, Samuel Hess; judge of elections, A.B. Shaver; inspectors of elections, S. Warden, A. Ayers; constable, W.J. Riley; assessor, G.P. Anderson; supervisors, Samuel Van Scoy, J.B. Honeywell, John Spencer, Joseph Hoover, Theodore Major, Jacob Nulton; auditors, Harrison Honeywell, S.A. Spencer; treasurer, W.K. Goss; overseers of poor, R.B. Wilson, T.A. Kriedler; school directors, W.P. Johnson, Robert Halley; clerk, T.M. Lazo." In 1880 the population was 897.



1873 MAP OF LUZERNE COUNTY

DALLAS TOWNSHIP – LUZERNE COUNTY ATLAS 1873 BY D.B. BEERS



Dallas Business Notices.

Ayers, Alfred... Farmer, P. O. Dallas.
 Culp, Peter... " " "
 Goss, Orlando... Carpenter and Farmer, " "
 Hess, Samuel R.... Manufacturer of Lumber, Kunkle P. O.
 Hoover, E. L.... Carpenter and Farmer, P. O. Huntville.
 Hildebrand, John A.... Farmer, P. O. Dallas.
 Ide, A. N.... Carpenter and Farmer, P. O. Lehman.
 Johnson, Peter H.... Farmer, " Dallas.
 Johnson, W. F.... " " "
 Kunkle, M. W.... Lumber Manufacturer, P. O. Kunkle.
 Kunkle, John... Farmer, " "
 Kunkle, C. D.... " " "
 Kunkle, Byron... " " "
 Nulton, Jacob... " " Orange.
 Pemberton, D.... Cooper and Farmer, " Dallas.

Ryman, A. & Son... Manufacturers of Lumber, Shingles, Lath, &c., and Dealer in General Mds., Dallas P. O.
 Rice, Jacob... Farmer and Lumberman, P. O. Dallas.
 Rogers, J. O.... Farmer, " "
 Shaver, Ira D.... Dealer in Dry Goods, Groceries, Patent Medicines, Boots and Shoes, Hats and Caps, Crockery, Hardware, Glass, Paints, Oils, Dye Stuffs, Drugs and Medicines, Fancy Goods, and General Merchandise, Dallas, Pa.
 Smith & Garraban... Dealers in Dry Goods, Groceries, Country Produce, Drugs, Paints, Oils, Boots and Shoes, Hats and Caps, Lumber, &c., Dallas, Pa.
 Spencer, C. A.... Physician and Surgeon, Dallas P. O.
 Shaver, Isaac N.... Bookkeeper, at Shaver & Ryman Steam Saw and Planing Mills, P. O. Dallas.
 Stockel, Wm. B.... Farmer and Wagon Maker, P. O. Dallas.
 Shaver, O. A.... Farmer, Merchant and Sole Leather Manufacturer, Tannery and Store at Kunkle, P. O.
 Spencer, Jared... Farmer, P. O. Dallas.
 Spencer, G. A.... " " "
 Spencer, Ziba... " " "
 Wilday, F.... Proprietor of the Luzerne House, Dallas, P. O.
 Wolcott, Dwight... Farmer, P. O. Dallas.
 Warden, Spencer... " " "
 Wilson, W. J.... " " "

About 1812-13 William Honeywell moved from New Jersey and bought and settled on a portion of the Edward Duffield tract, near where the farm of his grandson, William J. Honeywell, now is, also part of the same land now occupied by the Dallas Union Agricultural Society for a fair ground and racing track. For much of the information that I have concerning that period I am indebted to Abram S. Honeywell, Esq., son of William Honeywell, who is still living (September 5, 1885 and very active at the age of ninety-five years. Mr. Honeywell's narrative in connection with his father's moving to Dallas is very interesting, and I give it in his own words as he gave it to me on the 19th day of September, 1885 at the house of his son, William J. Honeywell, in Dallas.

"I have a very distinct recollection of many things that occurred about the time my father moved into this country (Dallas). I cannot give the year, exactly, that we came, but it was in the spring. My father had been out here the fall before and had bought a large body of land, part of lot one certified Bedford (this deed is dated 20th September, 1813 and the deed for part of Edward Duffield tract is dated 30 November, 1814 (but the purchases may have been contracted for before either of those dates,) and we moved in the next spring. We came from Nolton (Knowlton) township, near Greensburg, Warren county, New Jersey Many of the early settlers of Dallas came from there. The township of Dallas had not yet been cut off from Kingston and Plymouth townships, from which it was taken. There were five families who came in from New Jersey when we did. Widow Sweazy and her son, Thomas Sweazy, about my age, were in the party.*

"The old Leonard Meadows or Leonard Clearing was then about as it is now, but John Leonard had moved away when we came. The original forest covering Dallas township was very heavy. There was a growth of very large pine trees, many of them 150 to 200 feet high. There were also oak, maple, chestnut and hemlock in abundance. There were many other kinds of wood, but these predominated. There were no worked roads or bridges when we first went to Dallas. The best roads we had were simply the natural ground with the trees and brush cut so as to let a wagon through. The woods were full of game of all kinds—bears, deer, wild turkeys, &c. Wolves were very thick, too. There were no Indians in Dallas when we went there, but I have heard McCoy tell about seeing them, when he first moved in, as they went from the valley, through where Dallas village now stands, to Harvey's Lake, on their hunting and fishing trips. Harvey's Lake was a grand place to hunt and fish then. You could kill a deer there almost any time. Many of the settlers who came in after we did moved away very soon because the country was so rough that they could not stand it. It was very hard for any of us to get a living then. There was no money a-going. The most important thing with us was to get our roads opened and fixed up so that people could get about through the country. We were often called by the supervisors of Kingston to work out our road tax on the roads in the valley, and we had to get down there by seven o'clock in the morning or have our time docked. To do this, we had to get up and eat breakfast before daylight even in the summer time, and they kept us at work until sundown, so that we had to go home in the dark also. It was very discouraging. We could not get supervisors to go over into the Dallas end of the township to work the roads, nor would they let us work our tax out there. At last we began trying to get a new township. (This was first tried in 1814.) We had very hard work

of that, too. The people in the valley fought us all they could, and we had to work three or four years before Dallas township was set off. Then we began harder than ever to lay out and open roads. Everyone was so poor, however, that we had almost no tax, and so we had to turn out and have working bees on the roads in order to make them even passable. Dallas township filled up very fast after the separation. Most of the settlers were Jerseymen, though there were a few Connecticut Yankees among them.

Peter Ryman came in about 1814 He was from Greensburg, Warren county, New Jersey. John Honeywell, my father's brother, came in the year before we did. Richard Honeywell, another brother, came in soon after we did. They all came from Warren county, New Jersey. My brothers were Joseph, Thomas and Isaac. I had one sister, Elizabeth, who married Eleazor Swetland, brother of William Swetland of New Troy (Wyoming). John Orr came here about the time we did. He was a blacksmith, and used to sharpen plowshares. He would not shoe horses much. The only plow in use then was the old fashioned shovel plow. The only iron about it was the blade, which was about the shape of an ordinary

**The first petition for the new township was filed October sessions, 1814 and the court appointed Oliver Pettibone, Charles Chapman and Josiah Lewis viewers, but they never made any return or report of any kind to the court.*

As narrated by Mr. Honeywell, and as may yet be inferred from the great number of large pine stumps still seen in the fields and numerous stump fences about Dallas, there was at one time a species of very tall pine trees covering that country. A very few of them can still be seen (1886) towering far above the other highest trees in the woods below Dallas, near the Ryman and Shaver steam saw-mill, but they are the last of their race. For some reason they do not reproduce, and will soon be an extinct species. Many of them grew to a height of 175 to 200 feet, and often the trunk would be limbless for 150 feet from the ground with a diameter of from five to six feet at the ground. It is difficult to fell them without breaking them in one or two places. They are so heavy and have so few limbs to retard their fall, or to protect them in striking the ground, that they come down with a terrible crash, and any stone, stump, log or unevenness on the ground where they fall is sure to break them.

Little benefit was ever derived by the people of Dallas from this now valuable timber. The most important consideration with the first settlers was how to clear away and get rid of the vast and impenetrable forest that covered the entire country. Saw-mills were built to make sufficient lumber to supply the wants of immediate neighbors. There was no great market for lumber anywhere, because all parts of the country had mills and lumber as abundant as it was in Dallas. Furthermore, there were no roads over which it could be conveyed, even if there had been a market, so most of it had to be cut down and burned on the ground.

ROADS.

Mr. Abram Honeywell tells me that when his father wanted a few slabs to cover the roof of his house in Dallas, they had to carry and drag them from Baldwin's mill at Huntsville, about three miles, because the roads were so poor a wagon could not then be driven between Dallas and Huntsville.

While on the subject of roads, a few dates may be noted when some of the earlier roads of that country were petitioned for, laid out or opened. At August sessions, 1804 the petition of

Zacariah Hartzshoof and others was read asking for viewers to be appointed to lay out a road from James Landon's saw-mill, the nearest and best route to the bridge near William Truck's gristmill, whereupon the court appointed viewers. No report was made, and nothing more seems to have been done with this petition.

At January sessions, 1806 the petition of Samuel Allen and others was read praying for viewers to be appointed to lay out a road from Dallas and Baldwin's Mills (afterwards called Huntsville) to intersect the road that was laid out from Mehoopany to Wilkes-Barre (old state road, now entirely opened, superseded by road of 1820 hereinafter mentioned), at or near William Truck's grist-mill. The said road to begin at or near Mr. Foster's.

CHAPTER 2

COMMUNITY SURVEY

A Community Survey was conducted in Dallas Township designed to be a Citizen Outreach Component of the Comprehensive Plan. The purpose of the Survey was to gather primary information from residents of the Township on their views and opinions regarding current conditions. In addition residents were allowed and encourage to provide responses to open-ended questions designed to help shape future policies for Dallas Township. The Survey was distributed to a random sample of households. The total number of households at the time of the Survey was estimated to be 3,000. A total of 20% of all households or 600 surveys were distributed by mail. A total of 376 responses or approximately 63% of all Surveys were returned to the Township. A reviewing data contained within this report, in some cases the number of responses for a particular question, particularly those which were open-ended, exceed 376 due to multiple responses that were sometimes generated by a given respondent. Conversely in some cases the total for a particular question, excluding open ended questions, may total less than 376 due to respondents who in some cases chose not to answer or provide a response to a given question. No names and/or addresses were required or requested for return Surveys to ensure respondents could be candid in expressing their views.

While one is encouraged to read the entire compiled report for the Community Survey, the subject narrative is designed to an overview of the salient points and issues of concern raised by residents that should be considered within the context of the Comprehensive Plan.

1. Age of Respondents

The vast majority of respondents were at least 50 years old. Approximately 78% of the respondents indicated to be at least 50 years of age. The Population Profile for Dallas Township indicates the median age to be 44.3 years. Thus the age of the respondents to the Survey appears to be consistent with the population profile of the Township which indicates it to be an aging population.

2. Geographic Distribution of Survey

Respondents to the Survey were asked to identify the name of the street, road and/or development in which they resided. The responses resulted in the identification of 92 geographic

locations throughout the Township. A complete listing of each location and the number of responses by location is included with this Chapter.

3. Length of Residence in Township

Approximately 50% of the respondents indicated that they were either lifelong residents of the Township or have resided in the Township for a period of greater than 20 years. Combined with those respondents indicating a residency exceeding 11 years, approximately 70% of the respondents can provide a very historically perspective in responses to particular changes which may have occurred with the Township.

4. Location Prior Residence

Respondents were asked to identify the community in which they resided prior to moving to Dallas Township. The data indicated 41% were already residence of the Back Mountain Region. An additional 33% indicated that they previously resided elsewhere in Luzerne County.

5. Owner/Renter

Nearly all respondents, 99% identified themselves as property owners. Although the owner/renter mix within the Township is approximately 75%/25%, it is not uncommon to get a higher response rate from property owners who normally have a greater vested interest in responding.

6. What Attracted You to Dallas Township?

There are over 600 identified reasons listed as the basis for wanting to reside in Dallas Township. While a complete listing is provided within this Chapter, the grouping of similar responses resulted in a Chart indicating major classifications of responses. The classifications with the highest percent of responses included:

Rural Character of Township	18%
Other	13%
Positive Perception of the Dallas School District	11%

The category “Other” included diverse responses that could not be readily placed within a specific category. It is noteworthy that Environmental Aesthetics and Green Space was included in 6% of the responses, which although is listed as a separate category, is quite representative

and parallels that of the Rural Character of the Township. The combined sum of these two categories represents approximately 25% of all categorized responses.

7. Perception of Dallas Township

Approximately 62% of the respondents view Dallas Township as a suburban community. While the “Rural Character of the Township” was evidenced as an attraction to move to Dallas Township, most respondents view the transition of the Township from Rural to Suburban.

8. Position on New Growth and Development

A. Position on New Residential Growth

Only 9% of the respondents indicated favoring new residential growth and development on an unconditional basis, while balance of responses were nearly evenly divided with 46% not wanting to see any further residential growth and 45% found it to be acceptable at a moderate rate. The issue of growth control and overdevelopment of the Township appears in other sections of the Survey.

B. Position on New Business Growth

Somewhat surprisingly respondents looked much more favorably upon you business growth (59%) within the Township as compared to that of residential development.

C. Position on New Industrial Growth

Approximately 72% of the respondents looked unfavorably upon new industrial growth. Historically the Township has had limited uses which are classified as industrial. A trend is not anticipated to change in future.

9. Which Type of New Growth Would You View Most Favorably and Least Favorably?

Premised upon the likelihood of continued growth, there was equal number of respondents (47%) listing Residential or Commercial to be the most acceptable form of new development. Not surprisingly Industrial growth ranked as the least favorable at 77%.

10. Most Positive Aspect or Feature of Residing in Dallas Township.

The responses to this question run somewhat parallel to the responses received under question

Number 6; What Attracted You to Dallas Township? There were 646 responses to the above question. While a complete listing is provided within this Chapter, the grouping of similar responses resulted in a Chart indicating major classifications of responses. The classifications with the highest percent of responses included:

Clean and Quiet Community	21%
Rural Setting	18%
Other	16%
Close Proximity to Cities and Highways	14%

The category “Other” included diverse responses that could not be readily placed within a specific category.

11. Numerical Ranking of Items of Most to Least Importance of Residing in Township.

Respondents were requested to rank a listing of items commonly addressed often found within the open-ended questions from the most important to the least important reason for residing in Dallas Township. The results indicated that the “Quiet and Peaceful Environment of the Township” ranked as the most important and Township taxes ranked as the least important

12. Most Negative Aspect or Feature of Residing in Dallas Township.

There were 544 responses to the above question. While a complete listing is provided within this Chapter, the grouping of similar responses resulted in a Chart indicating major classifications of responses. The classifications with the highest percent of responses included:

Highway and Township Traffic and Safety	19%
High Taxes for Municipal Services	18%
Other	16%
Overdevelopment	14%

With regard to traffic and safety related issues, respondents noted that the increase in the volume of traffic throughout the Back Mountain Area has grown to a point where it is not easily accommodated causing traffic congestion and safety issues. The category “Other” included diverse responses that could not be readily placed within a specific category.

13. Most Important Change that Would Benefit All Residents of Township

There were 475 suggestions to the above question. While a complete listing is provided within this Chapter, the grouping of similar responses resulted in a Chart indicating major classifications of responses. The classifications with the highest percent of responses included:

Other	31%
Increase Tax Base with More Local Businesses	12%
Improvements to Recreational Activities and Facilities	11%
Limited and Planned Growth	10%

The category “Other” included diverse and often very site specific responses accounting for the large percentage of responses that could not be readily placed within a specific category.

14. Type of Water Supply to Your Residence

The Survey results indicated that 59% of the respondents are serviced by public water. The importance of wells and aquifer recharge areas represents an important issue not only to the 41% dependent upon well water, but also for future development that is very likely to occur in rural areas that lack public water.

15. Type of Sewage Disposal for Your Residence

Based upon the Survey, the ratio between public sewers and on-lot systems was determined to be 65% to 35%. Similar to the issue addressed regarding potable water supply, most future development will likely occur in rural areas of the Township. It appears that the likelihood of extending DAMA’s current sewage system will be cost prohibitive into the foreseeable future. As the Township continues to develop in the future, most new developments will be dependent upon on lot systems for sewage disposal.

16. Rating of Quality of Water Supply and Sewage Disposal

With regard to water quality, regardless of the type (public system or wells), respondents were asked to provide a rating of Good, Fair or Poor. Approximately 68% of the respondents indicated they had an adequate and healthful water supply. Only 9% rated their supply and quality as “Poor.” Again regardless of the type of sewage disposal (public sewers or on-lot systems) 79% of the respondents provided a rating of “Good” d, while only 5% indicated it to be “Poor.”

17. Rating of Maintenance of Roads and Highways

The Survey collected opinions on the maintenance of roads and highways in the Township. A distinction was made between Township Roads and State Highways. Although there are several State maintained roads running through the Township, the Survey results were based upon three primary highways: State Route 309, State Route 415 and State Route 118. Respondents were asked to provide a rating of Good, Fair or Poor. Approximately 44% of the respondents rated the maintenance of State Highways as “Good” as compared to a 55% “Good” rating for Township owned roads. Similar percentages of a “Poor” rating resulted for State and Township roads; respectively recorded at 11% and 10%.

18. Do You Commute to Work?

The above question had four possible responses: Yes, No, Retired or Unemployed. Approximately 56% of the respondents indicated they commute to work. An additional 6% were employed but did not commute to work indicating the likelihood of working out of their home as a home business or through telecommunications. Approximately 34% of the respondents indicated that they were retired and were no longer active in the workforce and 4% indicated that they were not currently employed at the time of the Survey.

19. Travel Time to Work?

Travel time to work did not appear to be a problem with 45% of the respondents indicating their travel time to work to be within the range of 10 to 20 minutes. Approximately 75% of all respondents had a commuting time of not more than 30 minutes. However “Highway and Township Traffic and Safety” under Question 12 was identified by 19% of the respondents as the most negative aspect of residing in the Township.

20. Perception of Emergency Services

Residents were asked to provide their perception of primary emergency services in Dallas Township: Police, Fire and Ambulance Service Respondents were asked to provide a rating of Good, Fair or Poor for the functional aspects and response time for each of the three emergency services. A rating of “Good” was exceptionally high for all three for both their functional aspects and response time. Fire protection and Ambulance Service exceeded 90%. Police protection had an 80% rating of “Good.”

21. Perception of Recreational Facilities

The survey included three specific categories:

- Outdoor Recreational Facilities
- Children’s Recreational Facilities
- Adult Recreational Facilities

Respondents were asked to provide a rating of Good, Fair or Poor. The responses for three possible ratings were dispersed over the three categories, with no rating in any category reaching a majority. Perception of outdoor recreational facilities indicated 34% of the respondents deemed the facilities to be “Good” while 24% rated them to be “Poor.” Perception of children's recreational facilities indicated 35% of the respondents deemed the facilities to be “Good” while 23 % rated them to be “Poor.” Perception of adult recreational facilities indicated only 25% of the respondents deemed the facilities to be “Good” while 36 % rated them to be “Poor.”

22. Would You Support Land Use Regulations To Conserve Open Space?

Given the favorable responses received in other sections of the Survey regarding concern to preserve remaining rural areas of the Township, it was not surprising to find an 84% yes response rate to the above question.

Additional Comments at the End of the Survey

The Survey concluded by providing additional space for individuals to provide any additional comments for questions which were not asked as part of the Survey or to expand upon comments made elsewhere within the Survey. There were nearly 300 responses provided. The category “Other” included diverse and often very site specific responses accounting for the large percentage of responses (35%) that could not be readily placed within a specific category. While a complete listing is provided within this Chapter, the grouping of similar responses resulted in a Chart indicating no dominant response. The three highest responses following the category of “Other” included:

More Recreational Facilities and Activities	13%
Stop All Growth	9%
Traffic Control and Safety Issues	8%

CHAPTER 3

GOALS & OBJECTIVES

Any Comprehensive Plan and land use management effort must include goals. Without goals, there would be little direction to the future of the community. In the case of planning for a predominately residential community such as Dallas Township, goals establish the framework for change and growth management, and the foundation for maintaining key community characteristics. Goals pronounce the community's expectations and provide a vision of how the community is expected to evolve into the future. Objectives are specific actions which are designed to achieve goals and satisfy community needs, intended to sustain and enhance the overall quality of life.

This Plan promotes sustainable development concepts to emphasize the Dallas Township's exceptional natural environment and sense of place and community character while supporting new development strategies. Environmental preservation guides this Plan to not only mitigate the impacts of development, but to maintain the region's rural character and create an economically viable and attractive place.

The goals of all residents of the community will not be the same. Some residents will favor environmental protection, while other residents will seek increased economic development. Some residents will demand more community facilities and services, while others prefer lower taxes. Some residents will strive for land use diversity, while others would prefer to live in a residential community. The Community Survey was designed to allow all residents of Dallas Township to have a voice in policy choices to be made by the Township through the Comprehensive Plan. It should be noted that the Community Survey was conducted prior to Oil and Gas issues associated with Act 13 came to the forefront in Dallas Township and became lightning rod for public opinion. The results of the Community Survey combined with the input from the Planning Commission and the Board of Supervisors was to establish to meet the overall goals of the Township.

The following goals and objectives were developed in part based on a planning process that considered opinions and expectations of citizens as expressed in the Community Survey conducted in June 2009, which is can be found in Chapter 2. The goals and objectives are intended to serve Township as a guide for making strategic decisions on the elements which

comprise the Comprehensive Plan. Any significant action taken by a local municipality, be it the adoption of new or amended zoning regulations, revisions to zoning boundaries or the expansion of a municipal services, should be evaluated in terms of the community's goals and objectives. In addition, the Comprehensive Plan is an on-going process, and the Township must periodically evaluate the goals and objectives to ensure that they adequately reflect current community conditions and the expectations of residents and officials.

GENERAL OVERALL COMMUNITY DEVELOPMENT OBJECTIVES

The following general community development objectives are included to provide a broad statement of the community's expectations for the future growth and development of Dallas Township.

- A. To strive for coordination between policies, plans, and programs in the community through cooperation and continuing dialogue among governing officials, the planning commission, community interest groups, and the Township residents.
- B. To achieve the best use of the land within the Township with the focus on the preservation of open space while allowing for reasonable residential and commercial development. This will ensure that the varying uses of land will complement one another and thus improve the economic, social, and aesthetic character of the community.
- C. To provide for a wide range of residential and commercial uses at appropriate locations and establish performance standards through zoning to ensure that such uses do not unduly affect adjoining properties or the public health, safety and general welfare and are consistent with the cultural/historic character of the Township.
- D. To establish realistic population densities in order to insure health standards, privacy and open space and in order to provide utilities, police protection, and community services and facilities in the most convenient and efficient manner.
- E. Provide wide-range opportunities with a variety of housing types at reasonable densities housing in appropriate areas to meet the needs of all persons regardless of household size, age and/or income.
- F. Provide for orderly development and preservation of open space and natural resources.
- G. To maintain and improve the Township road system for better internal circulation and movement of through traffic, which will facilitate the efficient and safe movement of people and goods.
- H. To provide the necessary community facilities and services to meet the needs of increased development and a growing population.

- I. To ensure that adequate sewage disposal is provided to maintain the public health and protect water quality, and consider the impact of the extension of central sewage into areas of the Township currently lacking central sewage.
- J. To guide the location of future development and establish developmental standards in such a way that negative impacts on the natural environment and natural resources are avoided, minimized and/or mitigated.
- K. To update and revise planning goals and objectives, and the operational tools necessary for implementation, in light of new data and changing conditions, and to meet a changing population, both current and new residents, in concert with maintaining a rural character.
- L. To provide the opportunity for local business on a community based scale to strengthen the area economy by encouraging well-planned commercial, industrial, residential, and recreational growth which will provide for local employment, shopping opportunities, and recreational opportunities which in turn will strengthen the local tax base.

GOALS

GOAL 1

USE OF COMPREHENSIVE PLAN

Achieve greater awareness, understanding and continued participation of Township residents in carrying out the recommendations in the Comprehensive Plan.

Objectives:

- A. Publicize the Comprehensive Plan to obtain maximum participation and involvement of Township residents in planning and decision-making, including posting it upon the Township's Web site.
- B. Continuously use the Comprehensive Plan to help make decisions that affect land use, community facilities and services, and the road system serving the Township.
- C. Cooperate with all adjoining municipalities on all planning related matters of mutual concern, whether the ramifications of each matter have immediate, short term, long term effects on the Township.
- D. Encourage the formation of subcommittees and/or local interest groups to work with and advise the Planning Commission and Board of Supervisors on local problems and issues.
- E. Ensure coverage of planning issues and activities in the news media, as means of generating continued public input.
- F. Obtain the assistance of appropriate regional, county and state agencies in maintaining and coordinating the on-going planning process, including general consistency with the County Comprehensive Plan.

GOAL 2

LAND USE

Maintain Dallas Township's existing rural-residential character and quality lifestyle; and conserve forest land, riparian land and open space as important elements which help define Dallas Township as a rural-residential community.

The Township's physical environment, regional location and past development practices have shaped and maintained its character as a rural-residential community with increased yet, somewhat limited commercial and industrial development along arterial highways such as State Route 309 and State Route 415. Other commercial and industrial developments which provides both shopping and employment opportunities occur in adjoining communities, primarily Dallas Borough along these State legislative routes in a strip development pattern. More diverse shopping and employment opportunities can found in Wilkes-Barre Area of Wyoming Valley. Residential development is dispersed throughout the Township with older residential areas generally found along or immediately adjacent to existing State Legislative Routes in closer proximity to Dallas Borough and some of the newer developments occurring within the more rural sections of the Township.

Excellent highway access has been cornerstone for the growth and development of the Township. The construction of the Crossway Expressway Bridge (State Route 309) into the Back Mountain area has further facilitated the suburbanization of the Township and the Back Mountain region as a whole.

Open space and the quality lifestyle associated with the Township is a key to the future of the Township and its anticipated continued growth. Dallas Township is perceived as an attractive community offering a high quality of life, and is within an easy commute to employment in the throughout Back Mountain and to the Greater Wilkes-Barre/Scranton metropolitan areas. This combination creates great potential for individuals and families to settle in the Township, which will result in new subdivisions, increased population and demand for facilities and services. Future development must be controlled and managed with an overriding concern to sustain the area's community rural-residential character while meeting the needs and expectations of residents for employment, shopping and services with controlled commercial development

Objectives:

- A. Consider reasonable land use regulations to assure continued growth and development.
- B. Consider adoption of Growing Greener concepts within the context of Conservation by Design subdivisions as a non-mandatory option available to developers.
- C. Examine current zoning regulations for oil and gas operations to afford reasonable development opportunities for such activities.
- D. Consider creating a zoning district intended to provide for and regulate institutional uses at appropriate locations within the Township.
- E. Examine and assess the concept and need of creating a zoning district at appropriate locations in the Township intended to regulate mobile home parks which recognizes mobile home parks as a residential use which differs from traditional single family housing developments.
- F. Examine and assess the concept and need regarding the amount and location of land available to accommodate multifamily housing in the Township.
- G. Examine and assess areas currently zoned A-1 which have transformed into more defined residential landscapes with the potential concept of creating a new zoning district having the same density as the A-1 District, but which is more representative of the residential character that now exists.
- H. Develop local land use management tools including flexible zoning performance standards to control density and minimize and/or mitigate conflicts between existing and future development, and update the management tools periodically to address changing conditions.
- I. Promote Low-Impact development regulations that require less impervious surfaces to protect the quantity and quality of groundwater which is essential to the area.
- J. Identify and prioritize areas important for preservation developing a priority guide on a parcel by parcel basis for each new subdivision
- K. Encourage the use of Act 319 Clean and Green and other tax incentive programs as a means of limiting development.
- L. Consider the use of joint zoning with neighboring municipalities as a means of directing higher density residential and commercial/industrial development to areas best suited for such development.
- M. Ensure that adequate community facilities including sewage disposal and water supply are provided for all development.
- N. Carefully consider the expansion of community facilities such as central sewage

collection and treatment facilities in terms of stimulating in what may be viewed as unwanted development in conservation and agricultural areas with important natural, scenic and cultural features.

- O. Carefully control the location and scale of commercial establishments while recognizing the importance of such development to the convenience of local residents and to strengthen the tax base.
- P. Limit heavy commercial uses and industrial uses to certain areas and establish performance standards to control noise, outdoor manufacturing, processing and storage; lighting; and other potential effects.
- Q. Provide for a wide range of residential and commercial uses in appropriate areas which when developed in accord with zoning performance standards that are consistent with character of the site.
- R. Ensure consistency of commercial uses with existing community character by encouraging community-scaled businesses with innovative design, as opposed to strip commercial development, with the inclusion of guidelines for commercial building design, landscaping and parking that will ensure high aesthetic quality.
- S. Control common law nuisances and threats to public health and safety due to, among others, noise, lack of property maintenance, poor building practices, junk accumulation, odors and uncontrolled burning.

GOAL 3

OPEN SPACE AND RESOURCE CONSERVATION

The preservation of open space is a common thread of this Comprehensive Plan. Open space is land which has not been developed for a constructive or productive use and is intended for environmental and natural resource protection, scenic, or recreational purposes. Open space may include, for example, woodland, wetlands, watercourses, farmland, and floodplain. In the case of a development project, open space may include passive recreation areas such as ballfields, lawns and buffer areas

Hydrological resources, both surface and groundwater, of the Township represent a vital natural resource to be protected and used in a manner to sustain the character of the Township. Such resources to be protected include maintaining the water quality of lakes and streams found in Dallas Township and its environs.

Conserve open land, including those areas containing unique and sensitive natural features such as woodlands, steep slopes, streams, flood plains and wetlands, by setting them aside from development.

Objectives:

- A. Preserve and conserve agricultural land, forest land, open space, significant natural features, and sensitive land areas.
- B. Identify sensitive natural areas such as wetlands, groundwater recharge areas, woodlands, steep slopes, poor soils and flood plains, and adopt regulations to protect such areas by requiring resource sensitive development.
- C. Identify and protect natural green way corridors linking important natural areas including woodlands, wetlands, and other natural open spaces.
- D. Provide overlay mapping of new FEMA Flood Plain Maps to ensure proper identification and enforcement flood plain management regulations.
- E. Promote the conservation of open space within the Townships and actively promote the long-term preservation and maintenance of valuable natural resource areas through public negotiated acquisition, private dedication of easements, and other cooperative efforts.
- F. Consider the use transferrable development rights to direct development to locations with adequate infrastructure and enable conservation-minded landowners to preserve their properties.
- G. Coordinate environmental preservation efforts with neighboring jurisdictions and establish and greenway paths along streams that require a regional approach.
- H. Protect the supply and quality of drinking water and protect surface water and quality by ensuring E&S requirements are met to reduce erosion and sedimentation into waterways.
- I. Incorporate BMPs into the administration of the Township's Stormwater Management Ordinance.
- J. Protect critical wildlife habitat areas.
- K. Natural Areas - Protect sites of rare, threatened, and endangered species.
- L. Consider measures that will preserve the characteristics of important ridge lines and scenic view sheds by limiting the amount and type of clearing associated with new development.

GOAL 4

HOUSING

Provide for secure and sound housing in a variety of types and densities.

Families and individuals of all income levels reside in Dallas Township need continued access to decent and affordable housing with proper community facilities. Demand for

housing by higher income families moving into the Township has occurred. There is a need to promote development practices to ensure the cost of housing within the Township can accommodate individuals of varied income levels to retain a level of social diversity among existing residents and those seeking to move into the area.

Objectives:

Meet the housing needs of current Township residents

- A. Sound Housing: Encourage preservation of presently sound housing.
- B. Rehabilitation - Promote rehabilitation of houses in decline.
- C. Housing Programs - Encourage participation in all county, state and federal housing rehabilitation and assistance programs to ensure residents receive full benefit from such programs.
- D. Maintenance - Consider adopting standards which require the maintenance of dwellings to prevent dilapidation.

Accommodate anticipated housing growth in appropriate locations, at appropriate densities, and with suitable amenities.

- A. Location - Coordinate the location of new housing with pending road improvements.
- B. Density - Provide for varying densities suited to the Townships' character and landscape.
- C. Multi-Family – Assess the amount of land available and zoning districts in which multi-family dwellings are permitted.
- D. Amenities - Provide for recreation and open space amenities within residential developments.

Provide a diversity of housing types and affordability levels.

- A. Senior Housing - Encourage the development of adult care centers, assisted living facilities, nursing homes, and other housing types which provide amenities that are attractive to retirees.
- B. Type and Density - Allow residential development of various types in suitable areas at a density sufficiently high to moderate the land cost of the increasing cost of housing, while requiring adequate off street parking, water supply and sewage disposal.
- C. Fair Share - Ensure that the Township provides for its required fair share of housing, including multi-family housing.
- D. Innovative Design - Advocate conservation design, village style or traditional

neighborhood development.

- E. Incentives - Consider density and design incentives to encourage the development of age-restricted and affordable housing, including workforce housing.
- F. Require all residential development to meet adequate design standards and provide proper community facilities via the Subdivision and Land Development Ordinance, while concurrently avoiding overly restrictive or excessive design requirements which add unnecessarily to the cost of housing.
- G. Require in the Subdivision Ordinance the continued ownership and maintenance by the Township or a homeowners association of all improvements and facilities associated with residential development.
- H. Carefully evaluate the affect of land use management tools on the cost of housing.

GOAL 5

ECONOMY

Ensure that commercial and industrial development is located where infrastructure is adequate and is designed to be compatible with existing land use and community character.

A healthy economy fosters a healthy community by providing business development and planning opportunities. Given the historical residential shall development pattern of Township, neither the Township nor the Back Mountain Region in general is ever expected to become an employment center. Employment opportunities outside of the Township are somewhat the primarily the greater Wyoming Valley area via state Route 309. While many rural-based Townships similar to Dallas Township may choose to take no active or direct role in economic development but can institute land-use control and development policies that have a positive effect on the local economy and tax base, while addressing community conservation concerns and recognizing that all residents will continue to rely on the region for employment and shopping service needs.

Objectives:

- A. Direct new commercial development to areas of existing commercial development and where roads and other community facilities are adequate.
- B. Develop guidelines for commercial development to encourage designs sensitive to the environment and community character.
- C. Adopt, monitor and update commercial and industrial development standards to protect the public health, welfare and safety, to preserve community character, and to

minimize/mitigate conflicts related to noise, manufacturing, processing and storage, lighting and other potential effects.

- D. Promote local economic viability by allowing home occupations and home businesses consistent with residential districts and small businesses consistent with the overall community character.
- E. Recognize the importance of the regional economy and monitor and participate in County and regional business development activities that benefit the Dallas Township is a vital component of the Back Mountain area.
- F. Encourage commercial cluster development to avoid commercial strip development.

GOAL 6

COMMUNITY FACILITIES AND SERVICES

Ensure that community facilities and services that will be adequate to meet expected needs are provided.

Residents rely on community and public facilities and services to meet their transportation, educational, water supply, sewage disposal, police protection, emergency response, recreation and other daily living need. Townships do not, and cannot, provide all the facilities and services demanded by its residents, many such services being provided by other levels of government or volunteer organizations. Nevertheless, without diligent and ongoing attention to the operation and maintenance of existing facilities and services, and planning for new facilities and services, a municipality can fall short in adequately serving its residents.

Objectives:

- A. Maintenance - Provide necessary maintenance of existing municipal buildings, equipment and other community facilities to extend the useful life and forestall capital expenditures.
- B. Plan for community facilities, particularly central water and central sewage, in a manner to guide growth to appropriate areas.
- C. Efficiency – Manage all municipal facilities and services to optimum efficiently.
- D. Capital Improvements Program – systematically identify the need for local municipal community facilities and services, including useful life replacement of existing facilities, and develop a capital budget to meet the needs.
- E. Water and Sewer Extensions – Evaluate the construction or extension of any central water supply or central sewage disposal service in terms of stimulating development.

- F. Cooperation - Encourage and participate in any area intergovernmental cooperation efforts for community facilities planning and economies of scale for joint purchasing, recreation and other facilities and services.
- G. Childcare/Elder Care - monitor the need for additional childcare and elder care facilities and work with community organizations to meet any identified needs.
- H. Support initiatives of regional healthcare providers to develop urgent care facilities to bridge the gap between doctors and emergency rooms to better use health care resources.

Emergency Services

- A. Protect the Township residents with effective emergency services.
- B. Encourage and continue to support volunteer fire, ambulance and other public service organizations.
- C. Police Protection – Promote and enhance the continuation of Township Police Department for local protection and safety throughout the Township.
- D. Communications - Enhance public safety by ensuring local emergency management officials have access to television and radio broadcasts over-the-air and via cable and satellite providers.

Water Supply and Sewage Disposal

- A.. Ensure that an adequate and safe water supply system, proper sewage disposal system, well designed and constructed roads and other facilities are provided by developers as part of any residential development.
- B. On-Site Sewage Systems - Ensure that on-site sewage systems are maintained, and that failing systems are repaired and new systems are installed in accord with DEP standards.
- C. Well Ordinance - Apply well construction standards with a well ordinance in areas not served by community water supply.
- D. Community Water Supplies - Apply well head protection standards to maintain good drinking water quality.

Intergovernmental Cooperation

Encourage and participate in any area intergovernmental cooperation efforts for community facilities planning and economies of scale for joint purchasing, recreation and other facilities and services.

Public Libraries

The Libraries play an important role in the community by making information available to all residents. Libraries supplement school libraries for students, provide life-long learning opportunities for adults, and offer special services such as interlibrary loan, books by mail and children's reading programs, and internet access. The Back Mountain Memorial Library represents a vital community asset to Dallas Township.

GOAL 7

TRANSPORTATION:

Safe and well maintained roads are vital to all communities, serving not only as the means of travel within the community, but as the direct link to the region and beyond. State Routes 309, 415 and 118 provide easy access to and from the Township, and will certainly foster continued development. Local officials must plan carefully to ensure adequate funding for the improvement and maintenance of locally-owned roads.

Objectives:

- A. Establish and maintain an adequate circulation system to safely and efficiently move people and goods.
- B. Inventory and classify according to function all public roads and bridges, and assess maintenance and safety concerns and the improvements needed.
- C. Planning - Actively participate in all County and PennDOT highway planning programs.
- D. Improvements Program - Develop a local road and intersection maintenance and capital improvements program.
- E. Develop a coordinated Township program to maintain an adequate capacity of the road network.
- F. Development Location - Limit higher density and higher traffic impact development to areas with adequate highway capacity via zoning.
- G. Parking and Access - Require adequate off-street parking and loading, limit curb cuts, and require well designed access points while allowing flexibility to achieve developmental goals without requiring excessive parking.
- H. New Development - Maintain up-to-date standards for construction of roads in new subdivision.

- I. Road Linkages - Promote the consideration of through road connections as part of the development review process, by discouraging cul-de-sac when a through street connection is possible.
- J. Official Map - Using an official map, establish and reserve public street alignments and adequate rights-of-way for planned street improvements.
- K. Pedestrians and Bicyclists - Consider the needs of pedestrians and bicyclists in all transportation planning.
- M. Work with local legislators, the County and PennDOT to schedule studies to identify improvements to correct identified road and intersection deficiencies.
- M. Maintain an up-to-date road occupancy ordinance setting standards for driveway access to Township roads and for stormwater and utility improvements within the road right-of-way and require the issuance of a highway occupancy permit by the Township for any access or drainage work along Township roads.

CHAPTER 4

POPULATION PROFILE

Dallas Township, a centrally located community in the Back Mountain region of Luzerne County, has exhibited a continued pattern of growth over the past 60 years. The growth of the Township has transformed the Township from its origins as a rural farming community into a suburban community with certain areas surrounding Dallas Borough exhibiting considerable denser patterns of development, with urban characteristics. Based upon the 2010 Census, Dallas Township continues to have the largest population among Back Mountain communities.

**TABLE P-1
DALLAS TOWNSHIP – POPULATION**

POPULATION OVER PAST 60 YEARS

1950	1960	1970	1980	1990	2000	2010
3,181	4,410	5,747	7,287	7,675	8,179	8,994

POPULATION GAIN BY DECADE

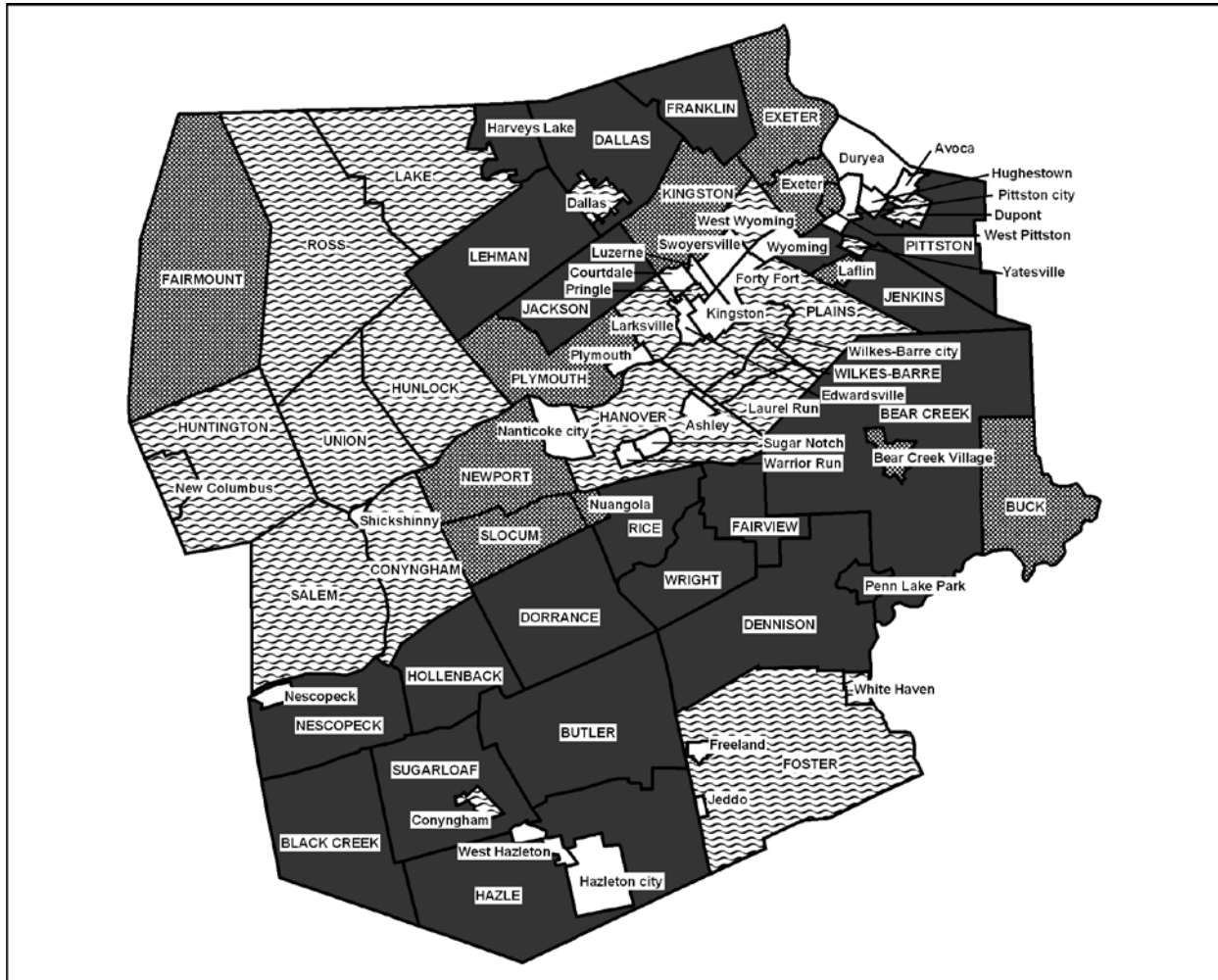
1950-1960	1960-1970	1970-1980	1980-1990	1990-2000	2000-2010
1,229	1,337	1,540	388	505	815

PERCENT CHANGE BY DECADE

1950-1960	1960-1970	1970-1980	1980-1990	1990-2000	2000-2010
38.6%	30.3%	26.7%	5.1%	6.5%	9.9%

As indicated by the above Tables, during the past 60 years Dallas Township experienced its greatest rate of growth from the period of 1950 through 1980. For the most part, growth in Dallas Township has primarily followed the major transportation corridors in the region such as the Memorial Highway and S.R.309. On a comparative basis the Township's population more than doubled in size from 1950 to 1980, while the increase during the following 30 year (1980 to 2010) was recorded to be 17%. The Township's population the rate of growth began to slow in 1980's. The decade of 2000 to 2010 showing the greatest population during the past 30 years, in both absolute and percentage increases. Dallas Township's continued growth is significant in relation to the overall decrease in population on a County-wide basis. Areas of population growth within Luzerne County are limited. The three fastest-growing areas of Luzerne County are the Greater Back Mountain Area, the Greater Mountaintop Area, and the Butler-Conyngham Valley Area of suburban Hazelton. As indicated upon the attached map from the Pennsylvania State Data Center, Dallas Township and the adjoining Back Mountain communities represent a regional pocket of population growth within Luzerne County.

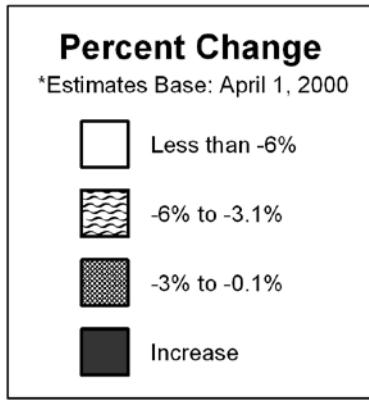
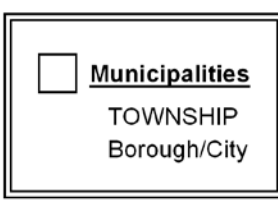
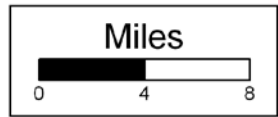
MUNICIPAL POPULATION CHANGE 2000-2009* LUZERNE COUNTY



Source of Data Files:
U.S. Department of Commerce,
Bureau of the Census,
Population Division, Population
Estimates Branch, 2009.

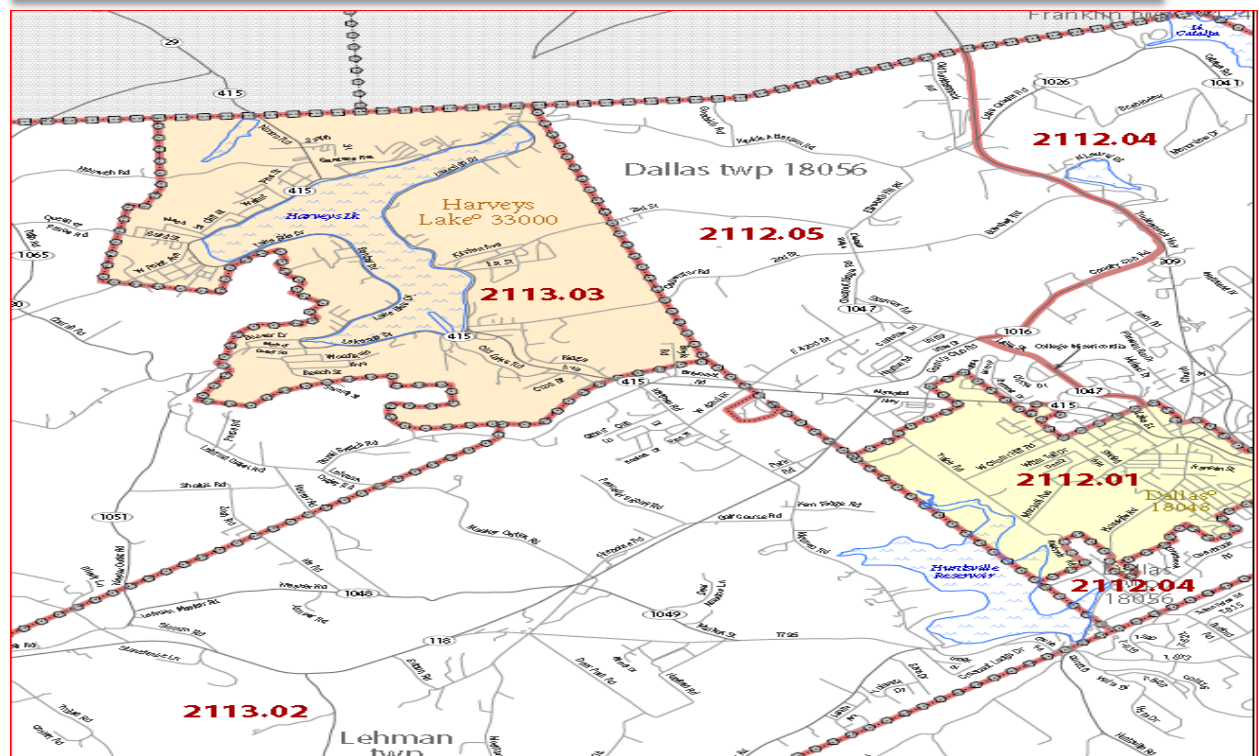
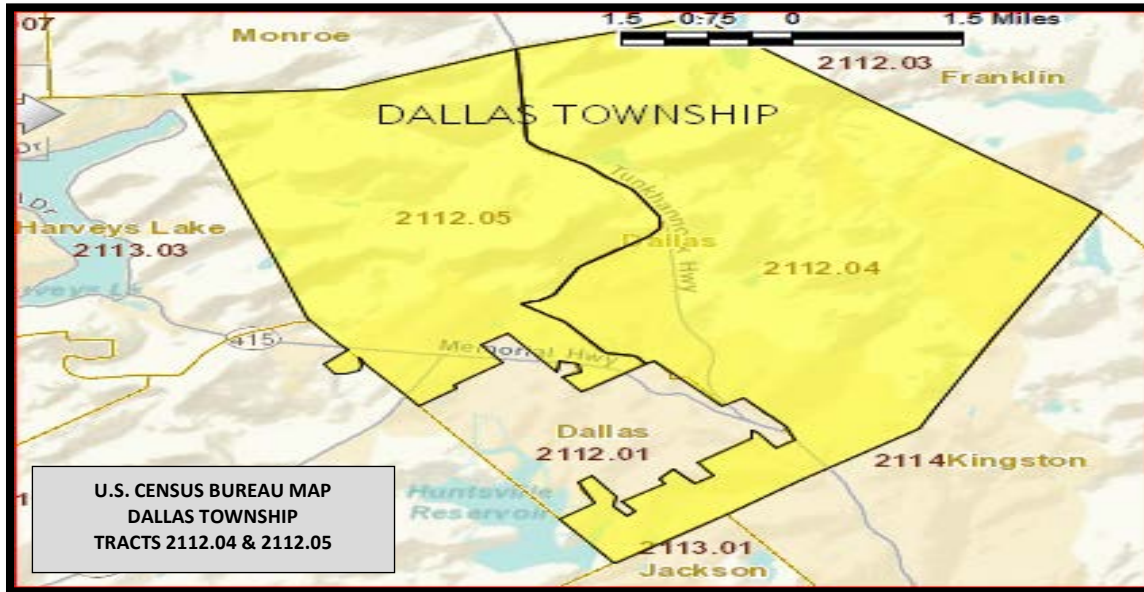
Source of Cartographic Files:
U.S. Department of Commerce,
Bureau of the Census, 2000
TIGER/Line Files.

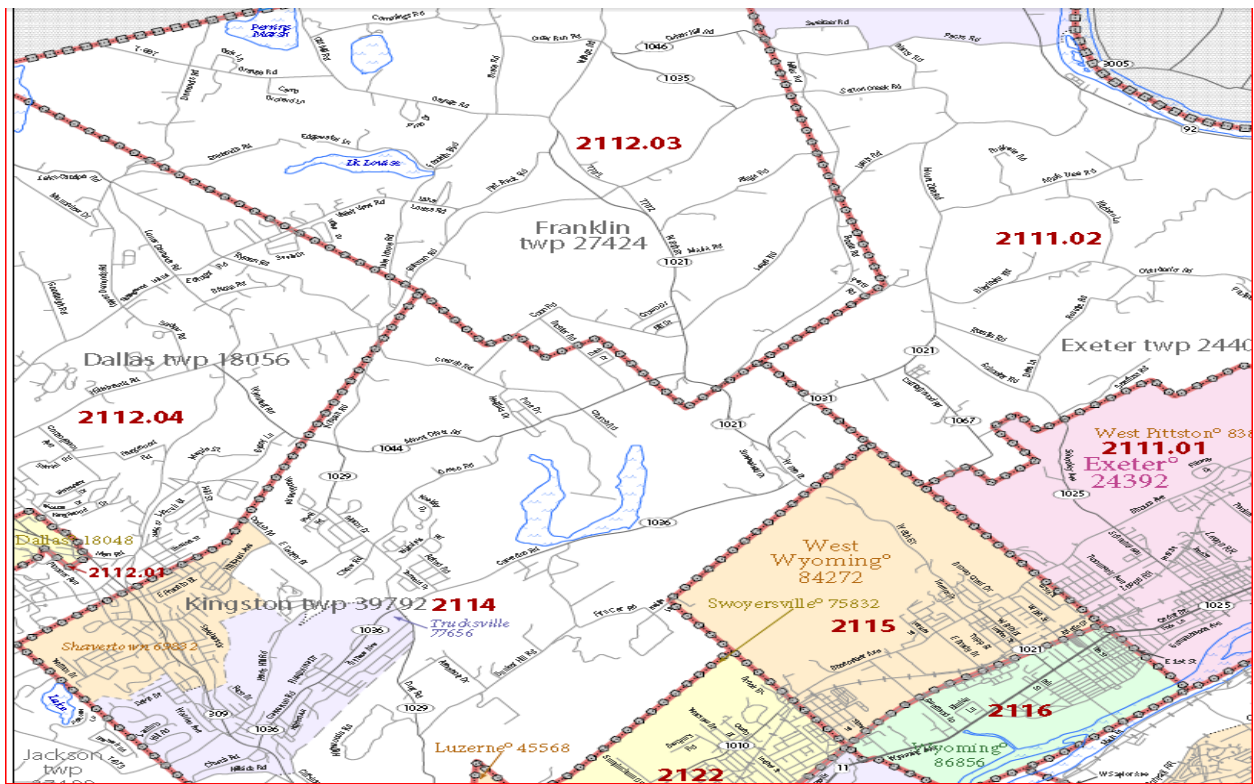
Maps Prepared by:
The Pennsylvania State
Data Center.



As indicated in Table P-2, the Census Bureau based upon the size of the Township's population has divided the Township into two Census Tract; Tract 2112.04 and Tract 2012.05. Approximately 70% of the Township's population resides in Census Tract 2112.04, representing much of the initial and older development within the Township. Based upon development and

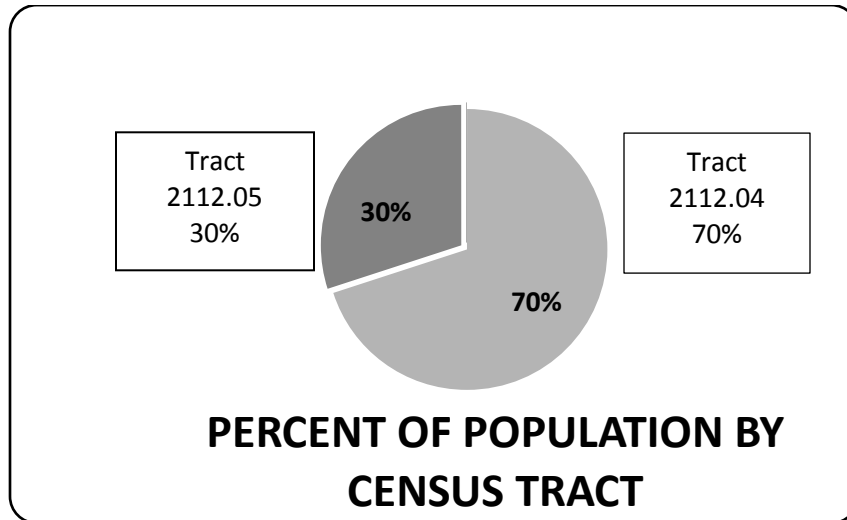
density patterns within the Township, the Census Bureau classifies approximately 78% of Dallas Township's as urban and 22% as rural. Most of the population classified as rural resides in Census Tract 2112.05.





**TABLE P-2
DALLAS TOWNSHIP POPULATION BY CENSUS TRACT**

CENSUS TRACT	2112.04	2112.05
POPULATION	6,320	2,686
DISTRIBUTION	70%	30%



BOUNDARIES BY CENSUS TRACT

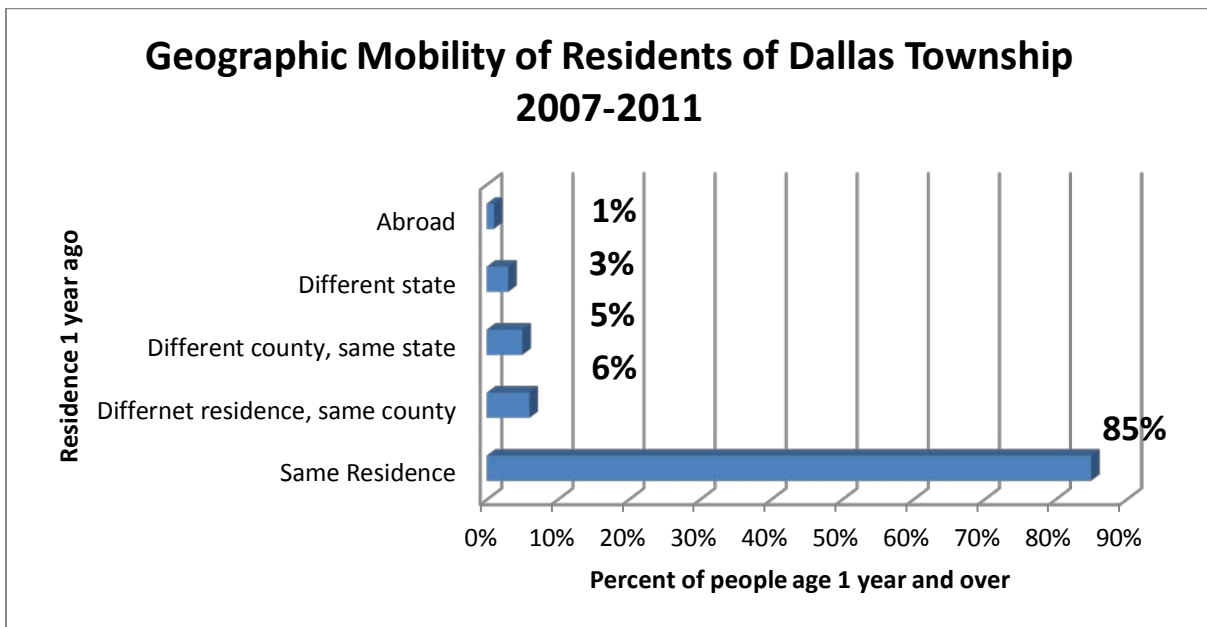
Census Tract 2112.04 generally consists of:

- All land east of SR 309 traveling south from its municipal boundary with Monroe Township to its intersection with Country Club Road.
- All land east and south of the Country Club Road to its intersection with Lake Street.
- All land east of Lake Street to its municipal boundary with Dallas Borough.
- All land east and south of Dallas Township's municipal boundary with Dallas Borough.

Census Tract 2112.05 generally consists of:

- All land west of SR 309 traveling south from its municipal boundary with Monroe Township to its intersection with Country Club Road.
- All land north and west of the Country Club Road to its intersection with Lake Street.
- All land west of Lake Street to its municipal boundary with Dallas Borough.
- All land in north and west and south of Dallas Township's municipal boundary with Dallas Borough.

GEOGRAPHIC MOBILITY



During the period of 2007-2011, 85 percent of the people at least one year old living in Dallas Township were living in the same residence one year earlier; 6 percent had moved to Dallas Township during the past year from another residence in Luzerne County, 5 percent from another county in Pennsylvania, 2 percent from another state, and 1 percent from abroad. By comparison data item of the County and State figures for this data item “living in the same

residence one year earlier” was respectively recorded at 88.1% and 87.4%, indicating a higher degree of mobility among Township residents.

Dallas Township has an approximate land area of 18.7 square miles, making one of the largest municipalities in Back Mountain.

**TABLE P-4
POPULATION DENSITIES
PERSONS PER SQUARE MILE**

Dallas Township*	Luzerne County	Pennsylvania
483.1	351.2	281.3

* Approximate Land Area – 18.7 square miles is

**TABLE P-5
COMPARATIVE POPULATION DENSITIES**

GEOGRAPHY	POPULATION PER SQ. MILE
Pennsylvania	281.3
Luzerne County	351.2
Dallas Township	483.1
Kingston Township	519.8
Franklin Township	128.4
Harveys Lake Borough	548.0
Lehman Township	154.4
Dallas Borough	1,079.5

Because of its mixed patterns of density through the Township, population density per square mile is fairly high, exceeding those of both the County and State level.

Dallas Township's 2010 population of 8,994 residents indicated a gender ratio of 54% females to 46% males. Table P-6 six provides a distribution of the population by age group.

**TABLE P-6
DALLAS TOWNSHIP - AGE DISTRIBUTION OF POPULATION**

Subject	Number	Percent
Total population	8,994	100%
Under 5 years	365	5.7%
Subject	Number	Percent
5 to 9 years	434	3.8%
10 to 14 years	499	5.7%
15 to 19 years	859	11.5%
20 to 24 years	769	7.4%
25 to 29 years	291	4.4%
30 to 34 years	349	3.9%
35 to 39 years	483	4.4%
40 to 44 years	527	6.5%
45 to 49 years	635	7.1%
50 to 54 years	647	8.8%

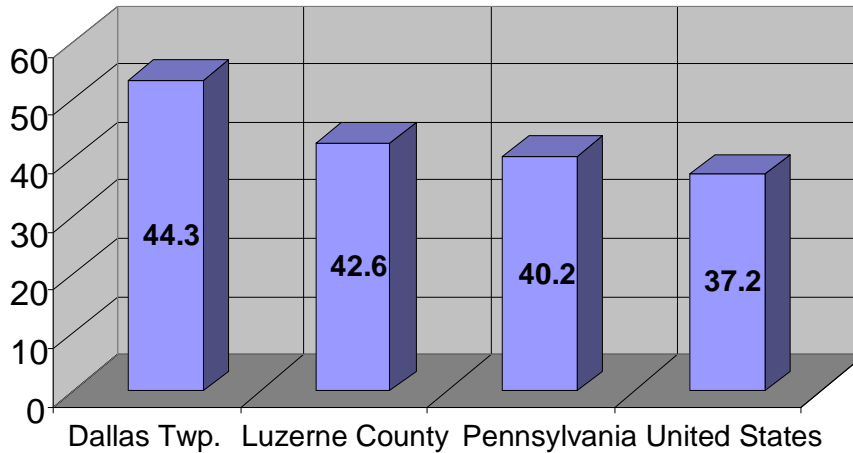
55 to 59 years	572	6.3%
60 to 64 years	552	5.7%
65 to 69 years	434	3.2%
70 to 74 years	387	3.6%
75 to 79 years	333	2.8%
80 to 84 years	374	4.6%
85 years and over	484	4.6%
Median Age (Years)		44.3

The aging factor is becoming more apparent throughout all levels of geography with the combined elements of the aging of the Baby Boomers and greater longevity of population as a whole. While the median age has been historically increasing at all levels of government, Dallas Township exhibits a median age that is above those found at County, state and national levels.

**TABLE P-7
MEDIAN AGE OF POPULATION**

2010 MEDIAN AGE	
DALLAS TWP.	44.3 years
LUZERNE COUNTY	42.6 years
PENNSYLVANIA	40.1 years
UNITED STATES	37.2

Median Age of Population



The continuing increase in the median age over the past twenty years is provided below in Table P-8.

**TABLE P-8
MEDIAN AGE 1990-2010**

GEOGRAPHY	1990	2000	2010
Dallas Township	37.3	40.8	44.3
Luzerne County	35.9	40.8	42.6
Pennsylvania	32.1	38.0	40.2

Older residents will affect a community's employment base and needs for community services and housing. Population growth throughout the Back Mountain region is anticipated to include

an increase in the elderly population. According to the Pennsylvania Department of Aging, Pennsylvania's elderly population will be 25% of the total population by the year 2020. While the entire nation is aging as Baby Boomers grow older and family size shrinks, the Township's older demographic profile will significantly impact community services, housing needs and the employment base over the next 10 to 20 years.

Within Dallas Township there is also a geographic disparity in median age; Census Tract 2112.04 located in the western half exhibits a younger population. Census Tract 2112.04 which is more rural and newly developing in character has a Median Age of 40.3 years. By comparison the population of Census Tract 2112.05 located in the eastern half of the Township, which generally contains more of the older developed areas, has a Median Age of 46.9 years.

Special population groups, which most notably impact community services, include the school age population and the elderly. Both of the aforementioned groups are associated with special needs and community services associated with their age group. For example, the population under age 18 requires a community to pay attention to recreational and educational components of the community. The population of age 65 and up, normally represents retired citizens whose recreational and social service needs are quite different. Dallas Township generally finds itself with a higher percentage of elderly and a lesser percentage of children as compared to County State and national figures, which underscores the aging process of the Township's population.

**TABLE P-9
2010 CENSUS - SPECIAL POPULATION GROUPS**

GEOGRAPHY	AGE 65 AND OLDER	SCHOOL AGE POPULATION AGE 5-17
DALLAS TOWNSHIP	18.8%	12.3%
LUZERNE COUNTY	18.0%	15.1%
PENNSYLVANIA	15.4%	16.4%
UNITED STATES	12.9%	17.6%

As was the case for Median Age, there is also a geographic disparity within the Township for the special population groups. As noted in Table P-10, a younger element of the Township's population is located in Census Tract 2112.04 which contains a higher percentage of school age children and a lesser percentage of elderly.

**TABLE P-10
2010 CENSUS - SPECIAL POPULATION GROUPS**

GEOGRAPHY	AGE 65 AND OLDER	SCHOOL AGE POPULATION AGE 5-17
DALLAS TOWNSHIP	18.8%	12.3%
CENSUS TRACT 2112.04	15.0%	13.2%

CENSUS TRACT 2112.05	26.4%	10.6%
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Dallas Township's 2010 population of 8,994 persons included, 7,759 persons residing in households and 1,235 residing in group quarters. The township had a total of 3,333 households, of which 2,095 or 63% were classified as family households and 1,238 or 37% as nonfamily households. A total of 1,065 or 86% of the nonfamily households represent one person households.

**TABLE P-11
HOUSEHOLDS IN DALLAS TOWNSHIP**

Subject	Number	Percent
HOUSEHOLD TYPE		
Total households	3,333	100%
Family households ¹	2,095	63%
Nonfamily households ²	1,238	37%
Persons Living Alone	1,065	86%

1. A household that has at least one member of the household related to the householder by birth, marriage, or adoption is a "Family household." Same-sex couple households are included in the family households' category if there is at least one additional person related to the householder by birth or adoption. Same-sex couple households with no relatives of the householder present are tabulated in nonfamily households.
2. "Nonfamily households" consist of people living alone and households which do not have any members related to the householder.

**TABLE P-12
HOUSEHOLD SIZE IN DALLAS TOWNSHIP**

Subject	Number	Percent
Total Households	3,333	100%
Household Size		
1-person household	1,065	32.0%
2-person household	1,122	33.7%
3-person household	510	15.3%
4-person household	390	11.7%
5-person household	183	5.5%
6-person household	44	1.3%
7-or-more-person household	19	0.6%

Average household size 2.33

Average family size 2.95

**TABLE P-13
NONFAMILY HOUSEHOLDS**

	NUMBER	PERCENT
NONFAMILY HOUSEHOLDS	1,238	100%
Male householder	420	34%
Living alone	331	79%
Female householder	818	66%
Living alone	734	90%

***Nonfamily Household** -- A householder living alone or with nonrelatives only. Same-sex couple households with no relatives of the householder present are tabulated in nonfamily households. The term "Householder" represents one

person in each household that is in most cases, the person, or one of the people, in whose name the home is owned, being bought, or rented.

In contrast to households, the Township had 1,235 persons or approximately 13.7% of its population living in group quarters. The group quarters population is defined by the Census Bureau as those persons not living in housing units. The Census Bureau includes places where people live or stay, in a group living arrangement that is owned or managed by an entity or organization providing housing and/or services for the residents. These services may include custodial or medical care, as well as other types of assistance, and residency is commonly restricted to those receiving these services. Group quarters include such places as college residence halls, residential treatment centers, skilled nursing facilities, group homes, military barracks, correctional facilities, workers' dormitories, and facilities for people experiencing homelessness. Group quarters are subdivided into the classifications of "institutional" and non-institutional." 877 persons or approximately 71% of population residing in group quarters are residing in what would be classified as non-institutional setting. It is believed that the majority of those individuals may be dormitory students at Misericordia University. With the absence of any correctional facilities within Dallas Township, one can assume that the majority includes the population classified as institutional represents persons residing at the nursing homes and skilled treatment facilities.

In examination of population by race, shows that there is very little racial diversity found within Dallas Township. Nearly 99% of the total population is classified as white.

TABLE P-14
2010 CENSUS – DALLAS TOWNSHIP
POPULATION BY RACE

RACE	POPULATION	PERCENT
White	8,803	98.9%
Black or African American	30	0.3%
Native American	6	< 0.1%
Asian	78	0.9%
Some other Race	13	0.1%
Two or more Races	64	0.7%

There are 87 persons or 0.9% of the Township's population that is reported to be Hispanic or Latino. It should be noted that a person of "Hispanic Origin," is representative of ancestry regardless of race. The following Table indicates the reported ancestry of the City's Hispanic and Latino population.

**TABLE P-15
2010 CENSUS – DALLAS TOWNSHIP
HISPANIC OR LATINO POPULATION**

HISPANIC OR LATINO	78	100%
Puerto Rican	28	36%
Mexican	19	24%
Cuban	18	3%
Other Hispanic or Latino	22	30%

Within the overall context of ancestry, German was the dominant self-identified ancestry reported at 25.6%, followed by Irish and Polish, with respective percentages of 20.8% and 18.7%. A detailed breakdown of the 23 ancestries is provided within table P-16.

**TABLE P-16
REPORTED ANCESTRY***

ANCESTRY		
Total population	8,880	8,880
American	288	3.2%
Arab	49	0.6%
Czech	17	0.2%
Danish	12	0.1%
Dutch	170	1.9%
English	799	9.0%
French (except Basque)	194	2.2%
German	2,276	25.6%
Greek	17	0.2%
Hungarian	41	0.5%
Irish	1,847	20.8%
Italian	1,014	11.4%
Lithuanian	206	2.3%
Norwegian	14	0.2%
Polish	1,663	18.7%
Russian	235	2.6%
Scotch-Irish	322	3.6%
Scottish	64	0.7%
Slovak	365	4.1%
Swedish	91	1.0%
Swiss	24	0.3%
Ukrainian	165	1.9%
Welsh	772	8.7%

*Ancestry refers to a person’s self-identified ethnic origin, heritage, descent, or “roots,” which may reflect their place of birth or that of previous generations of their family. Some ethnic identities, such as “Polish” or “Irish” can be traced to geographic areas outside the United States, while other ethnicities such as “Pennsylvania German” or “Cajun” evolved in the United States. The intent of the ancestry question was not to measure the degree of

attachment the respondent had to a particular ethnicity, but simply to establish that the respondent had a connection to and self-identified with a particular ethnic group.

CHAPTER 5

HOUSING ELEMENT

The Housing Element examines the characteristics of the Dallas's existing housing stock and provides strategies to address future housing issues. It is intended to meet the housing needs of current residents and to accommodate anticipated growth in context with the character of the community character. In addition, the Housing Element seeks to ensure the provision of housing of various types and in various arrangements. In doing so, families and individuals of all income levels can be given continued access to decent and affordable housing with proper community facilities. The special needs of young families looking for their first home and senior citizens on fixed incomes should be addressed. Zoning and SALDO regulations should represent a policy tool of the Township to direct housing types and densities to the most appropriate locations. The 2010 Census recorded the number of housing units within the Township to be 3,672, an increase of 547 units or approximately 17% over that recorded under the 2000 Census. Over the past 20 years there has been 839 new units added to the housing stock within Dallas Township, far greater than any other community in the Back Mountain area.

**TABLE H-1
TOTAL NUMBER OF HOUSING UNITS 1990 -2010**

1990	2000	2010
2,833	3,125	3,672

NET CHANGE 1990 -2010

1990-2000	2000-2010
292	547

PERCENT CHANGE 1990 -2010

1990-2000	2000-2010
10.3%	17.5%

As indicative by the above table, Dallas Township has historically displayed characteristics of a healthy housing market. Low vacancy rates, consistent increases in housing value and a high proportion of owner occupied houses reflect the desirability of housing in Dallas Township. At the time of the 2010 Census, of the 3,672 total units within the Township, 3,471 housing units were occupied, which reflects a vacancy rate of 5.5%. Of the 3,471 occupied units, 2,550 or 73.5% were owner-occupied and 921 or 26.5% were renter occupied. The aforementioned data helps to support a healthy mix of housing choices. While owner-occupied housing units are dominant, as is the case with most other Back Mountain communities, the availability of renter

occupied housing, nearly 1,000 units helps to provide an affordable option for seniors, students, visiting professionals and young families.

TABLE H-2
2006-2010 AMERICAN COMMUNITY SURVEY ESTIMATES
DALLAS TOWNSHIP TENURE OF OCCUPIED HOUSING UNITS

OWNER OCCUPIED	RENTER- OCCUPIED
2,550 UNITS (73.5%)	921 UNITS (26.5%)

The rate of home ownership in Dallas Township is higher than that for State-wide figures and only slightly higher and fairly comparable to that of the County figures. While a balanced mix of owner/renter housing is desirable, the high rate of property ownership is customarily viewed as beneficial component that generally tends to ensure property maintenance and reinvestment into a community's housing stock.

TABLE H-3
2006-2010 AMERICAN COMMUNITY SURVEY ESTIMATES
COMPARATIVE TENURE OF HOUSING UNITS

Geography	OWNER	RENTER
Dallas Township	74%	26%
Luzerne County	70%	30%
Pennsylvania	67%	33%

TABLE H-4
2006-2010 AMERICAN COMMUNITY SURVEY ESTIMATES
AVERAGE HOUSEHOLD SIZE OF OCCUPIED UNITS

Dallas	OWNER	RENTER
Persons Per Household	2.47	2.07

Consistent with its character as a bedroom community, it is not surprising to find nearly 70% of all housing units in the Township are the traditional single-family detached dwelling. When combined with one unit attached dwellings, i.e. townhouses, 75% of all structures are single family units.

TABLE H-5
2006-2010 AMERICAN COMMUNITY SURVEY ESTIMATES
DALLAS TOWNSHIP HOUSING PHYSICAL CHARACTERISTICS

UNITS IN STRUCTURE	NUMBER OF UNITS	PERCENT OF ALL UNITS
1-unit, detached	2,489	67.8%
1-unit, attached	289	7.9%
2 units	129	3.5%
3 or 4 units	77	2.1%
5 to 9 units	16	0.4%

TABLE H-5 (continued)
2006-2010 AMERICAN COMMUNITY SURVEY ESTIMATES
DALLAS TOWNSHIP HOUSING PHYSICAL CHARACTERISTICS

10 to 19 units	16	0.4%
20 or more units	376	10.2%
Mobile home	280	7.6%
Boat, RV, van, etc.	0	0

On a comparative basis, per Table H-6, finds the percentage of single-family detached dwelling in Dallas Township to be higher than of the County and State. Conversely there is a lesser percentage single-family attached dwelling units in the Township as compared to those at the County and State level.

TABLE H-6
2006-2010 AMERICAN COMMUNITY SURVEY ESTIMATES
COMPARATIVE STRUCTURAL CHARACTERISTICS

Units in Structure	Dallas Township	Luzerne County	Pennsylvania
1, Detached	67.8%	62.6%	56.9%
1, Attached	7.9%	13.3%	18.2%
2 units	3.5%	6.7%	4.9%
3 or 4 units	2.1%	5.8%	4.3%
5 to 9 units	0.4%	3.1%	3.4%
10 to 19 units	0.4%	1.1%	2.6%
20 or more units	10.2%	3.9%	5.5%
Mobile home	7.6%	3.5%	4.3%
Boat, RV, van, etc.	0	0.0%	0.0%

The age and condition of a community's housing stock is a key component of the community's overall housing profile. The age of Dallas Township's housing stock is quite varied and for the most part evenly dispersed. This is a reflection of the Township's historical continued pattern of growth which transformed it from a rural community into a suburban community. Approximately 21% of all housing in the Township was constructed during the past twenty years. On the reverse side, approximately 17% of the Township's housing stock pre-dates 1940, and approximately 43% is 50 years or older, making property maintenance a primary concern of the Township.

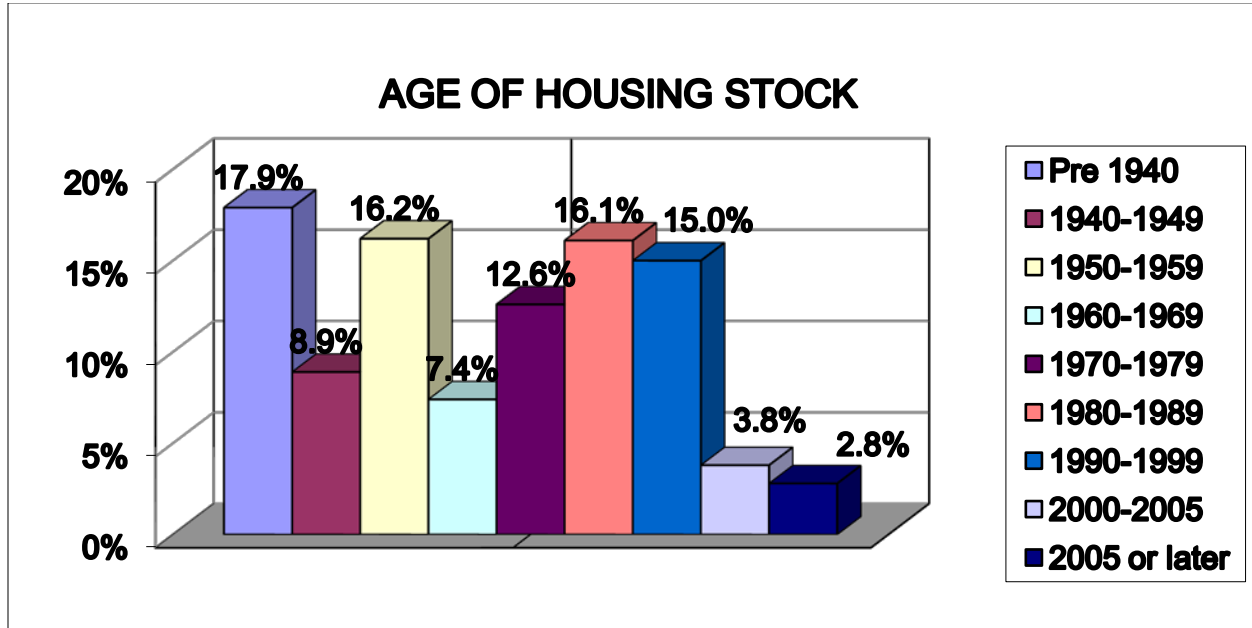
TABLE H-6
2006-2010 AMERICAN COMMUNITY SURVEY ESTIMATES
DALLAS TOWNSHIP – AGE OF HOUSING STOCK

YEAR STRUCTURE BUILT	Estimated Housing Units	Estimated Percentage
Total housing units	3,672	100%
Built 2005 or later	104	2.8%
Built 2000 to 2004	133	3.6%
Built 1990 to 1999	550	15.0%

TABLE H-6 (continued)
2006-2010 AMERICAN COMMUNITY SURVEY ESTIMATES
DALLAS TOWNSHIP – AGE OF HOUSING STOCK

Built 1980 to 1989	591	16.1%
Built 1970 to 1979	464	12.6%
Built 1960 to 1969	273	7.4%
Built 1950 to 1959	594	16.2%
Built 1940 to 1949	325	8.9%
Built 1939 or earlier	638	17.4%

The year 1971 marks the median year for all housing constructed with the Township.



As one would anticipate the desirability of housing in Dallas Township impacts and increases the value of housing in Dallas Township. Approximately 44% of all housing units within the Township for exceed \$200,000. The median value of housing in Dallas Township was recorded to be hundred and \$182,400, a figure which far exceeds those of both the County and State.

TABLE H-7
DALLAS TOWNSHIP
2007-2011 American Community Survey 5-Year Estimates
SPECIFIED VALUE OF OWNER-OCCUPIED HOUSING UNITS

VALUE	Estimated Number of Units	Estimated Percentage
Owner-occupied units	2,353	100%
Less than \$50,000	190	8.1%
\$50,000 to \$99,999	271	11.5%
\$100,000 to \$149,999	378	16.1%

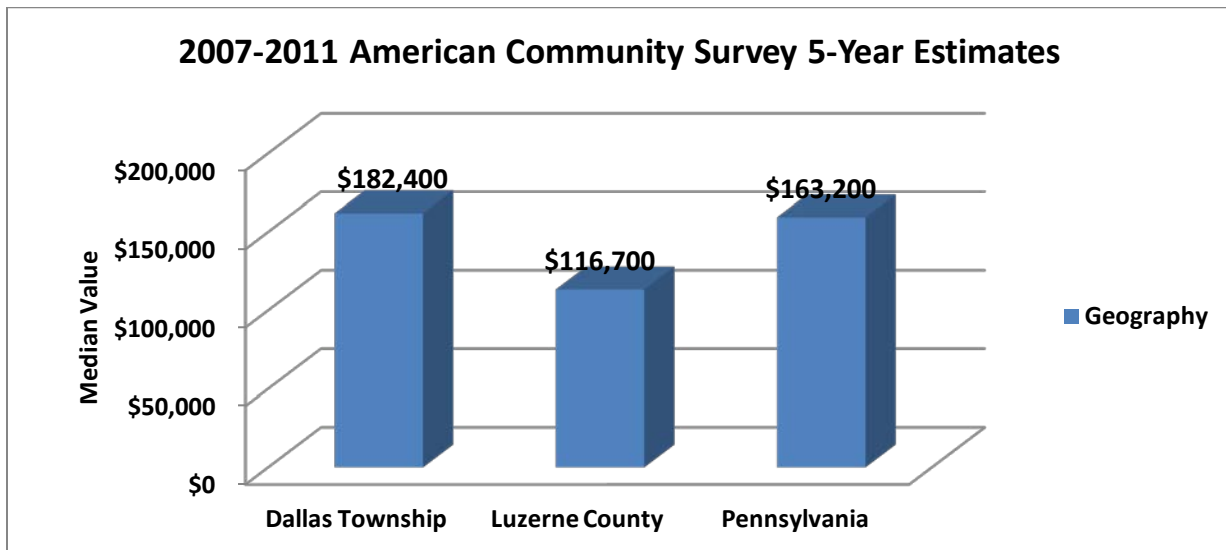
TABLE H-7 (continued)
DALLAS TOWNSHIP
2007-2011 American Community Survey 5-Year Estimates
SPECIFIED VALUE OF OWNER-OCCUPIED HOUSING UNITS

\$150,000 to \$199,999	479	20.4%
\$200,000 to \$299,999	545	23.2%
\$300,000 to \$499,999	343	14.6%
\$500,000 to \$999,999	147	6.2%
\$1,000,000 or more	0	0
Median (dollars)	\$182,400	X

TABLE H-8
COMPARITIVE HOUSING VALUES
MEDIAN VALUE

2007-2011 American Community Survey 5-Year Estimates

Geography	Median Value
Dallas	\$182,400
Luzerne County	\$116,700
Pennsylvania	\$163,200



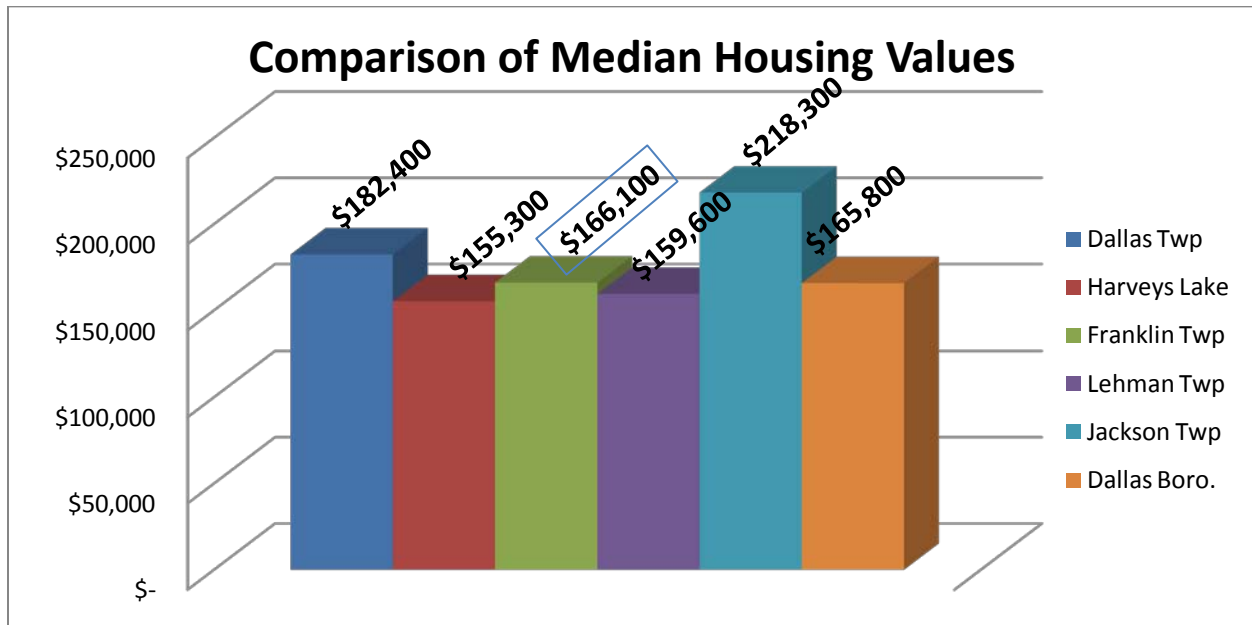
As indicated by Table H-9, the value of housing in Dallas Township has consistently increased, proving to be a very worthy investment. The largest percentage increase (45%) occurred during the last decade, coinciding with the period when housing values throughout the country dramatically increased. Nationally housing prices peaked in early 2005 and started to decline in 2006 and 2007 coinciding with the start of what has been labeled as the “Great Recession.”

**TABLE H-9
MEDIAN VALUE OF HOUSING
DALLAS TOWNSHIP
1980-2010**

1980	1990	2000	2010
\$76,383	\$97,200	\$125,005	\$182,400

PERCENT INCREASE IN MEDIAN VALUES 1980 -2010

1980-1990	1990-2000	2000-2010
27%	29%	45%



**TABLE H-10
COMPARITIVE MEDIAN HOUSING VALUE
2007-2011 American Community Survey 5-Year Estimates**

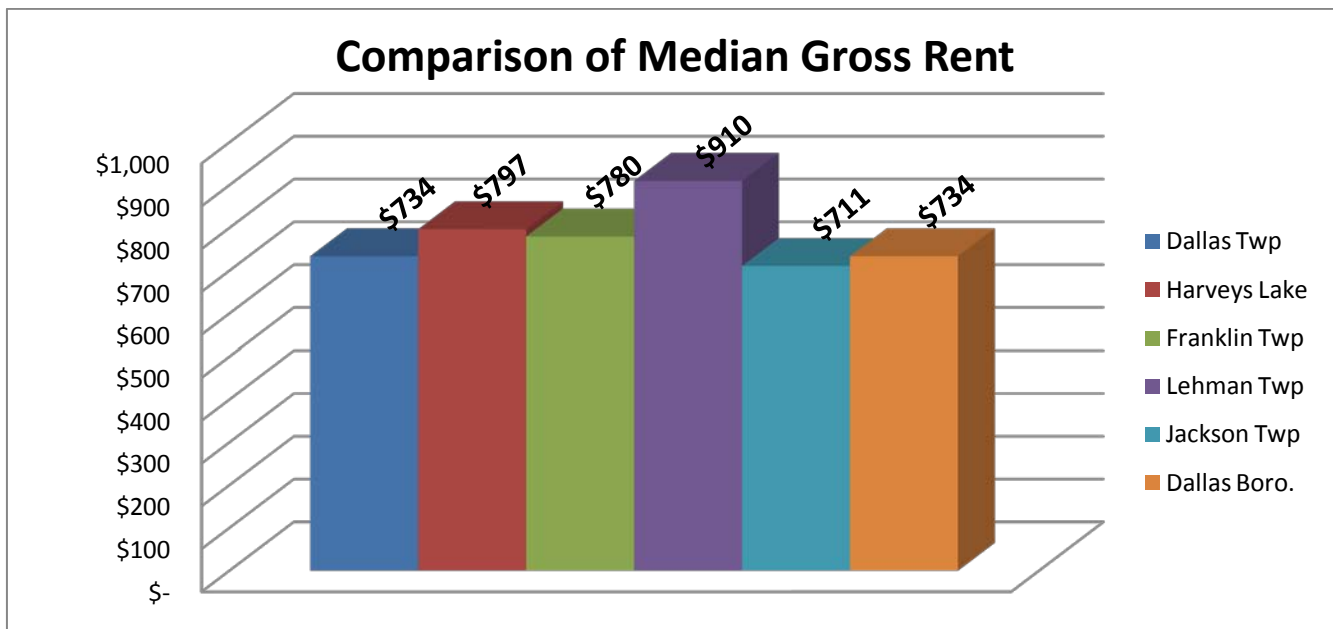
Dallas Township	\$182,400
Harveys Lake Borough	\$155,300
Franklin Township	\$166,100
Lehman Township	\$159,600
Jackson Township	\$218,300
Dallas Borough	\$165,800

A comparative review of housing values throughout the Back Mountain region shows a consistency of higher valued housing as a result of both inflation and new housing starts associated with the long term continued population growth experienced throughout this region.

With the exception of Dallas Township and Jackson Township, the housing values for most communities fall consistently within the range of \pm \$150,000 to \pm \$160,000. The median value of housing in Dallas Township ranks it as the third highest in Luzerne County (Jackson Township ranks first).

TABLE H-11
COMPARITIVE MEDIAN GROSS RENT
 2007-2011 American Community Survey 5-Year Estimates

Dallas Township	\$734
Harveys Lake Borough	\$797
Franklin Township	\$780
Lehman Township	\$910
Jackson Township	\$711
Dallas Borough	\$734



As previously noted, approximately 30% of all housing units in Dallas Township are renter occupied units. The median gross rent in Dallas Township is \$734. In reviewing rental housing costs, Dallas Township and surrounding communities have very similar values for rental cost, all of which fall within the range of \$700 plus.

As indicated in Table H-12, less than half of all owner-occupied housing units within Dallas Township are mortgage free. Data for those properties carrying a mortgage indicates that 72% have only one form of financial encumbrance attached to their property.

TABLE H-12
DALLAS TOWNSHIP
2007-2011 American Community Survey 5-Year Estimates

MORTGAGE STATUS	Estimated Housing Units	Estimated Percentage
Owner-occupied units	2,550	100%
Housing units with a mortgage	1,456	57.2%
Housing units without a mortgage	1,094	42.8%

DALLAS TOWNSHIP
2007-2011 American Community Survey 5-Year Estimates

PROPERTIES WITH A MORTGAGE	ESTIMATED
With either a second mortgage, or home equity loan, but not both	27.9%
Second mortgage only	1.3%
Home equity loan only	26.6%
Both second mortgage and home equity loan	0.0%
No second mortgage and no home equity loan	72.1%

Attention to the cost of housing in Dallas Township should be directed toward the percentage of household income expended upon housing costs. The cost of housing in relationship to household income addresses the issue of affordable housing. The standard of 30 percent of household income is the accepted benchmark which serves as a measure affordable housing, i.e. a household should not spend more than 30 percent of its income on housing costs. Federal governmental guidelines, primarily those established by the U.S. Department of Housing and Urban Development (HUD), define affordable housing as costing no more than thirty percent of a household's gross monthly income—referred to here as the 30 percent rule. The income counted is derived from all wages earned by people fifteen years and older in the household. For homeowners, affordability is generally defined as owning a house with a value equal to slightly more than twice the household's annual income. The homeowner costs counted typically include a mortgage payment (principal, interest, taxes, and insurance) and utilities. For renters, the costs usually include contract rent and utilities. The 30 percent rule leaves remaining 70 percent for items such as food, clothing, health care, child care, transportation to work and other basic

expenses. Because of increasing housing costs, many lower income families are sometime forced to make tradeoffs and go without necessities.

Table H-13 provides a breakdown of in housing costs Dallas Township as a percentage of monthly income for housing units with and without a mortgage. Approximately 28.3% of all households with a mortgage expend more than 30% of their income on housing costs; thereby placing them into the category of unaffordable housing in comparison to their income. Surprisingly, the figure for households without a mortgage expending more than 30% of their income on is not much less at 26.1% housing drops to 15.9%. While unaffordable housing costs are undesirable at any level of government, those found in Dallas Township are less than those compared to both the County and State level

**TABLE H-13
DALLAS TOWNSHIP
HOUSING COSTS AS A PERCENT OF HOUSEHOLD INCOME
2007-2011 American Community Survey 5-Year Estimates**

SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME	Estimated Housing Units	Estimated Percentage
Housing units with a mortgage	1,346	
Less than 20.0 percent	475	35.3%
20.0 to 24.9 percent	356	26.4%
25.0 to 29.9 percent	134	10.0%
30.0 to 34.9 percent	120	8.9%
35.0 percent or more	261	19.4%
Not computed	0	(X)
Housing units without a mortgage	997	
Less than 10.0 percent	266	26.7%
10.0 to 14.9 percent	194	19.5%
15.0 to 19.9 percent	178	17.9%
20.0 to 24.9 percent	27	2.7%
25.0 to 29.9 percent	72	7.2%
30.0 to 34.9 percent	29	2.9%
35.0 percent or more	231	23.2%
Not computed	10	

**TABLE H-14
COMPARABLE UNAFFORDABLE HOUSING COSTS
AS A PERCENTAGE OF HOUSEHOLD INCOME
HOUSEHOLDS WITH A MORTGAGE
2007-2011 American Community Survey 5-Year Estimates**

Dallas Township	Luzerne County	Pennsylvania
28.3%	30.6%	32.9%

TABLE H-15
DALLAS TOWNSHIP
GROSS RENT AS A PERCENT OF HOUSEHOLD INCOME
2007-2011 American Community Survey 5-Year Estimates

GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME	Estimated Housing Units	Estimated Percentage
Occupied Units Paying Rent	853	
Less than 15.0 percent	139	16.3%
15.0 to 19.9 percent	106	12.4%
20 to 24.5 percent	142	16.6%
25.0 to 29.9 percent	86	10.1%
30.0 to 34.9 percent	137	16.1%
35.0 percent or more	243	28.5%
Not computed	138	X

The renter component of the Dallas Township housing market finds unaffordable housing costs to be of a greater concern. Approximately 45% of all renter occupied households are expending more than 30% of their income on housing. The levels of unaffordable housing costs within the Township are only slightly less than those found at the County and State level with respective figure of 47% and 49%

Real estate taxes play important consideration and relationship to housing costs in all municipalities. During the recent County reassessment of properties, a great deal of concern and dissent was expressed by County residents as a result of reassessment which was the first reassessment since the mid-1960s. The median real estate taxes paid for properties in Dallas Township was recorded to be \$2,787 with nearly 90% of all properties paying \$1,500 or more in annual real estate taxes. In 2000 the median real estate taxes for properties in Dallas Township was \$1,832 which has increased by 52% since the reassessment was completed. By comparison the Township's median figure was approximately 40% higher than for all other communities in Luzerne County and comparable to State-wide figures.

TABLE H-10
COMPARABLE MEDIAN REAL ESTATE TAXES
2006-2010 American Community Survey 5-Year Estimates

Dallas Township	Luzerne County	Pennsylvania
\$2,787	\$1,988	\$2,653

CHAPTER 6 ECONOMIC AND SOCIAL PROFILE

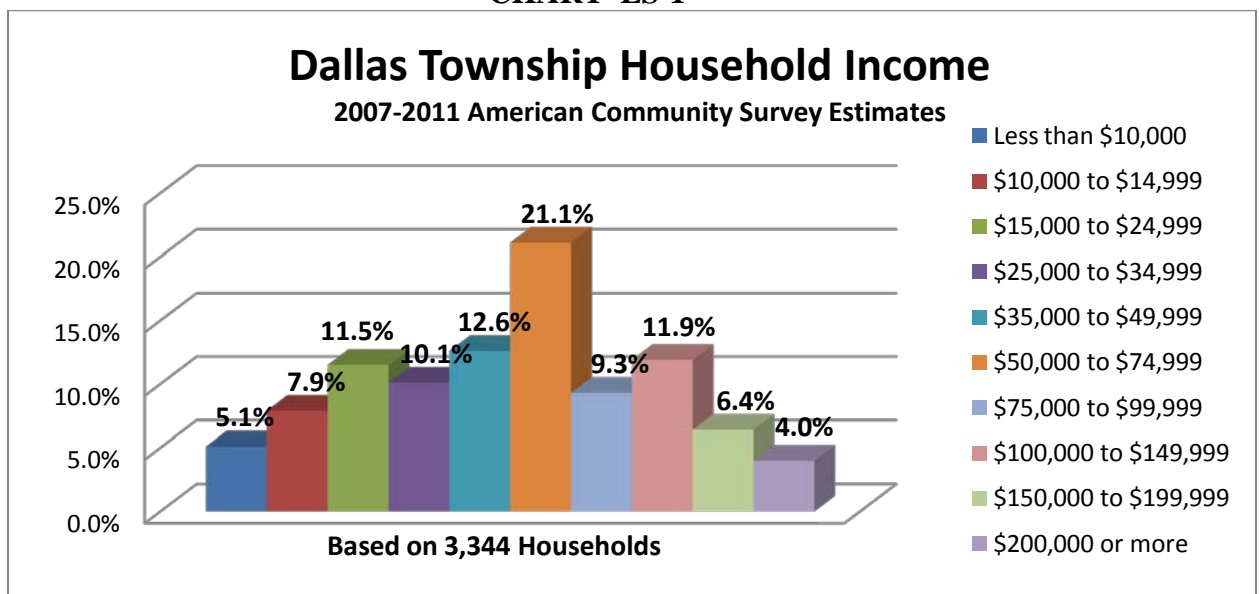
Dallas Township can be generally categorized as middle to an above-average income community in Luzerne County. As indicated in Table ES-1 the most recent estimates of the Census Bureau records a Median Household Income of \$54,643 for the Township. The aforementioned figure is somewhat less than found in surrounding communities, but nonetheless higher than median income levels at both the County and state level. Dallas Township's median household income is approximately 26% higher than that of Luzerne County and an approximate the 6% higher than that at the State level. The median family income level within the Township was \$65,083, while Per Capita Income figure was \$28,388. Per-capita income is the overall income of a population divided by the number of people included in the population

**Table ES-1
2007-2011 AMERICAN COMMUNITY SURVEY ESTIMATES
COMPARISON OF ESTIMATED MEDIAN INCOME & PER CAPITA INCOME¹**

MUNICIPALITY	HOUSEHOLD	FAMILY	PER CAPITA
Dallas Township	\$54,643	\$65,083	\$28,388
Harveys Lake Borough	\$66,983	\$78,892	\$32,324
Lehman Township	\$56,206	\$66,250	\$29,969
Jackson Township	\$75,882	\$93,098	\$24,575
Dallas Borough	\$59,907	\$78,828	\$31,914
Franklin Township	\$61,406	\$72,589	\$26,911
Luzerne County	\$43,296	\$56,493	\$23,956
Pennsylvania	\$51,651	\$65,105	\$27,824

1. Income and benefits based upon 2011 inflation adjusted dollars.

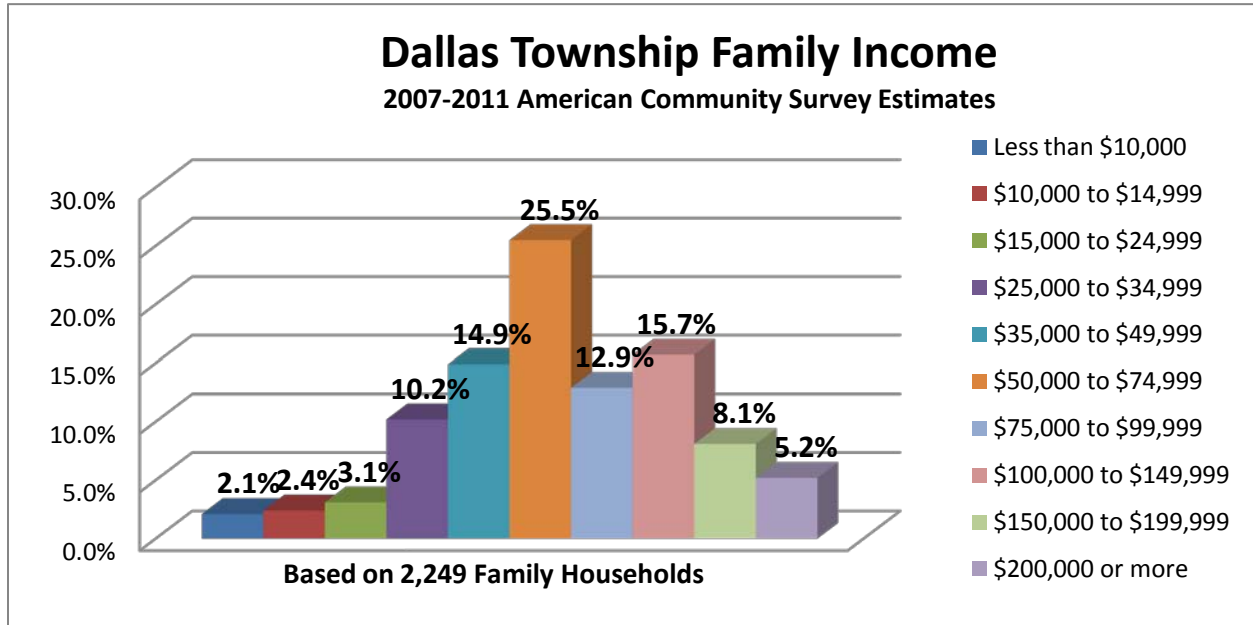
CHART ES-1



**Table ES-2
2007-2011 AMERICAN COMMUNITY SURVEY
DALLAS TOWNSHIP**

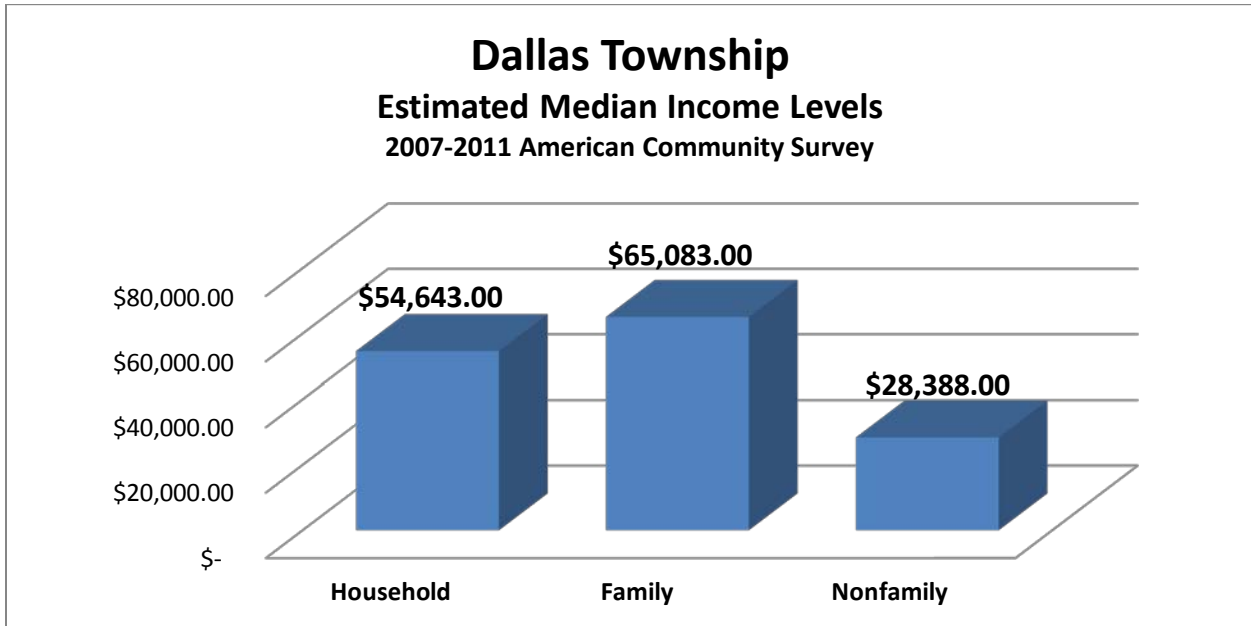
Income Range	Households	Families
Total	3,344	2,249
Less than \$10,000	5.1%	2.1%
\$10,000 to \$14,999	7.9%	2.4%
\$15,000 to \$24,999	11.5%	3.1%
\$25,000 to \$34,999	10.1%	10.2%
\$35,000 to \$49,999	12.6%	14.9%
\$50,000 to \$74,999	21.1%	25.5%
\$75,000 to \$99,999	9.3%	12.9%
\$100,000 to \$149,999	11.9%	15.7%
\$150,000 to \$199,999	6.4%	8.1%
\$200,000 or more	4.0%	5.2%
Median Income	\$54,643	\$65,083

CHART ES-2



The financial well-being of Dallas Township residents is illustrated in Charts ES-1 and ES-2 with approximately 32% of all households and approximately 42% of all family households having incomes in excess of \$75,000. The mean household income in Dallas Township is \$72,564 and the mean family income is \$87,787. The large gap between the median and mean income figures for Dallas Township is accounted for by a number of higher income earners within the Township. A larger income gap between the median and mean income figures indicates this income disparity; 22.3% of all household and 29% all family households have incomes in excess of \$100,000.

CHART ES-3



As noted by Census definitions, a “Family” Household contains two or more individuals who are related to one another, while the definition of a “Household” is more encompassing by including all occupied housing units with one or more individuals. Approximately 37% of all households within the Township are nonfamily households (1,238) and 86% of those households represent single person residences.

**Table ES-3
2007-2011 AMERICAN COMMUNITY SURVEY
DALLAS TOWNSHIP**

Income Range	Dallas township, Luzerne County, Pennsylvania			
	Households	Families	Married-couple families	Nonfamily households
	Estimate	Estimate	Estimate	Estimate
Total	3,344	2,249	1,732	1,095
Less than \$10,000	5.1%	2.1%	0.6%	13.3%
\$10,000 to \$14,999	7.9%	2.4%	2.4%	18.9%
\$15,000 to \$24,999	11.5%	3.1%	3.0%	30.5%
\$25,000 to \$34,999	10.1%	10.2%	6.1%	10.0%
\$35,000 to \$49,999	12.6%	14.9%	14.0%	6.2%
\$50,000 to \$74,999	21.1%	25.5%	24.4%	11.2%
\$75,000 to \$99,999	9.3%	12.9%	15.1%	2.9%
\$100,000 to \$149,999	11.9%	15.7%	17.1%	2.4%
\$150,000 to \$199,999	6.4%	8.1%	10.6%	2.9%
\$200,000 or more	4.0%	5.2%	6.8%	1.6%
Median income (dollars)	\$54,643	\$65,083	\$74,459	\$18,603

Thus median family income levels will always be greater than those median household income figures. When using the term “Household” it includes both family households and non-family households. Therefore household incomes are always less than those of family households, but greater than those of non-family households.

While any level of poverty represents an issue for community concern regarding its complex interrelationships with other social issues, 4.5% of all family households within Dallas Township were deemed to have income levels below the poverty level. In comparison to County and State levels listed in Table ES-4, the Township’s was found to be less than half by comparison

Table ES-4
2007-2011 AMERICAN COMMUNITY SURVEY
PERCENT OF FAMILY HOUSEHOLDS BELOW POVERTY LEVEL

MUNICIPALITY	Percent
Dallas Township	4.5%
Luzerne County	10.3%
Pennsylvania	8.8%

Census data records various forms of income within any given community. The most common forms of household income include Earnings (wages or salary received for work performed as an employee), Social Security Income (pensions, survivors benefits and permanent disability), Retirement Income (pensions received from his former employer, income from annuities and insurance) and Public Assistance Income (general and temporary assistance to needy families, excluding non-cash benefits such as food stamps). Table ES-4 provides a comparative look of forms of household income within the Township to those found at the County and State level.

Table ES-5
2007-2011 AMERICAN COMMUNITY SURVEY
COMPARISON OF INCOME AND BENEFITS

Forms of Income	Dallas Township	Luzerne County	Pennsylvania
Earnings	71.9%	72.1%	76.3%
Social Security	36.6%	36.7%	31.8%
Retirement Income	20.8%	20.0%	22.5%
Cash Public Assistance	0.4% %	3.2%	3.4%

These income sources are not mutually exclusive; that is, some households received income from more than one source. With the exception of families receiving cash public assistance, the comparable figures in Table ES-5 show County, State and Township to be quite similar. With

respect to families receiving cash public assistance, less than 1% of all families with Dallas Township received such assistance as compared to over 3% at both the County and State level.

LABOR FORCE

The Census Bureau provides data on the number of persons within the labor force of each community. The calculations are based upon all persons who are at least 16 years or older. The Census data indicates a population of 7,461 Township residents to be in that age classification. Of that total, 4,545 persons or 60.9 % of the aforementioned total were active participants within the labor force. The American Community Survey data indicated that approximately 9.6 % of the Township's labor force was unemployed during the data collection period between 2007 and 2011. More recent County and State figures indicate unemployment levels also to be in the range of 9%. The composition of the Township's labor force when differentiated by gender finds its male to female ratio to be approximately 52% to 48%. The median earnings of all workers were recorded to be approximately \$30,542. There exists an approximate gender differentiation in median earnings of \$18,000 between male and female full-time employees; the estimated median earnings of male employees were recorded to be \$53,108 compared to that of \$35,000 for women. Of the estimated 2,244 family households within Dallas Township, approximately 54.7% included both husband and wife working. Approximately 50.9% of all family households include two or more workers within the family.

PARTICIPATION IN LABOR FORCE

Approximately 39.1% or 2,916 persons of the Township's total population are not active in the labor force. Most of the aforementioned total consists of persons still their education in high school or college and those individuals with a disability or those individuals who have retired. With regard to the latter there are there are approximately 36.6% of all households whose annual income includes Social Security as a source of income and 20.8% who have a retirement income. While Social Security benefits can extend to include individuals under age 62, the primary recipients of such benefits are disabled and/or retired individuals. Based upon school enrollment records, there are approximately 927 persons between the ages of 16 to 19 who are enrolled in school and based upon their educational status are not active in the Township's labor force. The balance of 1,989 persons at age 16 or older who are not students, or 68% of the total who are not

active in the Township's labor force are presumed not to be active in the labor force due a disability, retirement or other aged related factors.

SCHOOL ENROLLMENT

Approximately 30% of the Township's population is enrolled in some form of schooling ranging from pre-school to graduate level studies with ES-6 providing a detailed breakdown

**Table ES-6
2007-2011 AMERICAN COMMUNITY SURVEY**

SCHOOL ENROLLMENT	Total	Percent of enrolled population	
		In public school	In private school
	Estimate	Estimate	Estimate
Population 3 years and over enrolled in school	2,701	55.1%	44.9%
Nursery school, preschool	219	32.4%	67.6%
Kindergarten to 12th grade	1,003	92.0%	8.0%
Kindergarten	57	75.4%	24.6%
Elementary: grade 1 to grade 4	254	90.2%	9.8%
Elementary: grade 5 to grade 8	315	92.7%	7.3%
High school: grade 9 to grade 12	377	95.2%	4.8%
College, undergraduate	1,365	31.8%	68.2%
Graduate, professional school	114	51.8%	48.2%
Percent of age group enrolled in school --			
3 and 4 years	78.0%	33.0%	67.0%
5 to 9 years	90.0%	85.9%	14.1%
10 to 14 years	87.6%	91.2%	8.8%
15 to 17 years	99.6%	83.9%	16.1%
18 and 19 years	95.8%	36.8%	63.2%
20 to 24 years	80.5%	26.5%	73.5%
25 to 34 years	17.1%	77.2%	22.8%
35 years and over	2.3%	31.0%	69.0%
Population 18 years and over	7,272	(X)	(X)
Enrolled in college or graduate school	19.7%	33.3%	66.7%
Males 18 years and over	3,317	(X)	(X)
Enrolled in college or graduate school	22.8%	22.1%	77.9%
Females 18 years and over	3,955	(X)	(X)
Enrolled in college or graduate school	17.0%	46.0%	54.0%
Population 18 to 24 years	1,427	(X)	(X)
Enrolled in college or graduate school	83.1%	28.8%	71.2%
Males 18 to 24 years	896	(X)	(X)
Enrolled in college or graduate school	78.3%	20.9%	79.1%
Females 18 to 24 years	531	(X)	(X)
Enrolled in college or graduate school	91.1%	40.3%	59.7%

EMPLOYMENT BY INDUSTRY

The Census Bureau provides data based upon the industry, occupation and class of worker. The information on industry relates to the type of business conducted by the person's employing organization, occupation describes the type of work performed by the employee, and the class of worker is related to means and/or method of employment, i.e., private, public or self-employed. There is an important distinction to be made when analyzing employment and occupation data. Employment by industry reflects the types of goods or services produced by the company or firm which employs an individual. The employment of a person by type of occupational classification is distinct in that any given industry or organization normally employs a variety of differing occupations in its overall operations. The employment characteristics of Township's labor force is provided in Table ES-7 and Table ES-8

Table ES-7
2006-2010 AMERICAN COMMUNITY SURVEY 5- YEAR ESTIMATES
EMPLOYED PERSONS¹ BY INDUSTRY²

TYPE OF INDUSTRY	Persons	Percent
Agriculture, forestry, fishing and hunting, and mining	47	1.1%
Construction	195	4.8%
Manufacturing	391	9.5%
Wholesale trade	107	2.6%
Retail trade	517	12.6%
Transportation and warehousing, and utilities	181	4.4%
Information	172	4.2%
Finance and insurance, and real estate and rental and leasing	168	4.1%
Professional, scientific, and management, and administrative and waste management services	328	8.0%
Educational services, and health care and social assistance	1,358	33.2%
Arts, entertainment, and recreation, and accommodation and food services	273	6.7%
Other services, except public administration	185	4.5%
Public administration	174	4.2%
TOTAL	4,096	100%

- 1 Employed persons age 16 and older.
- 2 Industry data describe the kind of business conducted by a person's employing organization. Industry data were derived from answers to Census questions 42 through 44. Question 42 asks: "For whom did this person work?" Question 43 asks: "What kind of business or industry was this?" Question 44 provides 4 check boxes from which respondents are to select one to indicate whether the business was primarily manufacturing, wholesale trade, retail trade, or other (agriculture, construction, service, government, etc.).

The employment profile of Dallas Township finds nearly half of its workforce (46%) of its workforce employed within the following two industries:

Education, Health Care and Social Services: 33.2%
Retail 12.6%

EMPLOYMENT BY OCCUPATION

Table ES-8
2007-2011 AMERICAN COMMUNITY SURVEY 5 - YEAR ESTIMATES
EMPLOYED PERSONS¹ BY OCCUPATION²

OCCUPATION	Persons	Percent
Management, Professional and Related Occupations	1,460	35.6%
Service Occupations	774	18.9%
Sales and Office Occupations	1,033	25.2%
Natural Resources, Construction, and Maintenance Occupations	265	6.5%
Production, Transportation, and Material Moving Occupations	564	13.8%
TOTAL	4,096	100%

¹ Employed persons age 16 and older.

² Occupation describes the kind of work a person does on the job. Occupation data were derived from answers to Census questions 45 and 46. Question 45 asks: “What kind of work was this person doing?” Question 46 asks: “What were this person’s most important activities or duties?” These questions were asked of all people 15 years old and over who had worked in the past 5 years. For employed people, the data refer to the person’s job during the previous week. For those who worked two or more jobs, the data refer to the job where the person worked the greatest number of hours. For unemployed people and people who are not currently employed but report having a job within the last five years, the data refer to their last job.

Some occupation groups are related closely to certain industries. For example healthcare providers and teachers account for the major portion of individuals employed under the industrial classification of “Educational Services, and Health Care and Social Assistance. However, the various industry categories include people in other occupations. For example, people employed in Transportation and Warehousing, and Utilities include truck drivers and bookkeepers; people employed in the Wholesale trade industry can include mechanics, freight handlers, and payroll clerks; and people employed in the health care profession include janitors, security guards, and secretaries.

Among the most common occupations of Township residents which accounted for approximately 80% were: Management, Professional and Related Occupations (35.6%, Sales and Office Occupations (25.2%) and Service Occupations (18.9%). More than one-third of the Township’s Labor Force is employed in occupational categories (Management, Professional and

Related Occupations) that are traditionally associated with “white color” occupations which correlates with the median income statistics for the Township. Not surprisingly, the overwhelming majority of residence are employed in the private sector.

Table ES-9
2006-2010 AMERICAN COMMUNITY SURVEY 5- YEAR ESTIMATES
SECTOR OF EMPLOYMENT

Private Industry/Business	Government Employed	Self-employed
79.2%	15.2%	5.6%

TRAVEL TIME TO PLACE OF EMPLOYMENT

The mean travel time for Township residents who commute to work is estimated to be approximately 25 minutes. As indicated by Table ES-10 approximately 43% of all commuters have a travel time of less than 20 minutes; that percentage increases to 73% for all commuters having a travel time of less than 30 minutes. It can be concluded that job opportunities for Township residents are within a reasonable travel distance from the Township, combined with good highway access. Only 7% of Township residents had a commute time requiring an hour or more to reach their place of employment.

Table ES-10
TRAVEL TIME TO WORK
2007-2011 AMERICAN COMMUNITY SURVEY 5- YEAR ESTIMATES

TRAVEL TIME TO WORK	PERSONS COMMUTING TO WORK
Less than 5 minutes	144
5 to 9 minutes	692
10 to 14 minutes	500
15 to 19 minutes	339
20 to 24 minutes	752
25 to 29 minutes	373
30 to 34 minutes	268
35 to 39 minutes	110
40 to 44 minutes	136
45 to 59 minutes	234
60 to 89 minutes	103
90 or more minutes	172
Total Persons	3,823
Mean travel time	25 minutes

The limited amount of travel time to work is consistent with Census data regarding the location of employment. Nearly 85% of the Township's workforce is employed within Luzerne County. Because of the geographic location of Dallas Township which borders Wyoming County, it can be presumed that the majority of Township residents are employed in locations traveling south toward places of employment located throughout the Back Mountain region and in the greater Wyoming Valley. As Indicated in Table ES-11, nearly 75% of all commuters from the Township drive alone as a single passenger vehicle. The majority of the balance of commuters travel to work in car-pools. There is no public transportation serving Dallas Township.

**TABLE ES-11
2007-2011 AMERICAN COMMUNITY SURVEY 5- YEAR ESTIMATES
MODE OF TRANSPORTATION**

COMMUTING TO WORK	Estimate	Percent
Workers 16 years and over	4,012	100%
Car, truck, or van -- drove alone	3,342	83.3%
Car, truck, or van -- carpooled	324	8.1%
Public transportation (excluding taxicab)	0	0
Walked	151	3.8%
Other means	6	0.1%
Worked at home	189	4.7%

EDUCATIONAL ATTAINMENT

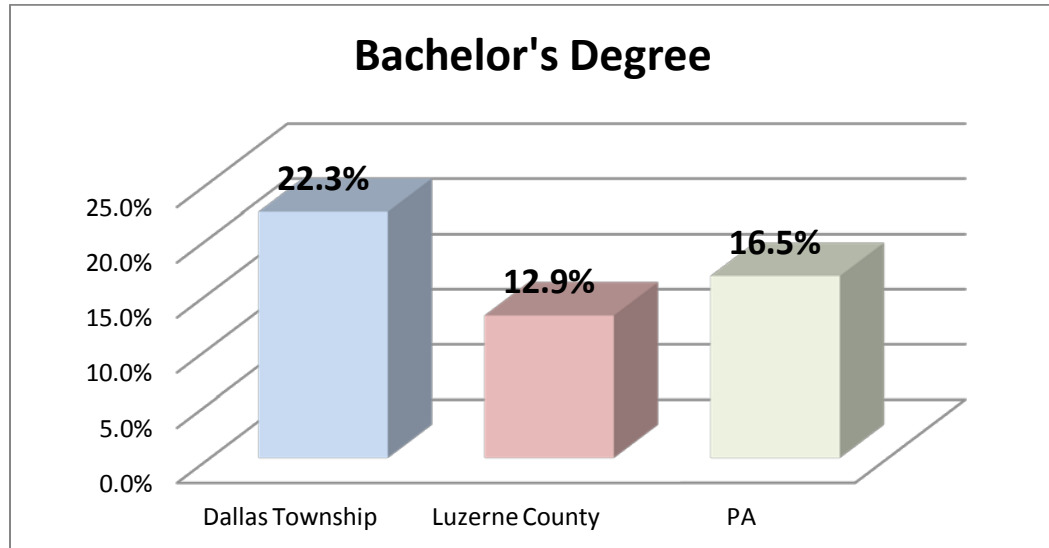
Educational attainment is somewhat associated with the work skills of a community's labor force and subsequent earnings and income potential. The 2007-2010 ACS indicated that 86.7 percent of Township residents 25 years and older had earned a high school degree or higher.

Approximately 34.8% of the Township's adult population holds at a Bachelor's degree or higher; both of which exceeds those found at the County or State level.

**TABLE ES-12
2007-2010 AMERICAN COMMUNITY SURVEY 5- YEAR ESTIMATES
HIGHEST LEVEL OF EDUCATIONAL ATTAINMENT
DALLAS TOWNSHIP**

Population 25 Years and Over	Dallas Township	Luzerne County	PA
Less than 9th grade	3.1%	3.8%	3.9%
9th to 12th grade, no diploma	10.2%	8.9%	8.2%
High school graduate (GED)	32.8%	40.9%	37.6%
Some college, no degree	12.8%	18.2%	16.3%
Associate's degree	6.3%	8.1%	7.4%
Bachelor's Degree	22.3%	12.9%	16.5%
Graduate or professional degree	12.5%	7.3%	10.2%
Percent high school graduate or higher	86.7%	87.4%	87.9%
Percent bachelor's degree or higher	34.8%	20.2%	26.7%

CHART ES-4



By gender the percentage of women in the Township exceeded that of their male counterparts for having obtained a bachelor degree or higher. As illustrated in Chart ES-4, Township residents exceed the rate of higher education for the completion of college degree than that found at either the County or State level.

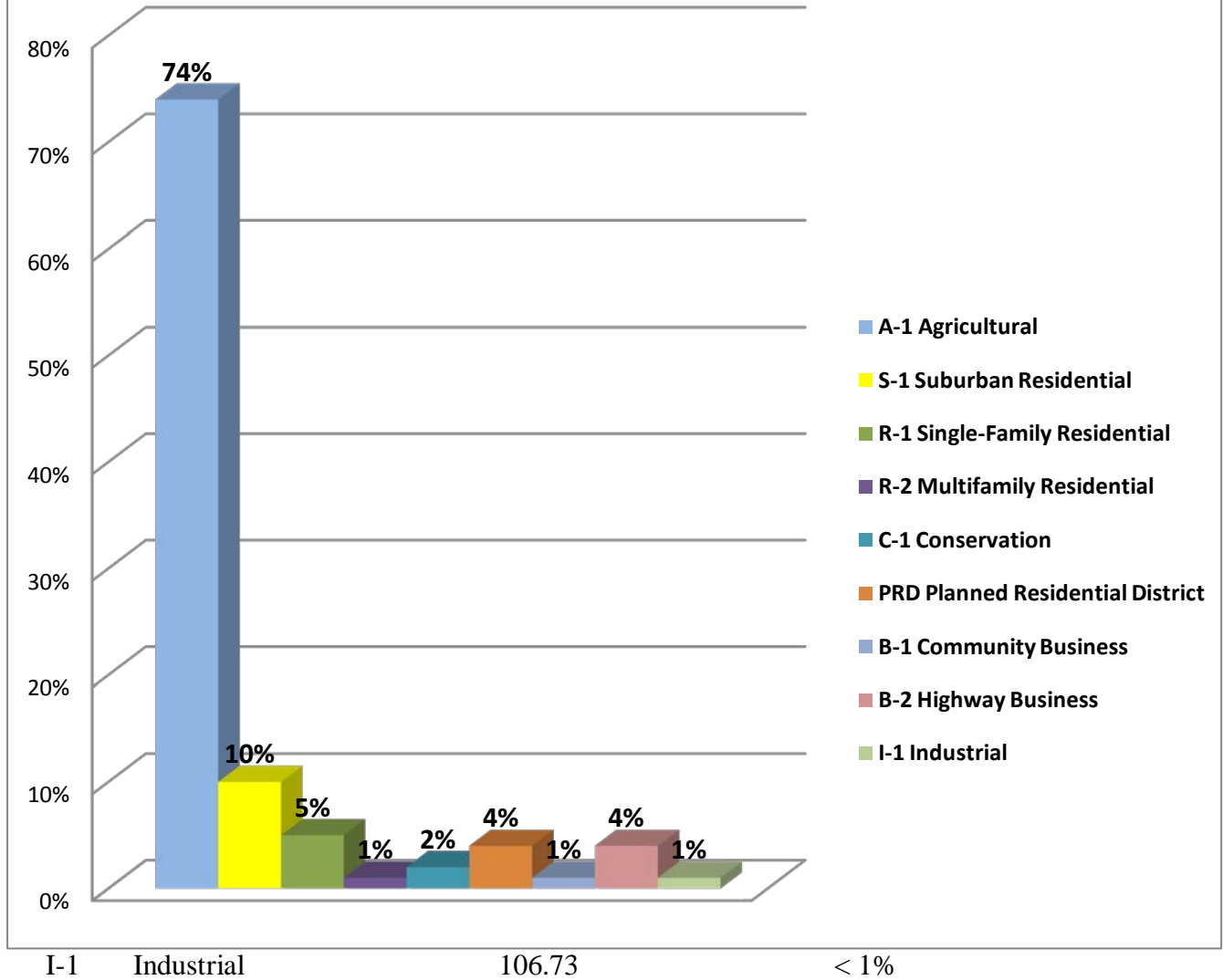
CHAPTER 7

LAND USE COMPONENT

The land-use component of a Comprehensive Plan represents a vital element for the future of Dallas Township. The future land use and development in Dallas Township will be greatly influenced by the selection and delineation of zoning district boundaries and the regulations thereunder. Zoning ordinances and the zoning district boundaries created thereunder are intended to implement the planning vision of the community. This vision is established and delineated through the Comprehensive Plan, which, ultimately, is the community's statement of intent of what it wants to become. Zoning ordinances give form to that vision, regulating the appropriate location for specific uses and the design of those uses. While Dallas Township has had zoning, since the 1960s, the Township's Zoning Ordinance and zoning boundaries were developed in the absence of a Comprehensive Plan. The current Zoning Ordinance was enacted in 2007, however the Township at that time chose to leave the existing Zoning Boundary districts intact. Those districts for the most part dated back to the original enactment of the Dallas Township Zoning Ordinance in 1967. While there were subsequent changes, the majority of those changes represented the creation of Planned Residential Districts (PRDs) for specific projects within the Township. Based upon the questionable delineation of certain Zoning District boundaries dating back to the Township's original Zoning Ordinance and their subsequent retention through the ensuing years, some of the rezoning considerations set forth in this Chapter may appear somewhat extensive. The current distribution of land by zoning classification is as follows:

Zoning District	Acres	Percent of Total Land Area
A-1 Agricultural	9,070.36	74%
S-1 Suburban Residential	1,181.29	10%
R-1 Single-Family Residential	581.63	5%
R-2 Multifamily Residential	81.24	< 1%
C-1 Conservation	255.39	2%
PRD Planned Residential District	499.91	4%
B-1 Community Business	29.41	< 1%
B-2 Highway Business	528.57	4%

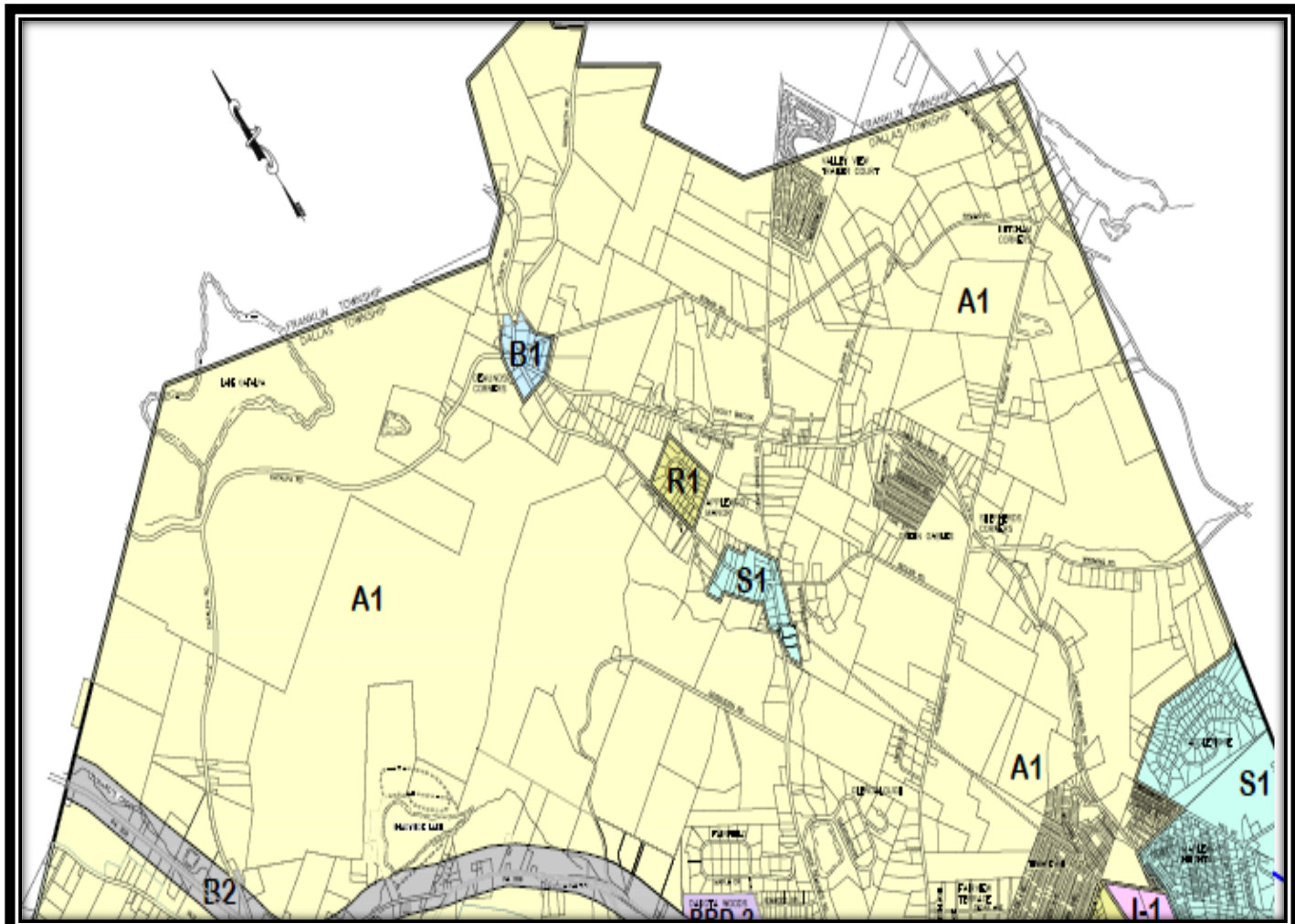
Dallas Township - Land Use by Zoning Classification



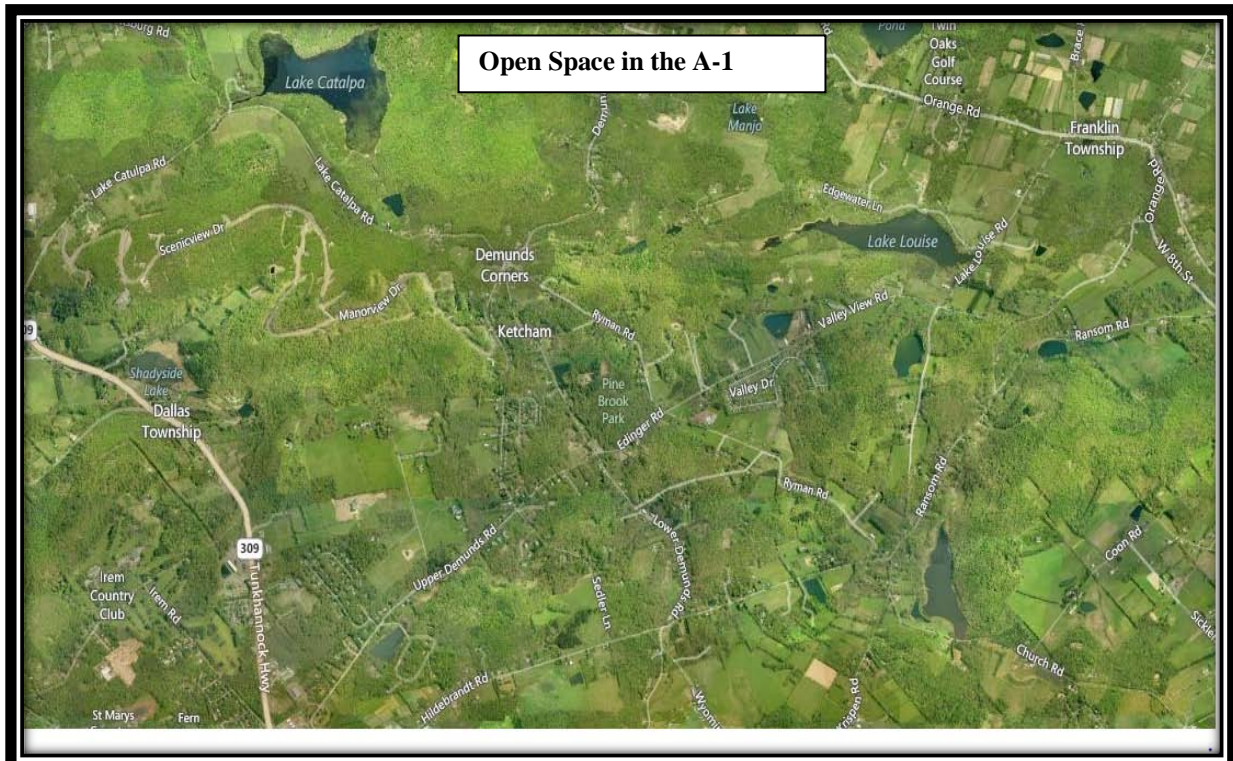
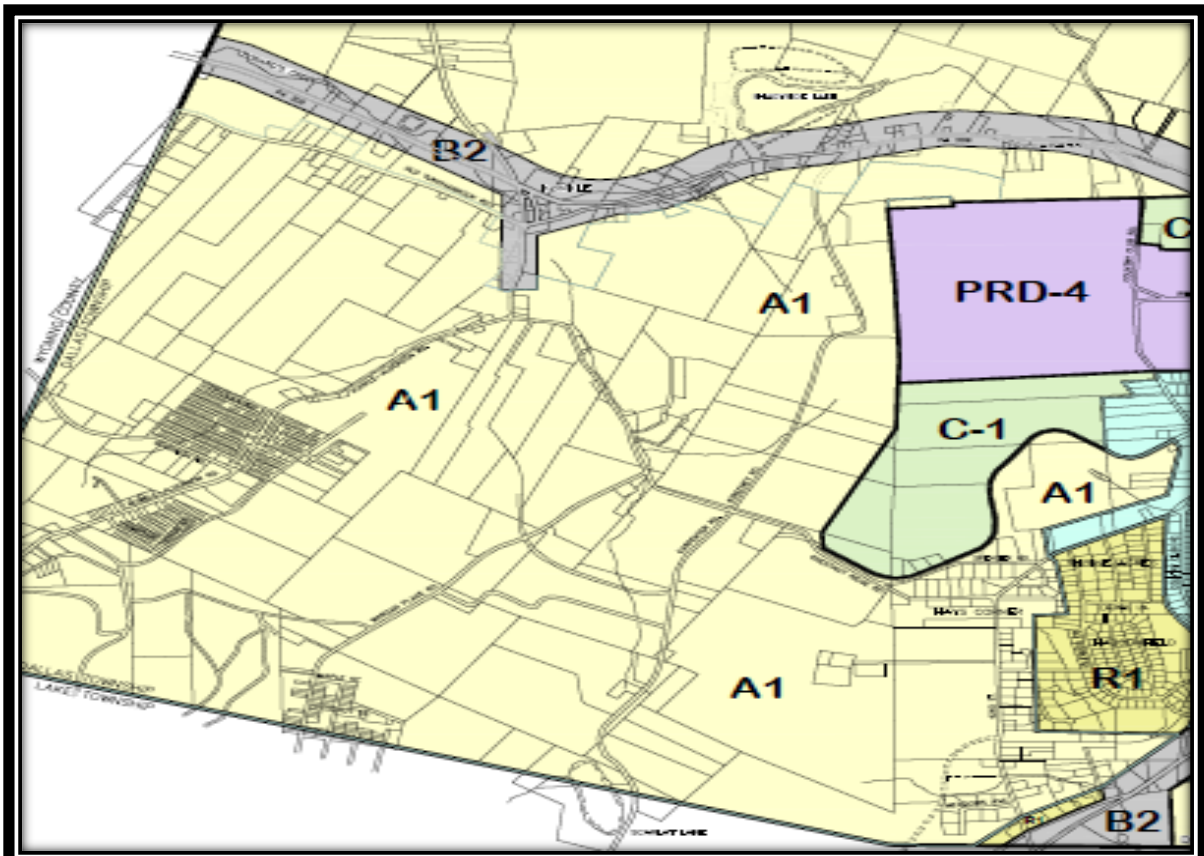
The following provides an analysis of existing areas within Dallas Township where consideration should be given to a reevaluation of the current zoning district boundaries in relationship to underlying uses and anticipated future development.

A-1 DISTRICT (AGRICULTURAL DISTRICT)

The A-1 District is the dominant zoning district found in Dallas Township. Nearly 75% of all land within the Township is zoned A-1 (Agriculture) which is quite fitting given the overall historical rural character of Dallas Township. There are two primary areas that are zoned A-1. The larger of the two, which is generally located in northern half of Dallas Township encompasses approximately 5,600 acres of land zoned A-1. This land generally runs in a northward direction from SR 309 to the Township's municipal boundary with Franklin Township.



The second largest block of A-1 land, approximately 3,100 acres is located in the southwesterly corner of the Township, south of SR 309 and sharing municipal borders with Harveys Lake Borough, Lehman Township and Monroe Township.



Both areas have a great deal of potential to accommodate for future growth. With the majority of existing development fronting upon land along State highways, the vast amount open space throughout the Township can sometime go by unnoticed individuals traveling through the area

who are not residents of the Township. Generally most undeveloped A-1 areas within Township, particularly in the western half of the Township lack public sewers.



Those areas which are serviced by public sewers are covered under a system that is owned, operated and maintained by the Dallas Area Municipal Authority (DAMA). The residential developments within the Township that are currently connected to public sewers include:

Bluff Point	Old Goss Manor
College Manor	Ondish Hills
Dakota Woods	Orchard View Terrace
Elmcrest	Overbrook Farms
Fox Hallow	Pheasant Run
Haddonfield Hills	Preston Hollow
Lake Way Manor	Saddle Ridge

Maplewood	Shrine Acres
New Goss Manor	The Maples
Newberry Estates	Wedge Wood
North Woods	Yalick Farm

DAMA records indicate 2,253 customers in Dallas Township. The aforementioned figure includes both residential and nonresidential customers.

As a result of ongoing discussions with the Township and their Engineer, it appears that the prospect for extending public sewers into very rural areas of the Townships are unrealistic based upon the cost of such improvements. Under a recent amendment to the Township's SALDO, connection to public sewers by new major residential subdivisions will be required when the connection distance is less than 500 linear feet as measured along existing public right of ways. The effect of the aforementioned amendment will be twofold:

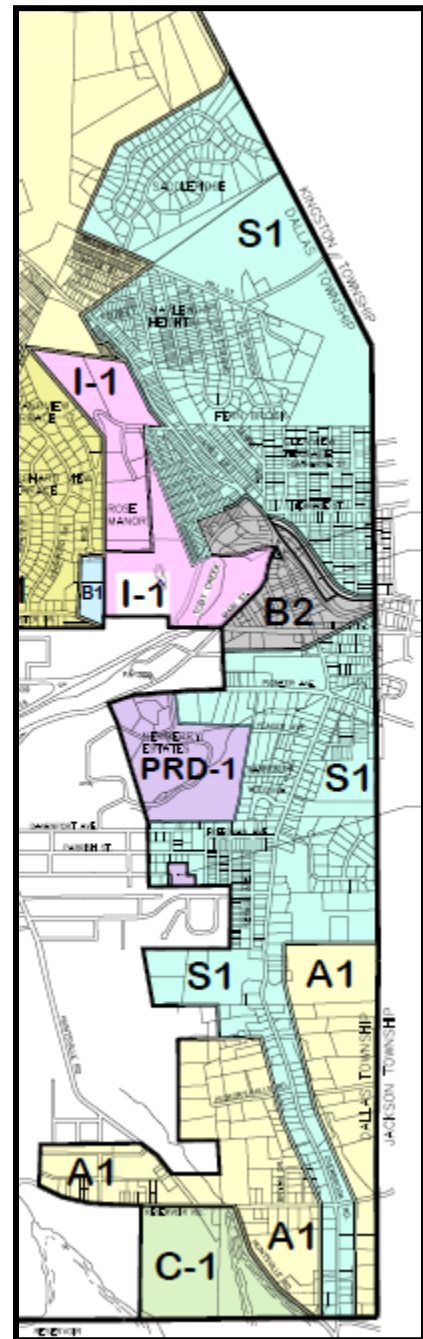
- Any potential for the extension of public sewers will be done on a very incremental basis, requiring close proximity to developed areas that are already serviced by public sewers.
- New development into A-1 areas that will remain without public sewers should be of a very low impact nature.

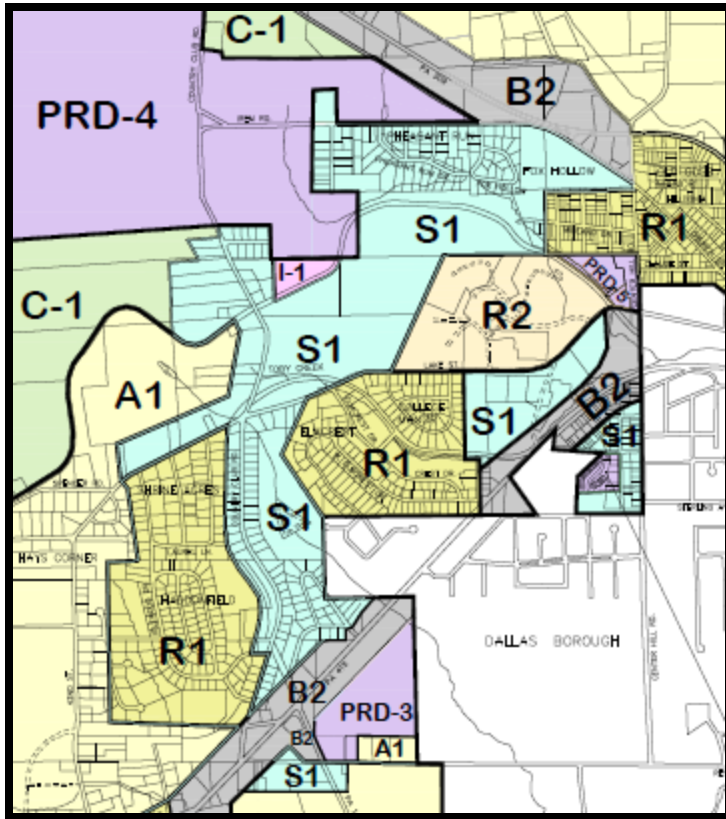
The incremental extension of public sewers, while possible, is somewhat unlikely. However, a positive feature of incremental extensions is that it acts to discourage sprawl throughout the continued development of the western half of the Township. That feature in and of itself is a worthwhile policy consideration. Any extension of public sewers which promotes higher density may result in a request by developers for zoning boundary changes to accommodate the same. Growing Greener principles, as established by the Natural Lands Trust, may represent the appropriate means to ensure low- impact development throughout the area of the Township which lacks sewage, while not impeding development possibilities. The Township may wish to consider utilizing Growing Greener principles on a limited basis. This concept could be applied to a limited area of the existing A-1 land through the creation of a secondary Agricultural District, exhibiting the same density regulations of the A-1, but more attuned to the expanding residential character anticipated in the east to west expansion of residential development.

S-1 DISTRICT (SUBURBAN RESIDENTIAL)

By land area, the S-1 District is the second-largest zoning district within the Township, 1,181 covering approximately acres of land which represents about 10% of the Township. Land which is zoned S-1 is geographically dispersed throughout the Township. The two forms of residential housing permitted by right in this District includes detached single-family and two family units. There are 3 distinct areas of the Township which are zoned S-1. The minimum lot sizes in this District vary in relationship to the availability of public sewer and public water. In the absence of public sewer and water the minimum lot size is 1 acre. However, the lot size for those areas served by both public sewer and public water can be developed approximately 3 times the density at a residential density of 15,000 square feet per lot. For the most part, land which is zoned S-1 is serviced by public sewer and public water.

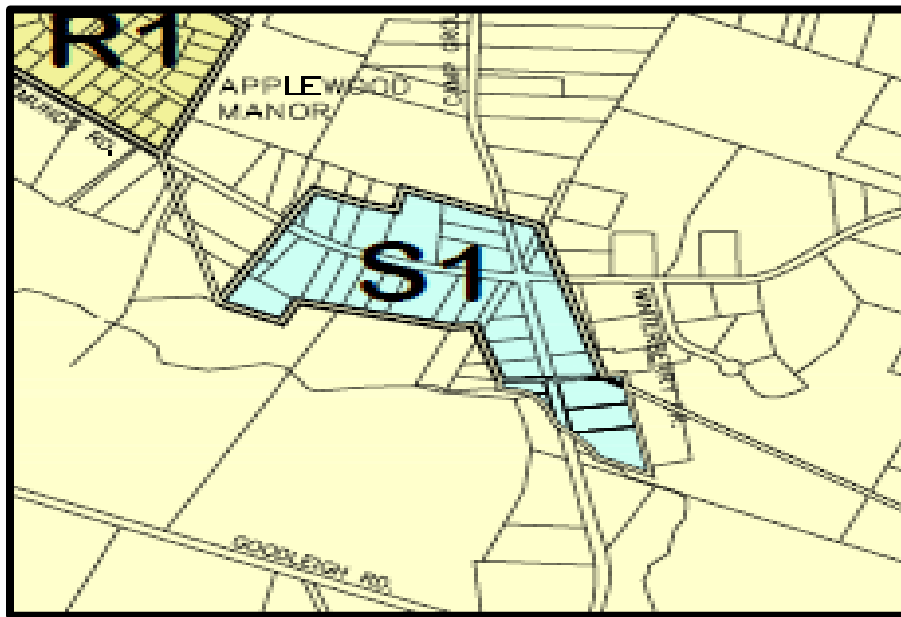
A significant area of land, approximately 694 acres currently zoned S-1 lies on the Township's eastern boundary with Kingston Township and Jackson Township running in a linear north-south direction. For the most part this area is serviced by public sewer and water. The northern most section water The northern most section of the area encompasses such developments as Glenview Terrace, Fern Brook, Maplewood, Glenview Terrace, Fern Brook, Maplewood Heights and Saddle Ridge. The southern section of this area runs along Overbrook Road and intersecting streets prior to exiting the Township and its southern boundary with Lehman Township. Approximately 453 acres which are zoned S-1 are located a central portion of the developed area of Dallas Township.





This S-1 district runs in a north-south direction, which includes land along State Route 309 and extending south toward State Route 415. In addition to the developments of Fox Hollow and Pheasant Run, a large portion of this S-1 district fronts along Country Club Road. The other S-1 zoned land covered in this sector is located immediately south of Misericordia University, along the westerly side of Center Hill Road bordering Dallas Borough and near the intersection of State Routes 415 and 118. The remaining and smallest area zoned

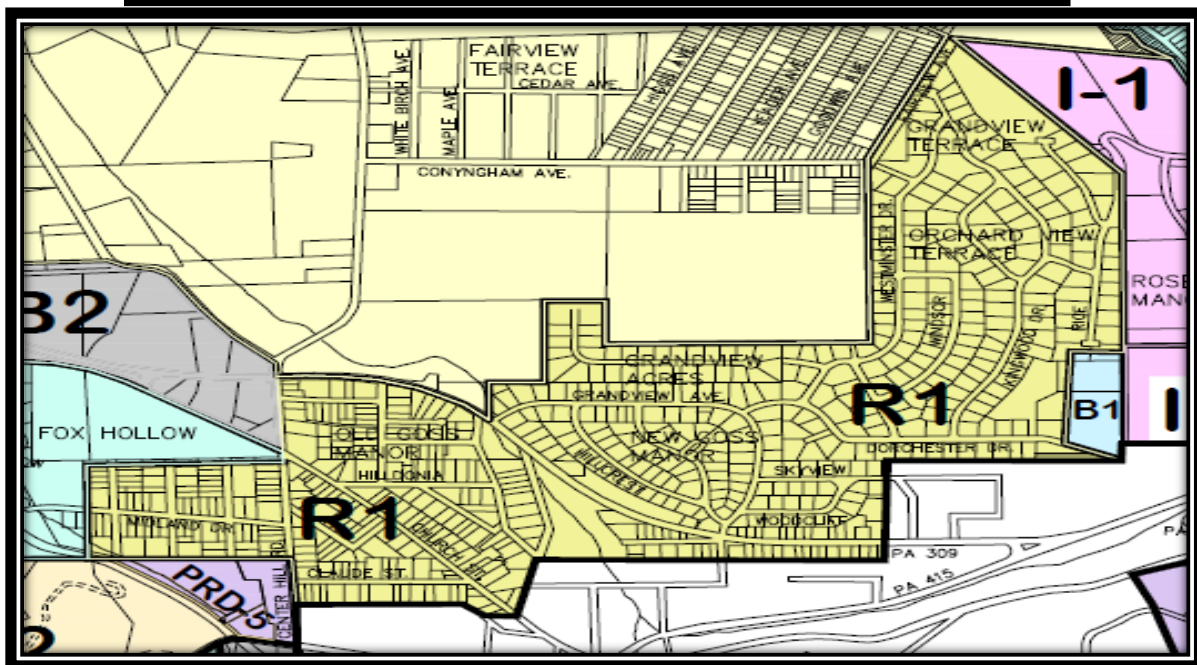
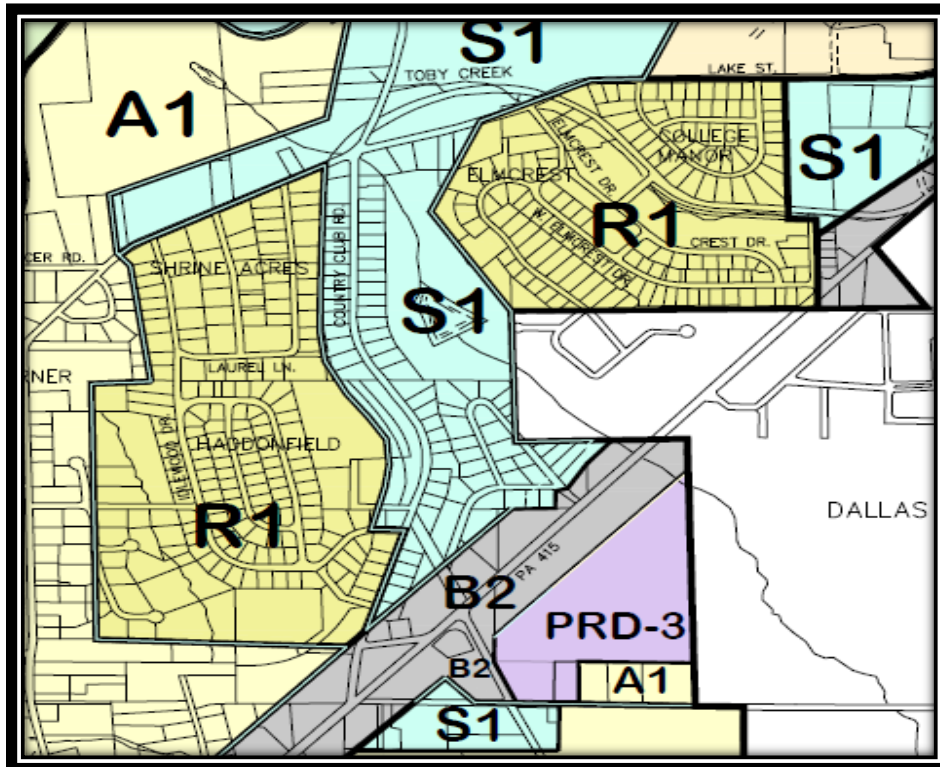
S-1 is quite separate from the other two. It covers approximately 31 acres of land and is located at the intersection of Upper Demunds Road, Camp Ground Road, and Sedler Road.



Based upon existing development patterns and the ability to accommodate new development at relatively higher densities, subject to the provision of public sewer and water, it is recommended that the S-1, zone remained in place as currently zoned throughout the Township.

R-1 DISTRICT (SINGLE-FAMILY RESIDENTIAL)

Similar to the S-1 District, the R-1 District represents older areas of development within Dallas Township. The approximate 581 acres of R-1 covering about 5% of the Township, most of which is located in the south easterly section of the Township either running generally diagonally bordering or in close proximity Dallas Borough. The minimum lot sizes in this District vary in relationship to the availability of public sewer and public water. In the absence of public sewer



and water the minimum lot size is 1 acre, while it drops to 11,250 square feet for those lots with such service. It is believed that all lots within land zoned R-1 have access to public sewer and water. The developments located an R-1 District include Grandview Terrace Orchard Terrace, Grandview Acres, New Goss Manor, College Manor, Elmcrest, Haddonfield and Shrine Acres.



Based upon visible density patterns, it appears the majority of lots within these developments are more attuned to the minimum lot size of 1,250 square feet. There is very limited amount of land available for further development in areas which are currently zoned R-1. Thus development appears fixed within these R-1 Districts and no boundary or lot size adjustments are warranted or recommended.



R-2 DISTRICT (MULTIFAMILY RESIDENTIAL DISTRICT)

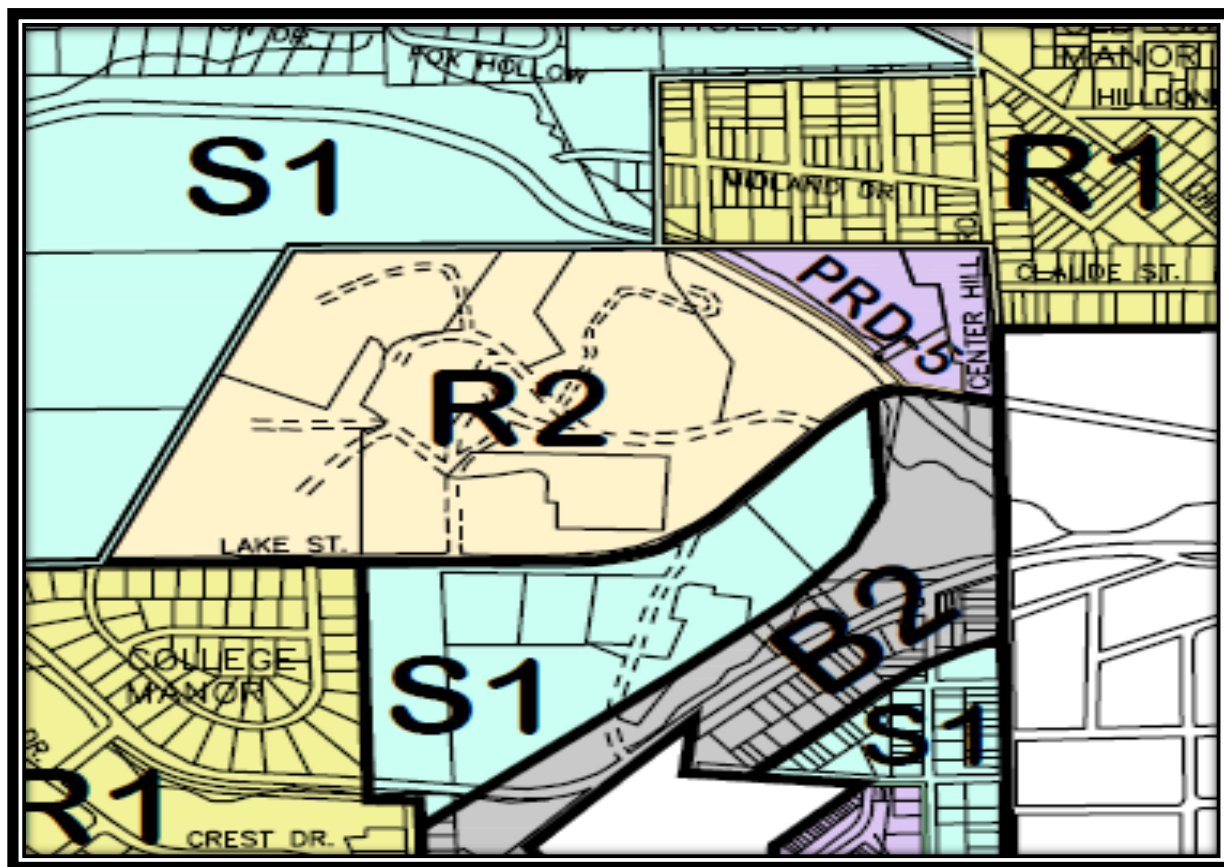
The only R-2 District within Dallas Township, approximately 81 acres overlays the campus of Misericordia University. There is a need to create appropriate space to accommodate multifamily housing. Section 301 of the Pennsylvania Municipalities Planning Code, Act 247, notes the municipal Comprehensive Plan must address “*the housing needs of present residents and of those individuals and families anticipated to reside in the municipality, which may include conservation of presently sound housing, rehabilitation of housing in declining neighborhoods and the accommodation of expected new housing in different dwelling types and at appropriate densities for households of all income levels.*” Based upon Section 301 of the MPC there is an obligation for municipalities to include different types of dwellings within their scheme of zoning. There have been court cases whereby successful challenges have been made against municipalities which failed to include a variety of housing choices within their boundaries; particularly multifamily units. To meet this obligation, it is suggested areas surrounding or adjacent to Misericordia University be closely investigated for a potential location for the creation of an R-2 Zoning District. An examination should be made regarding field observations for existing off-campus housing and current density levels in the immediate area. Another possibility for an R-2 classification is the Irem Temple Country Club Apartments which are currently located in a C-1 and B-2 along State Route 309.

While the Planning Commission considered the possibility of creating a multifamily Zoning District for Valley View Trailer Court, it is recommended that a separate zoning classification be created for a manufactured housing development. While it does provide a different type of dwelling at an affordable level and a higher density, it is clearly different and distinct from multifamily housing, which can include two-unit dwellings, townhouses and single structure buildings with 3 or more units. There has been an apparent market for townhouses within Dallas Township, as evidenced by the number which have been developed primarily within the context of PRDs. In addition to single-family detached dwellings, the R-2 District also allows two-family dwelling units and townhouses as uses permitted by right. The density factor within the R-2 District can be as little as one unit per 10,000 square feet with the availability of public sewer in public water. Thus, there are no adjustments required to the dimensional or density requirements, but a need to an appropriate location within the Township which can logically accommodate such development. The areas which have been developed for townhouses represent the most logical location for a multifamily Zoning District designation. Unfortunately

the Township permitted these developments to be approved as PRDs. While it may be difficult to have certain townhouse developments to be rezoned to an R-2 classification, this option should be further explored by the Township. An additional option would be an assessment of the location existing multifamily structures for consideration to be rezoned to R-2.

Current R-2 District, Misericordia University and Other Potential Institutional Uses

There is only one area of land within the Township which is zoned R-2; Multi-Family Residential. This zoning district contains approximately 81 acres of land and encompasses the campus of Misericordia University. There are no regulations under the R-2 District, which addresses a college and/or university.



It is somewhat inexplicable why the R-2 District was applied to Misericordia University. Nor are there regulations elsewhere in the Zoning Ordinance which would be applicable to a college, university or similar institution. Therefore all development of Misericordia University is currently classified as an existing nonconforming use. As such any further development of the campus will be subject to the restrictions under Article 9, Section 906 of the Dallas Township Zoning Ordinance which read as follows:

SECTION 906 ENLARGEMENT OF NONCONFORMING USES AND STRUCTURES

The Zoning Hearing Board may grant a special exception for the enlargement of a nonconforming use and/or structure, if the Board finds the following standards will be met:

The enlargement will not replace a conforming use.

The nonconforming structure and/or use, after enlargement, shall comply with the yard and lot coverage requirements applicable to the zoning district in which it is located.

The use and/or structure, after enlargement, shall comply with all applicable off-street parking and/or loading requirements for said use and/or structure.

Not more than one (1) enlargement of a nonconforming use and/or structure shall be permitted.

E. A nonconforming structure and/or use shall not be enlarged beyond the limits of the zoning lot on which it is located. Expansion to an adjoining lot shall be prohibited, even if such adjoining lot was in the same ownership at the effective date of the adoption of this Ordinance.

F. The enlargement shall not exceed twenty-five (25%) percent of the floor area or land area as it existed at the time the structure or use first became nonconforming.

Items D and E of Section 906 are of particular concern in relationship to the future of Misericordia University. The proper application of the Zoning Ordinance would indicate the University would be entitled to only one expansion and the subject expansion would be limited to a maximum of 25% of the area of the existing campus. Misericordia has undergone more than one expansion to date and has more than likely exceeded the 25% expansion capacity for a nonconforming use. Throughout the process of developing the Comprehensive Plan, Misericordia University was invited by Dallas Township to play an active role in seeking a resolution to the existing dilemma which they face as a nonconforming use. To that end Misericordia University has submitted a number of proposals for consideration as amendments to the Dallas Township Zoning Ordinance. Given the fact that Misericordia University has developed into a primary land-use within the context of Dallas Township and its environs, ignoring the situation and leaving the current zoning classification as R-2 does not appear to be a realistic choice.

The Township may wish to give consideration to creating an Institutional Zoning District, which could address Misericordia University and similar uses throughout the Township which are institutional in nature. By creating an Institutional Zoning District and rezoning Misericordia

University to be included in such a district, it would remove the restriction of essentially prohibiting further development of the Campus. Because Misericordia University is located in a



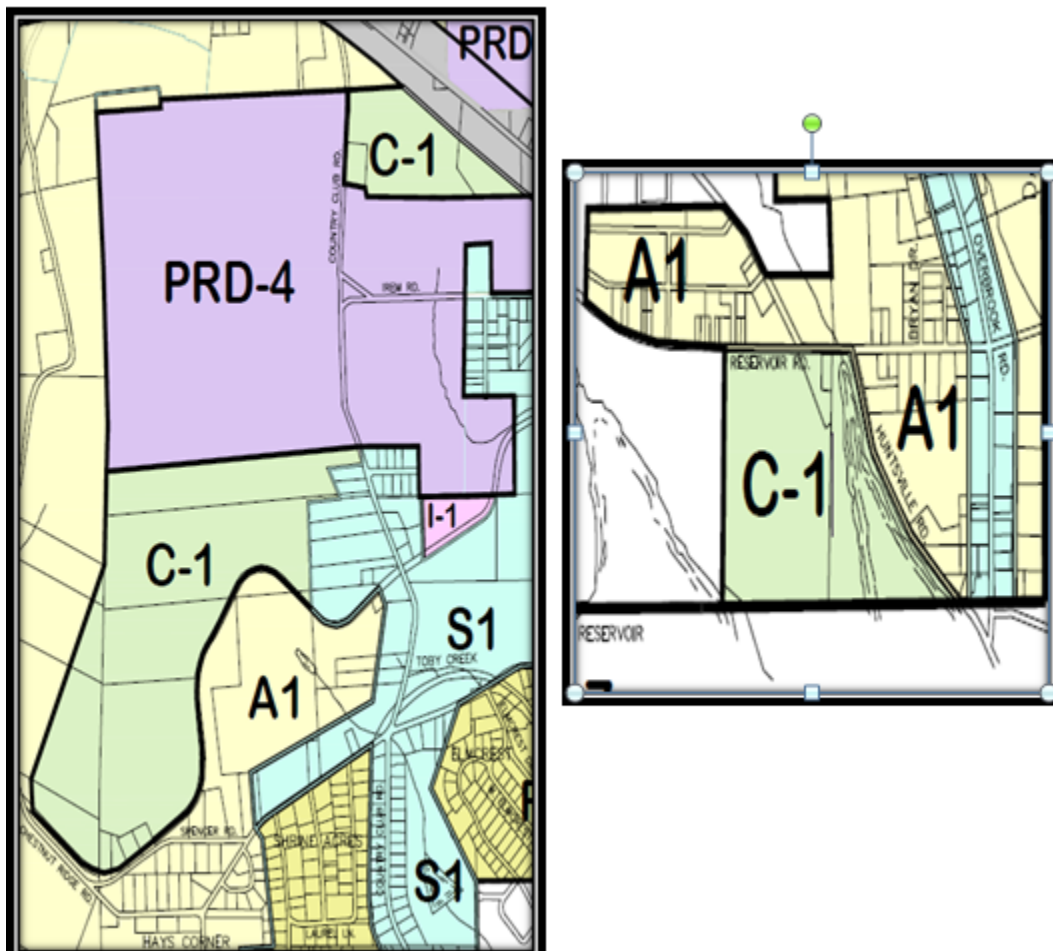
fairly developed and populated area of the Township's, Misericordia University's concept of allowing a university as a use permitted by right would not likely serve the best interest of the Township. Regulatory control should consider classifying the University as either a conditional use and/or special exception use with appropriate supplemental standards. Uses classified as a conditional use require zoning approval which is vested with the Board of Supervisors. A special exception use, which also would address supplemental standards would place zoning approval vested under the authority of the Zoning Hearing Board. The benefit under selection of either classification is the approval process requires a public hearing where all issues of concern or requiring special attention can be given full consideration, which in turn may lead to the inclusion of additional conditions beyond the supplemental requirements that might otherwise be overlooked. Land development approval, following zoning approval, will still be required under the Township's Subdivision and Land Development Ordinance. Because Land Development approval represents a more technical review of compliance with design standards within the

Subdivision and Land Development Ordinance, which are primarily engineering in nature, the actual regulatory control on how the Campus of Misericordia University develops in the future must be embodied in the Zoning Ordinance.

The submission of a pending Master Plan for the campus of Misericordia University would be needed as an initial step in the overall process of considering a zoning amendment to include an Institutional Zoning District. The process to explore the potential of an Institutional District and in particular the governing regulations thereunder is anticipated to be a very time consuming task which must be carefully examined and developed prior to creating such a District.

C-1 DISTRICT (CONSERVATION DISTRICT)

For the rural character and vast amounts of open space throughout the Township, it is relatively surprising to find only three locations totally 255 acres or approximately 2% of all land within the Township zoned as C-1. The majority of open space and rural areas of the Township are currently zoned A-1. Interestingly under the Community Survey, only 38% of the respondents believed Dallas Township to be primarily rural character as compared to 64% suburban. The differential may be related to the fact that a fairly continuing pattern of development is visible from the 2 primary highways that traverse the Township; Route 309 and Route 415. There are two C-1 Districts which border the Item Temple PRD located at the center of the Township.



Together these two districts comprise approximately 195 acres of land the 225 zoned as C-1. The other C-1 District which is relatively small is located adjacent to the Huntsville Reservoir and comprises approximately 60 acres of land. The minimum size lot for the C-1 district is 2 acres.

Thus any consideration to rezone land to a C-1 classification would represent a down zoning and reduced density to 1 unit per two acres. Given the value of land within Dallas Township the reduction density have obvious financial consequences for property owners wishing to develop their property. Should further land be rezoned to a C-1 classification land surrounding and in the general vicinity Lake Catalpa could be considered as a prime location for additional land to be classified as C-1.



PLANNED RESIDENTIAL DISTRICT (PRD)

There are seven PRD's in Dallas Township. Combined they comprise approximately 500 acres of land or about 4% percent of developed land within Dallas Township. The approved PRD's are as follows:

Irem/Masonic Homes
Newberry Estates
Yalick Farms
Sister of Mercy -Pines
Height Pointe Townhouses
Bluff Pointe Townhouses
Dakota Woods

Of the above PRDs, Irem/Masonic Homes, is the largest among the seven with approximately 350 acres. Under the MPC a Planned Residential Development is defined as follows:

“Planned residential development,” an area of land, controlled by a land owner, to be developed as a single entity for a number of dwelling units, or combination of residential and nonresidential uses, the development plan for which does not correspond in lot size, bulk, type of dwelling, or use, density, or intensity, lot coverage and required open space to the regulations established in any one district created, from time to time, under the provisions of a municipal zoning ordinance.”

Thus a Planned Residential Development (PRD) is a land use control device that combines elements of both the zoning and the subdivision and land development ordinances. It is intended to bring together mixed residential and non-residential development and open space and recreational facilities within the same development. The basic concept behind PRD regulations is the establishment by the municipality of certain general overall density, water supply, sewage disposal, and percentage of open space standards, and the permission for the developer to develop with considerable flexibility within these established criteria. PRD should, however, only be an option available to the developer meeting certain criteria. It should not be a form of development specifically mandated by a local ordinance. PRD provisions are special and unique. As previously mentioned, they combine elements of both the zoning and subdivision and land development ordinances to provide somewhat of a mixed use development. The MPC requires that PRD provisions be included as part of the municipality's zoning ordinance. Public hearings are required to be held prior to the tentative approval of all PRDs. A properly designed PRD can benefit both the developer and the municipality. Generally, although not necessarily, the PRD

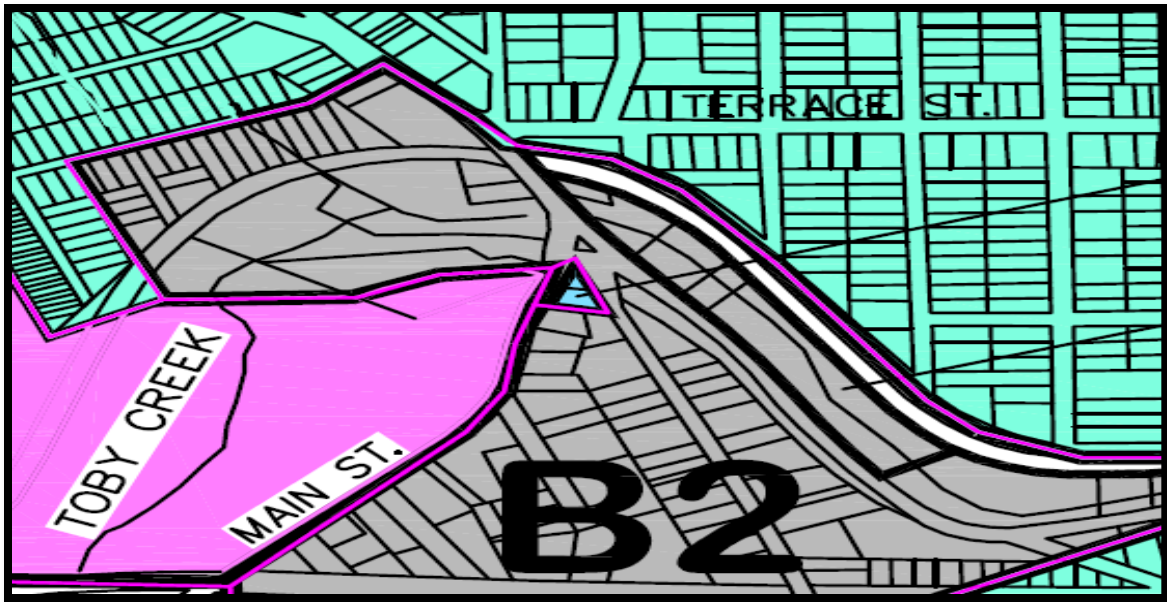
permits the developer to increase his overall density in return for devoting a percentage of total land for common open space. The common open space is usually owned and maintained by a homeowners association or by the developer. The developer may benefit by having to install fewer roads and utility lines, while the municipality benefits by centralization of service areas and less maintenance. Also, the developer is permitted added design flexibility. Since density can be increased in some areas, other areas that should not be developed can be left untouched, e.g., wooded areas, a floodplain, etc. A key element of a PRD represents the mixed-use and various types of dwelling units permitted therein. Three of the seven PRD's which were created in Dallas Township fall the conceptual development of a PRD, as defined under the MPC. Those three PRD's are:

Irem/Masonic Homes
Newberry Estates
Yalick Farms

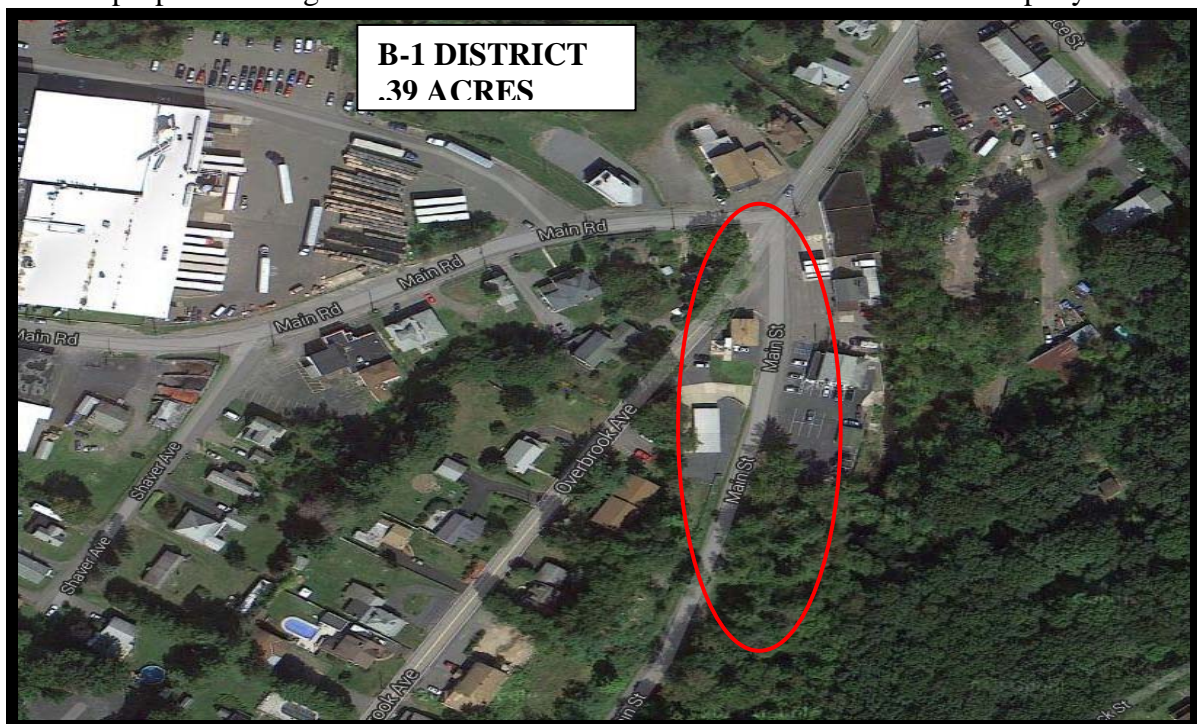
The above three PRD's all were submitted designed to a mixture of different types of dwelling units and varying limited degrees of nonresidential and/or commercial uses which matches the MPC intent for such Districts. The remaining four PRDs, Sister of Mercy -Pines, Height Pointe Townhouses Bluff Pointe Townhouses, and Dakota Woods while all residential in nature, do not include a mixture of different housing types. Sister of Mercy-Pines represents residential apartments, while the remaining three PRDs are townhouses developments. In the future it would serve the best interest of the Township to avoid classifying townhouse and/or apartment developments as PRD's. Such residential developments fail to meet the intent of a PRD, as provided for under the MPC. Townhouse developments can be reasonably classified as R-2. Future proposals for multifamily housing developments, including townhouses should seek an R-2 classification. Under the current Zoning Ordinance enacted in 2008, there is a minimum lot size of 25 acres, which is now needed for a PRD. Thus under the current standards some of the smaller PRDs approved in the past would no longer be permitted.

B-1 DISTRICT (COMMUNITY BUSINESS)

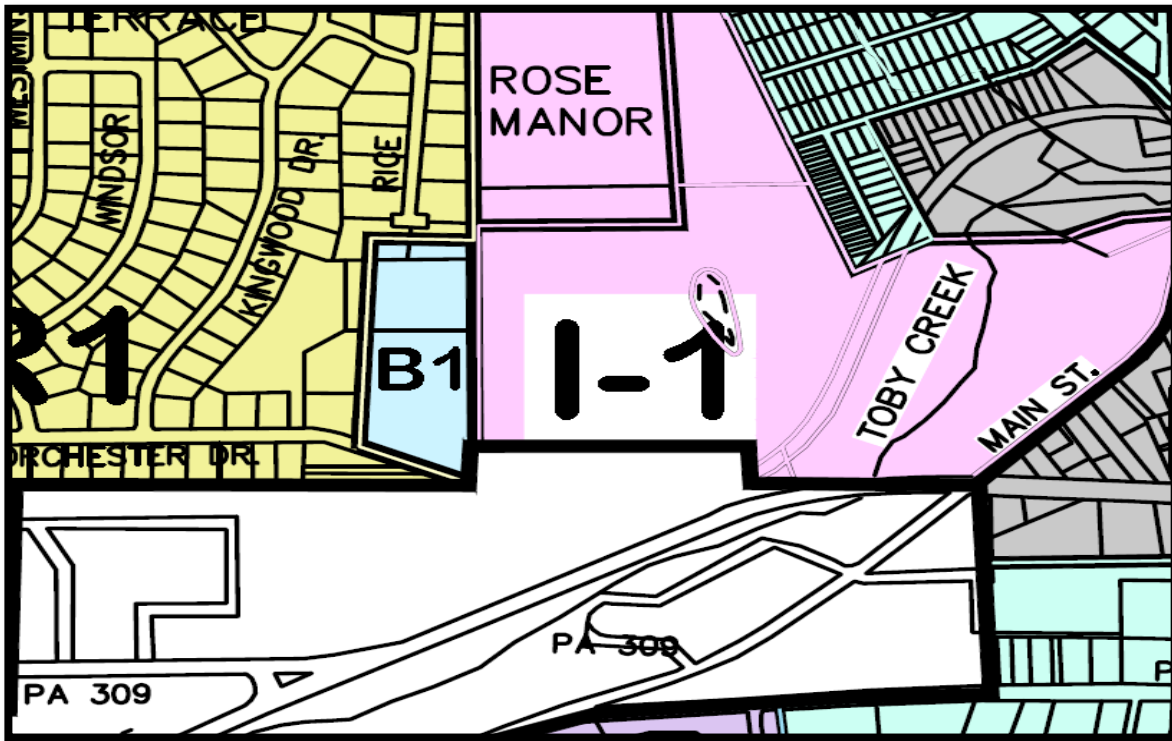
The B-1 District, someone akin to a neighborhood commercial district, encompasses the smallest amount of land in Dallas Township. There is only approximately 29.41 acres of land bearing this



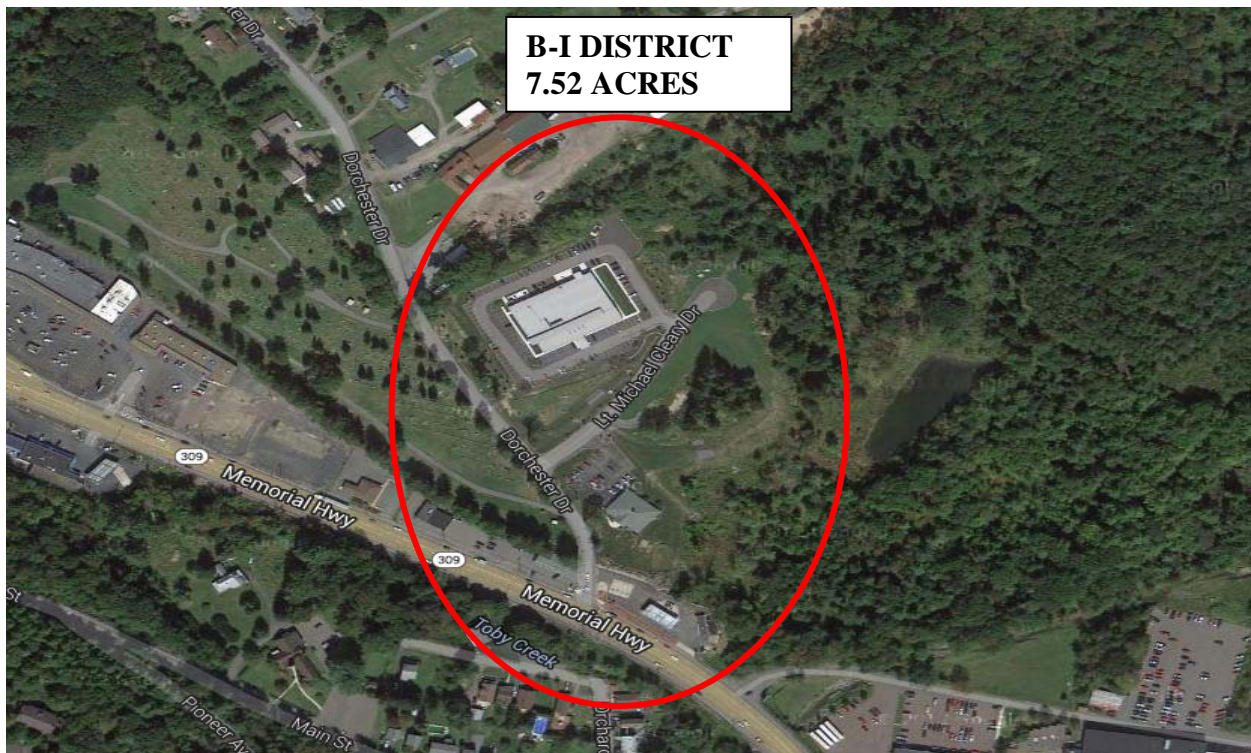
designation at three locations within the Township, representing less than 1% of all land within the Township. Two of these districts are located in the eastern side of the Township. The smallest of the B-1 Districts is limited to .39 acres and appears to be designed to two serve two commercial properties along Main Street: the Fernbrook Inn and Pen-Fern Oil Company.



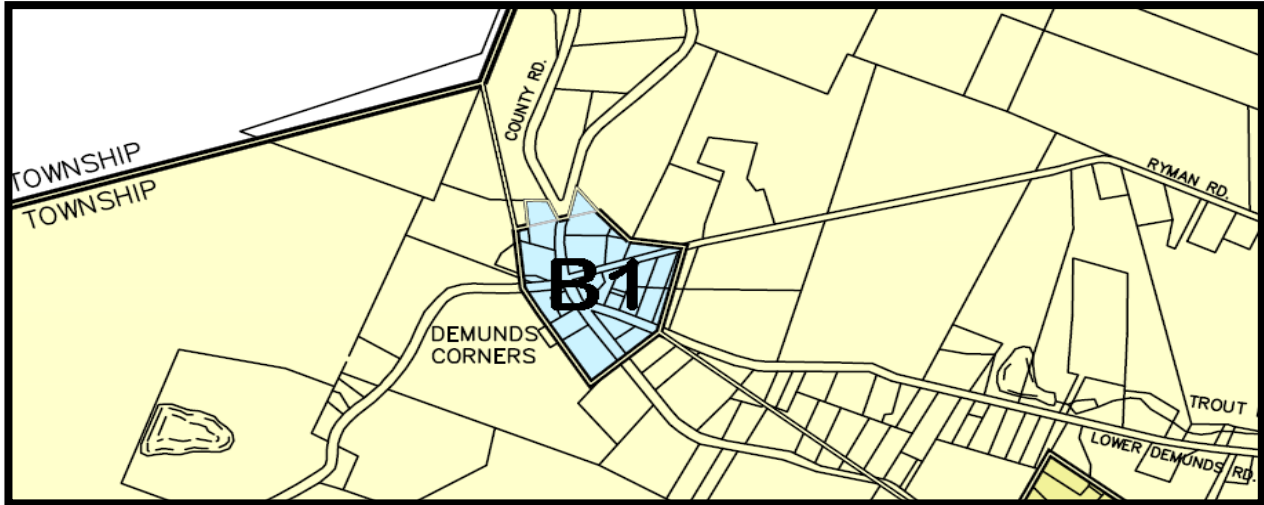
The second B-1 District also located in the eastern section of the Township encompasses



approximately 7.52 acres just off S.R. 309. This area includes the Hildebrandt Learning Center, the Geisinger Medical Group and Traver's Auction Barn.



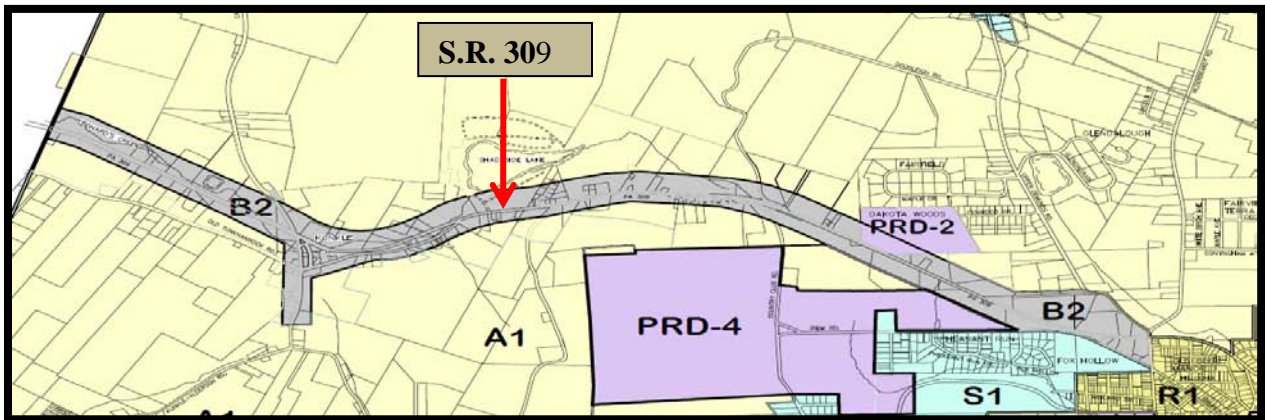
The remaining B-1 District is located the northern corner of the Township. While it carries a commercial designation as a rural crossroads point in the Township with the convergence of five roads, the commercial uses within this 21.5 have diminished over time. At one time this area included two gas stations; a dress factory and a school building (Demunds School; a one-room school house).



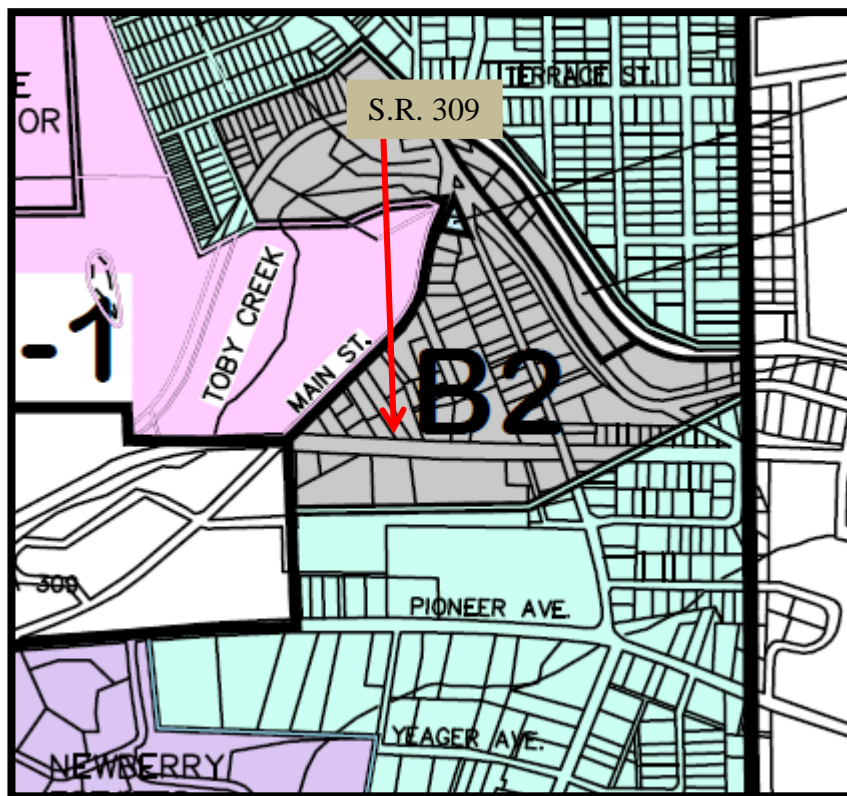
The only remaining commercial use is a tavern. Given the predominance of residential uses which now exists in this neighborhood, the Township should evaluate the need for the continuation of this B-1 District.

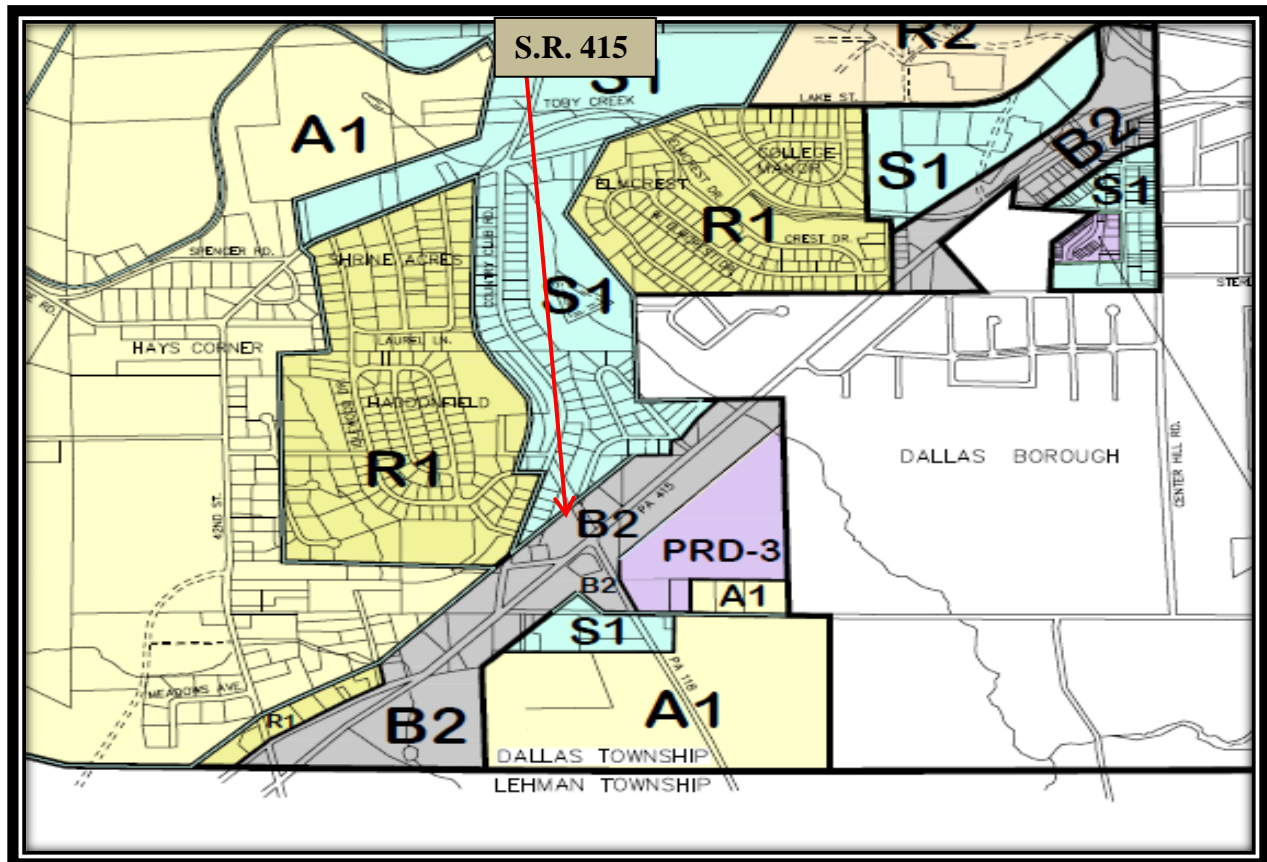
B-2 DISTRICT (HIGHWAY BUSINESS)

There are three B-2 Districts that traverse the Township following the paths of S. R. 309 and S. R. 415. Combined, they encompass approximately 528.57 acres of land, representing approximately 4% of land within Dallas Township. The majority of S.R. 309 crosses the Township in a northwesterly direction into Wyoming County, while S. R. 415 crosses the Township in a southerly direction toward Harveys Lake.



There is also a section of S.R. 309 having an easterly border with Kingston Township and westerly border with Dallas Borough that is heavily developed with commercial uses.

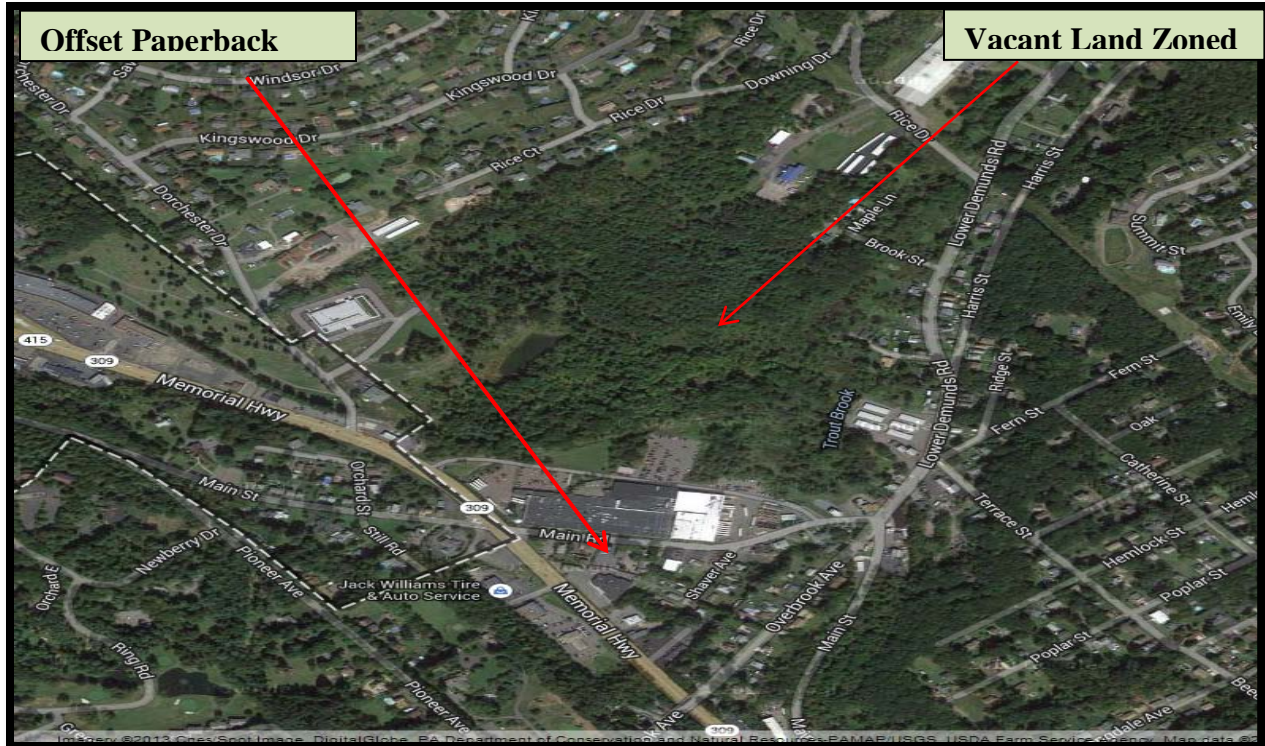




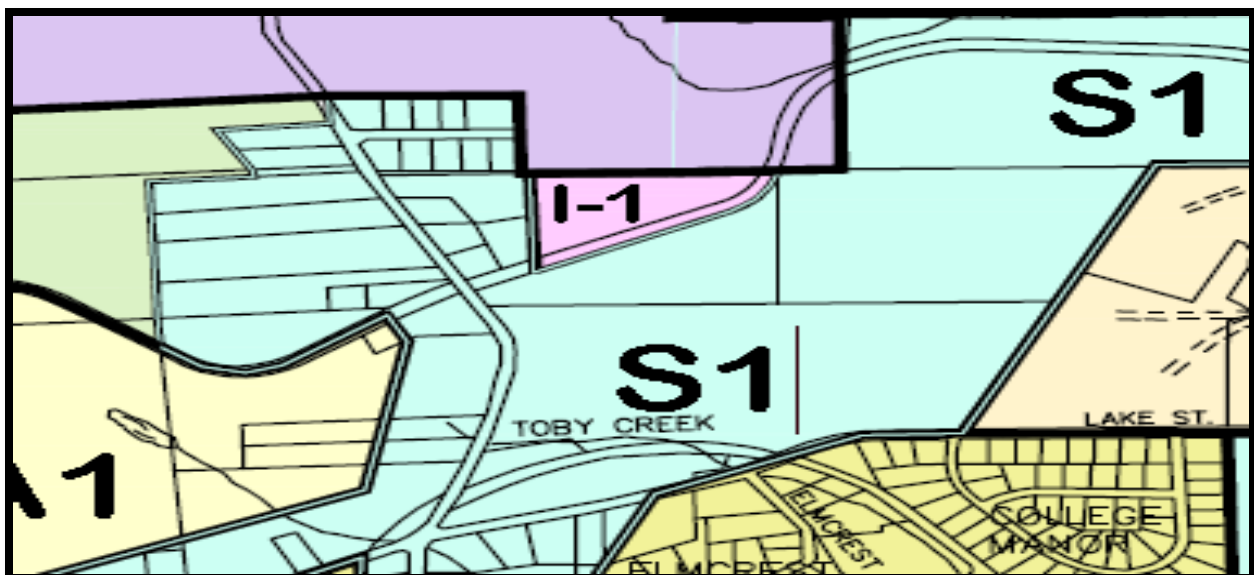
With the exception of the most easterly B-2 District, the boundaries of other two B-2 Districts extend approximately 300 feet along both sides of the legislative right-of-ways. While this zoning scheme was intended to prohibit commercial uses from extending inward toward established residential areas and agricultural areas, it results in a significant number of properties being split between 2 or more zoning districts. As a result of such, properties along to either legislative route which extend more than 300 feet inward cannot be developed for commercial uses without the need of securing either a use variance for the property or a rezoning of the property to extend the commercial boundary. Nonetheless, the location of the B-2 Districts within the Township are strategically located along major travel routes to serve the intended purpose of encouraging commercial development, particularly beginning at its municipal boundary with Dallas Borough where both roadways intersect. By comparison S.R. 415 contains a greater concentration and intensity of commercial uses throughout its Route through the Township. An examination of S.R. 309 shows a pattern of less pronounced concentration of commercial uses particularly when traveling in a western direction toward the Township’s municipal boundary with Monroe Township (Wyoming County). The Township should reexamine the extent of the B-2 District along S.R. 309 with the possibility of its reduction in length.

I-1 DISTRICT (INDUSTRIAL)

Dallas Township as a rural/suburban bedroom community has a limited amount of land classified and/or used for industrial purposes. Historically the Township has had limited uses which are classified as industrial; a trend is not anticipated to change in future. Nor is there any desire upon the part of residence to change that trend as approximately 72% of the respondents in the Community Survey looked unfavorably upon new industrial growth.



There are 106.73 acres of land zoned as I-1 representing less than 1% of all land within the Township, the majority of which are concentrated in the eastern section of the Township, with



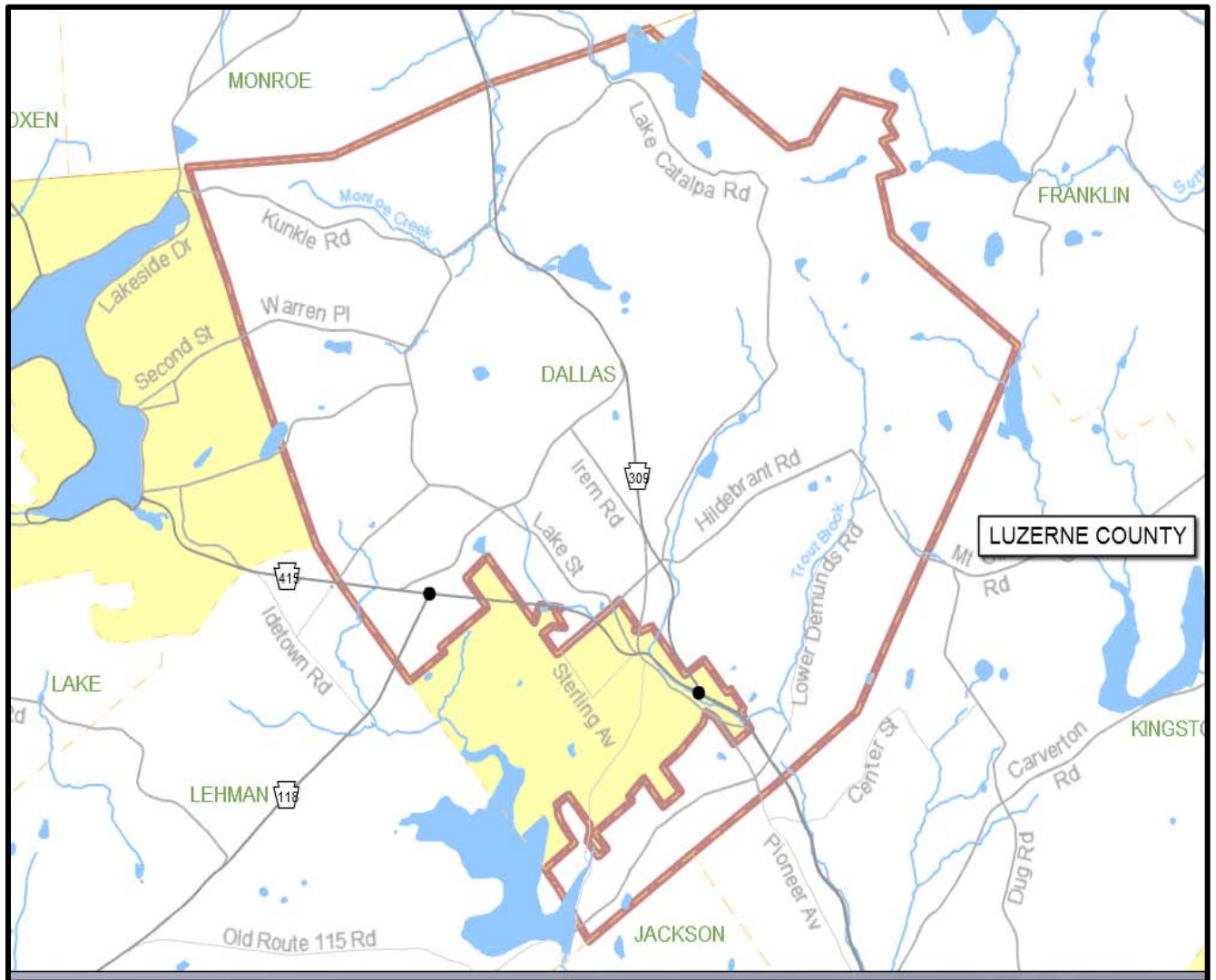
Offset Paperback Manufacturers Inc., being the major use. Most of this, I-1 District is vacant located between land located between S.R. 309, Lower Demunds Road and Orchard View Terrace. Thus, without examining ownership or any potential deed restrictions, there is land available for additional industrial growth in this District. The other land that is zoned I-1 is a 7.45 area located off Country Club Road near the center of the Township.

There is one industrial use located within this area, Coates Reprographics. It appears that this area may have been zoned I-1 for this specific use.

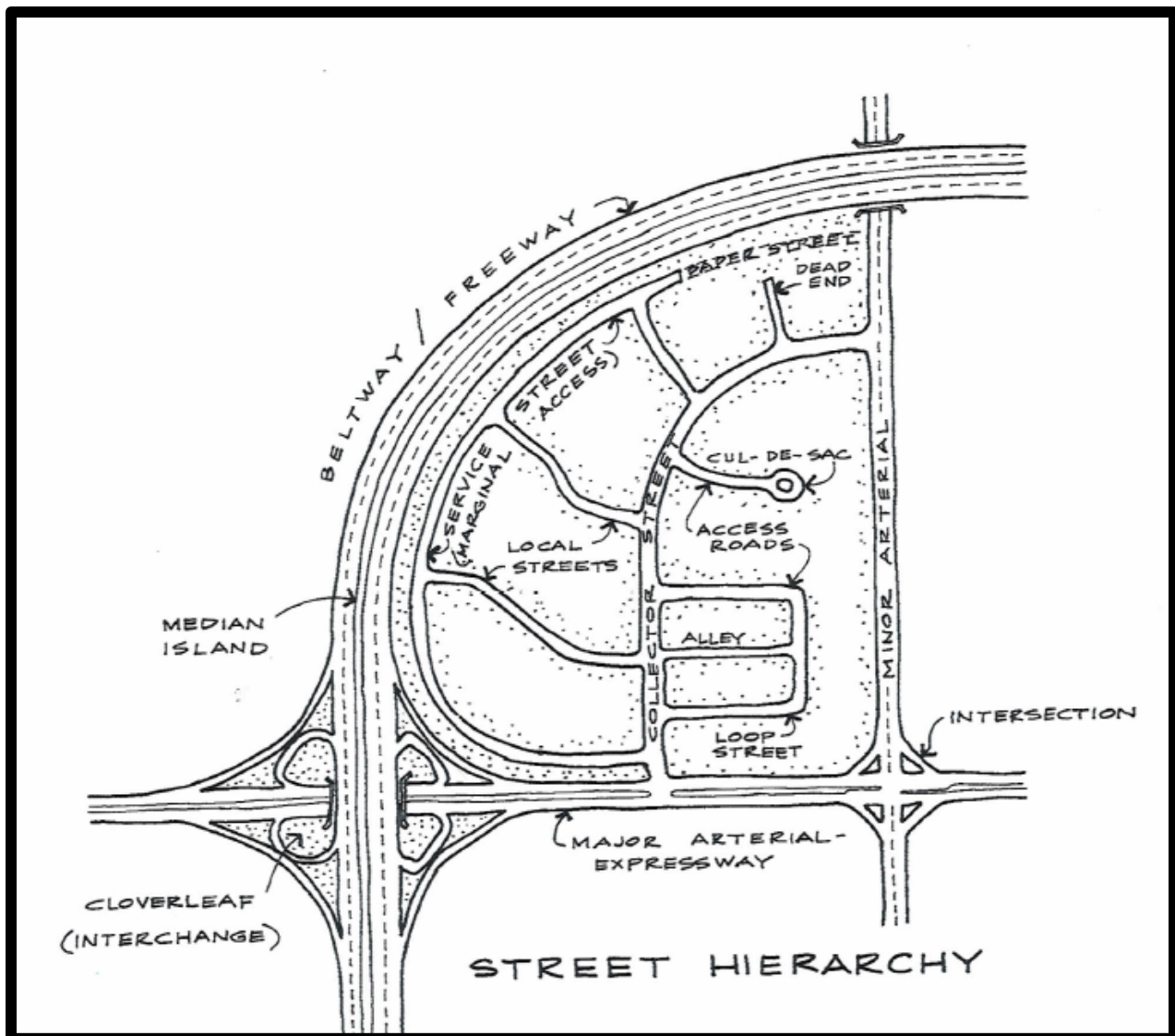


CHAPTER 8 TRANSPORTATION

Safe and well-maintained roads are vital to all communities, serving not only as the means of travel within the community, but as a direct link to the region and beyond. This Chapter primarily addresses roadways located within Dallas Township or providing access to and from the Township and their influence on land use and development for the Township. The roadway system within Dallas Township covers approximately 74.17 miles of roadway. Of the aforementioned total 42.07 miles or 57% are State Legislative Routes under the jurisdiction of PennDOT.



The designation of roads by its functional classification is normally divided into four categories: Expressways, Arterial Highways, Collector Roads, and Local Roads. Each classification is distinct in relationship to the intended volumes of traffic.



Characteristics of Roads by Classification

Expressways

- provide interregional and interstate connections
- designed for unrestricted, high-speed (55 to 65 mph) mobility of traffic
- limited access; no direct access to private property
- provides highest level of mobility
- intersects with selected arterial or collector routes by means of interchanges
- carries highest volumes of automobile and truck traffic with longer trip lengths

Interstate Routes are the most common types of roadways that are classified as Expressway.

There are no roadways in Dallas Township that are classified as an Expressway.

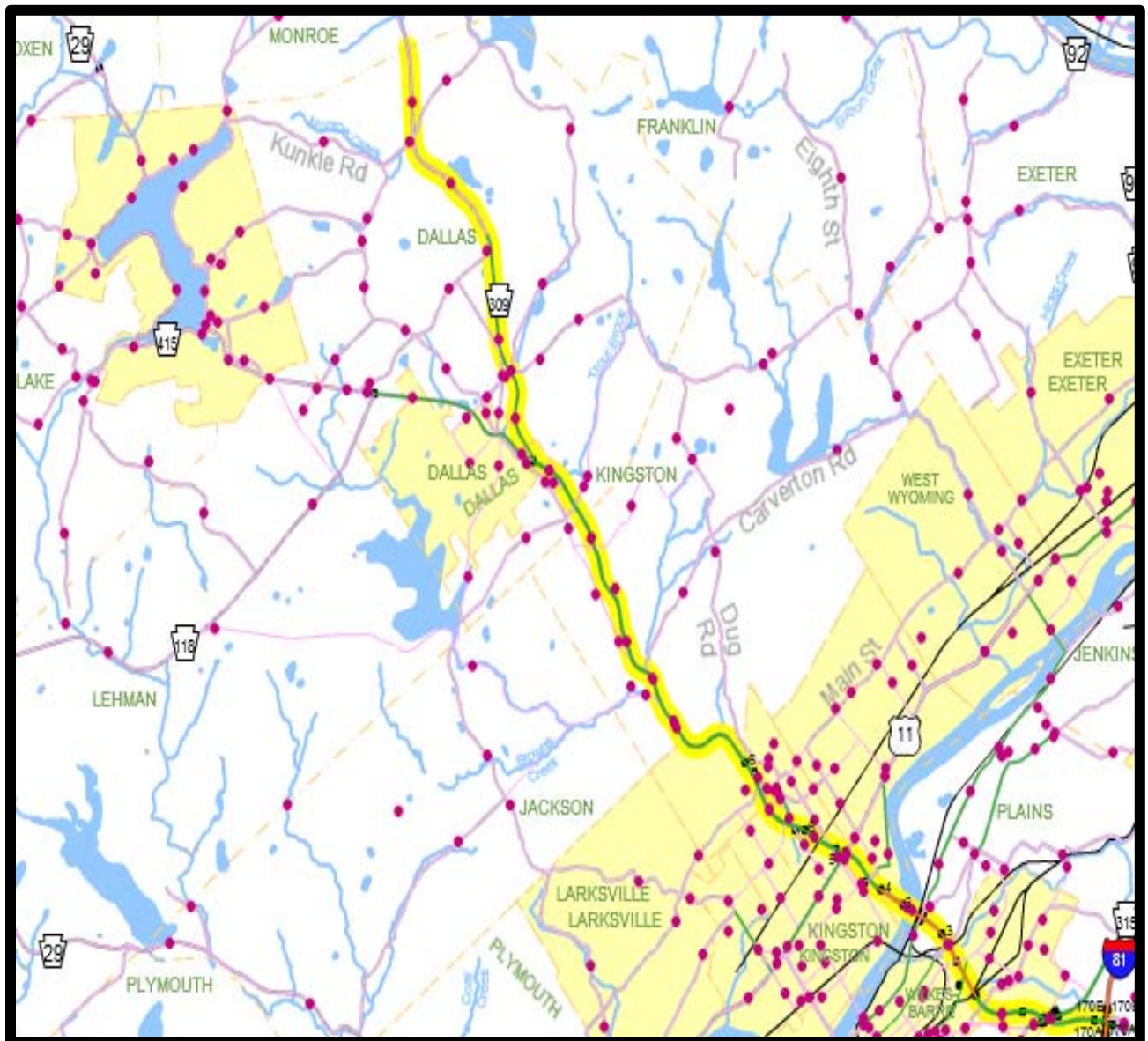
Arterial Highways

- provides connections between commercial and population centers in the region
- provides connection between the municipalities and adjoining communities, counties and states
- carries large volumes of traffic at a relatively high speed (45-55 mph)

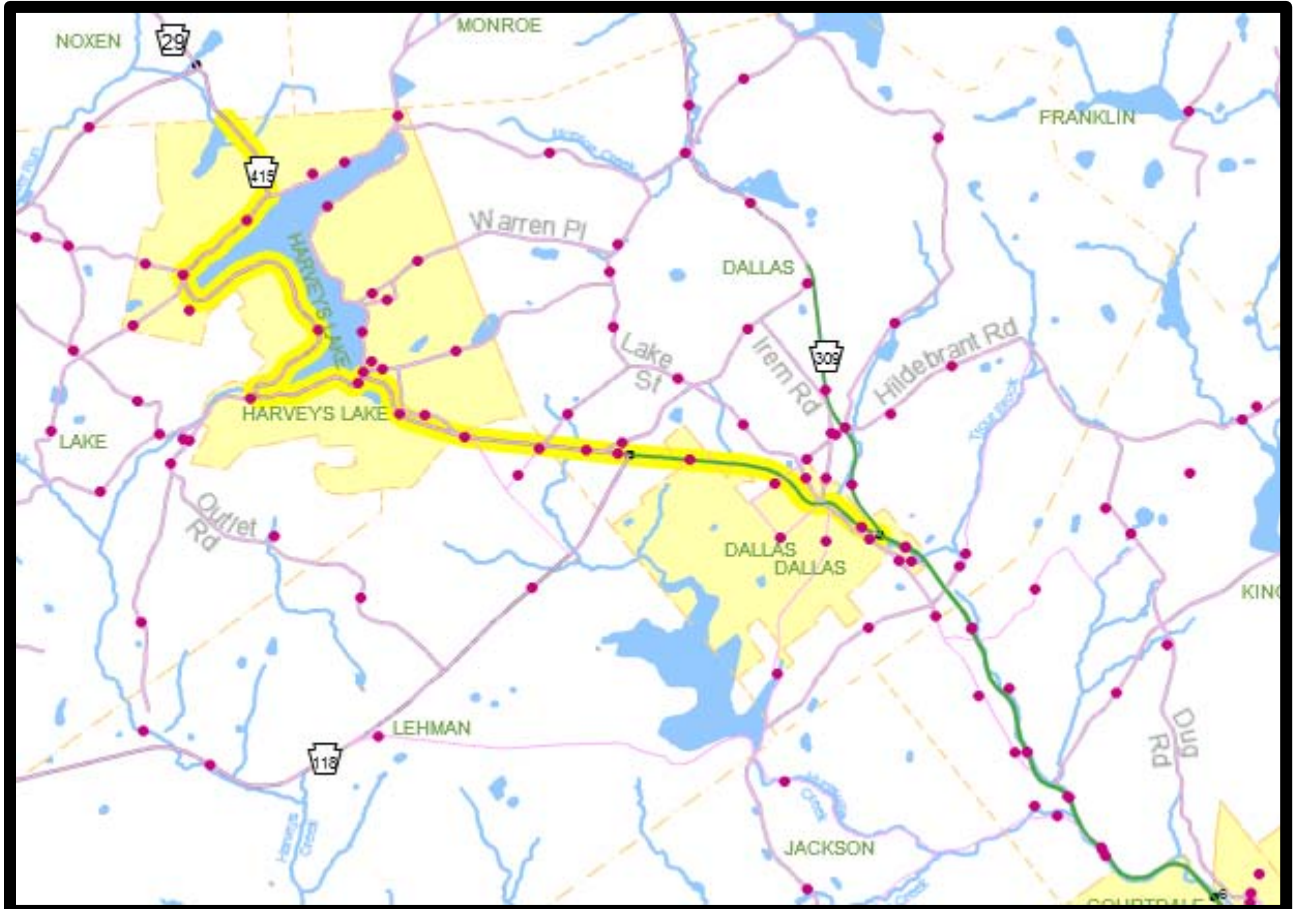
- serves a mix of local and through traffic
- provides moderate to high levels of mobility
- Access limited only by PennDOT Highway occupancy permits and local zoning and subdivision ordinances

The state highway and road systems providing access to, from and through Dallas Township can be best viewed in a regional context. There are three arterial highways located within Dallas Township; State Route 309, State Route 415 and State Route 118. The following charts illustrates their geographically location in a more regional context.

STATE ROUTE 309



STATE ROUTE 415



STATE ROUTE 118



Collector Roads

- collects traffic from local streets for connection of the resident shall areas to commercial and activity centers and arterial roads.
- serves moderate levels of traffic and a reduced speeds (35-45 mph)
- serves more locally oriented traffic and few through trips
- carries primarily only “local delivery” truck traffic
- access from smaller and more numerous properties
- access limited only by local municipal and PennDOT Highway occupancy permits and local zoning and subdivision ordinance.

There are 13 State Legislative Routes in Dallas Township that can be classified as Collector Roads which includes:

<u>State Route Number</u>	<u>Name of Township Roadways</u>
1044	Hildebrandt Road
1044	Wyoming Street
1044	Center Hill Road
1041	Lake Catalpa Road
1041	Upper Demunds Road
1026	Lake Catalpa Road
1026	Kunkle Road
1020	Carpenter Road
1018	42 nd Street
1016	Country Club Road
1047	Lake Street
1045	Irem Road
1045	Church Street
1014	Overbrook Ave.

In addition to the above referenced State roads, Lower Demunds Road, which is a County owned road, also falls under the classification as a Collector Road. In some cases some of the numbering above State Routes include two or more Township Roads. Those include dare Routes 1044, 1041, 1026 and 1045.

Locals Roads

- Provides connection residential properties and communities and less populated areas to collectors roads.
- serves the lowest levels of traffic at slowest speeds (normally not in excess of 25mph)
- provides high level of access from smaller residential parcels or areas with little development
- carries local trips only with no through trips
- carries minimal truck traffic limited to local deliveries

All other public roads in the Township not classified as collector roads are considered local roads, all of which are owned and maintained by Dallas Township. PennDOT records indicate there are 135 roads/streets that are owned by Dallas Township which total approximately 42 miles roadways.

Traffic Volumes: While the heaviest volumes of traffic are carried on the three main State Legislative Routes located in the Township, State Route 309, State Route 415 and State Route 118, some of other State Legislative Routes serving as Collector Roads also carry significant volumes of traffic though and within the Township. The available average daily volumes of traffic are provided upon the following pages of this Chapter along with photos along the subject routes. The date of the traffic counts range from 2011 through 2012.

TRAFFIC VOLUMES

Major Arterial Roads

State Route 415

State Route 309

State Route 118

STATE ROUTE 415

From Dallas Borough to State Route 118
Average Daily Traffic Volume – 12,428 Vehicles (both directions)



STATE ROUTE 415
From Dallas Borough to State Route 118



STATE ROUTE 415

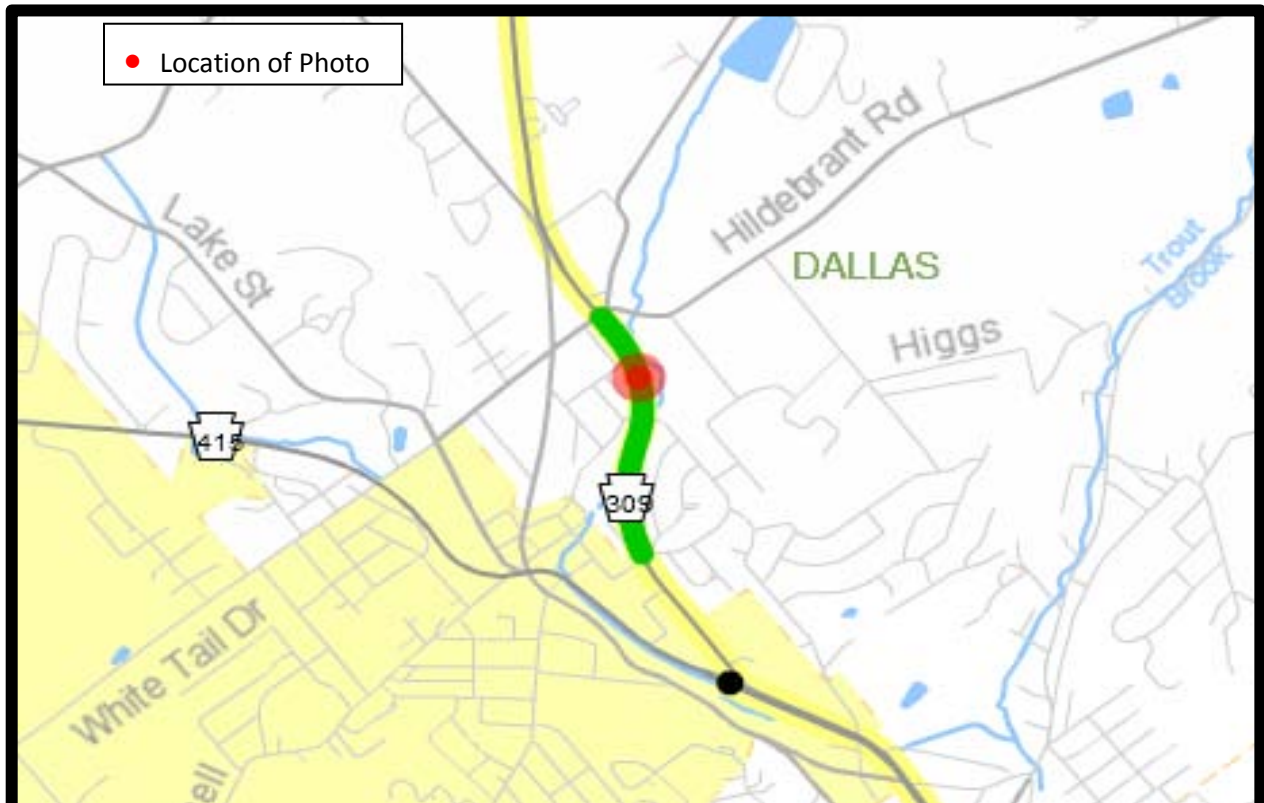
From State Route 118 to Municipal Boundary

Average Daily Traffic Volume – 7,602 Vehicles (both directions)



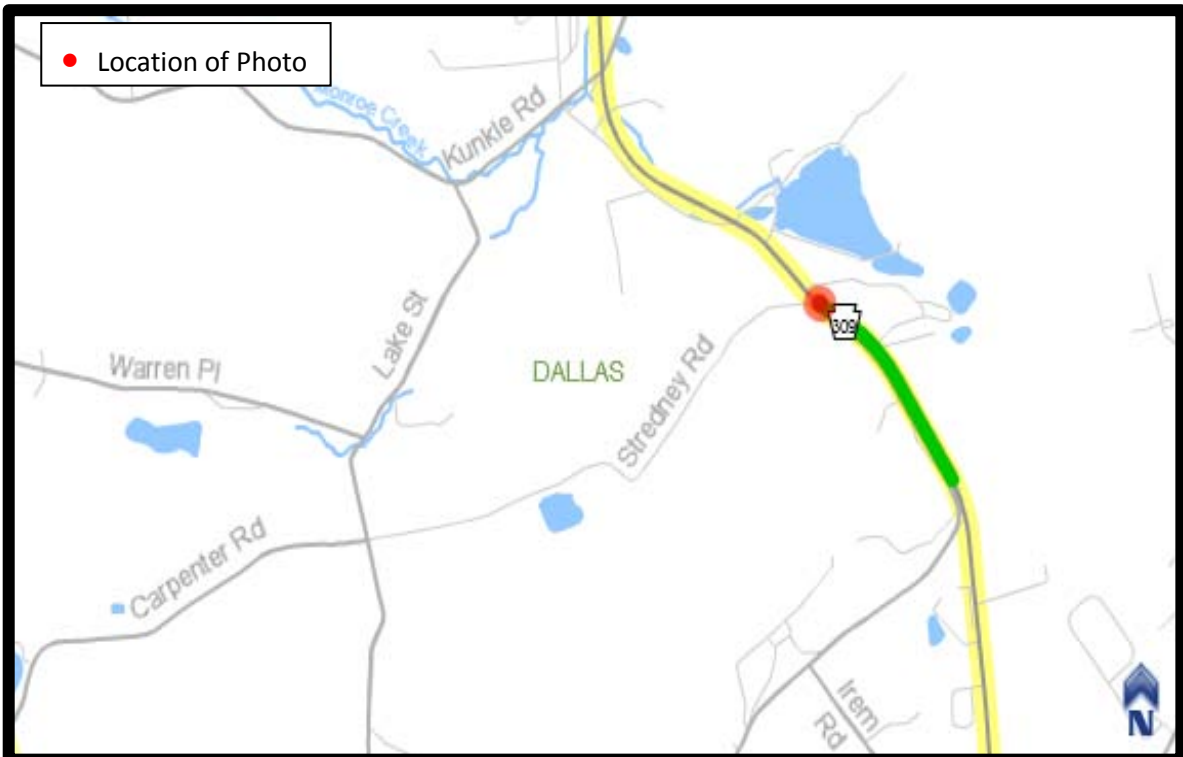
STATE ROUTE 309

From Dallas Borough to Country Club Road
Average Daily Traffic Volume – 11,869 Vehicles (both directions)



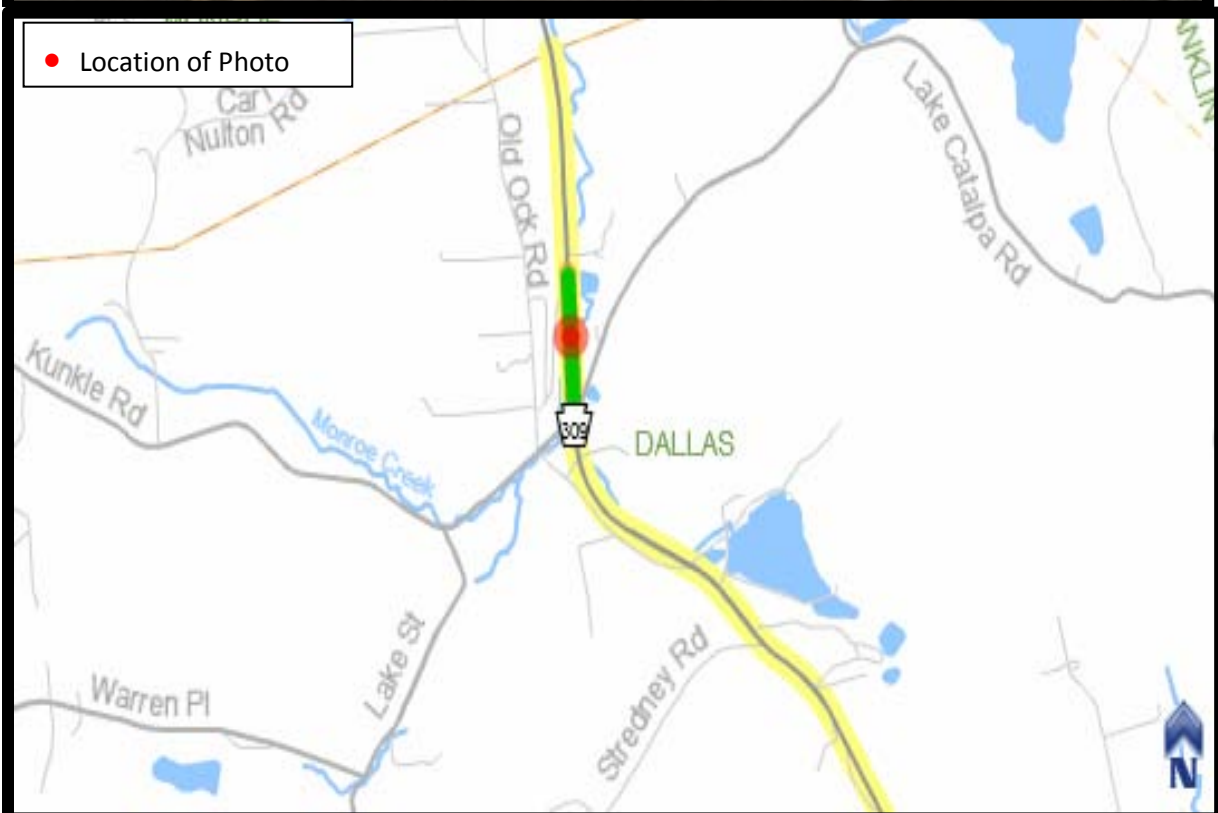
STATE ROUTE 309

From Country Club Road to Kunkle Road
9,437 Average Daily Traffic Volume (both directions)



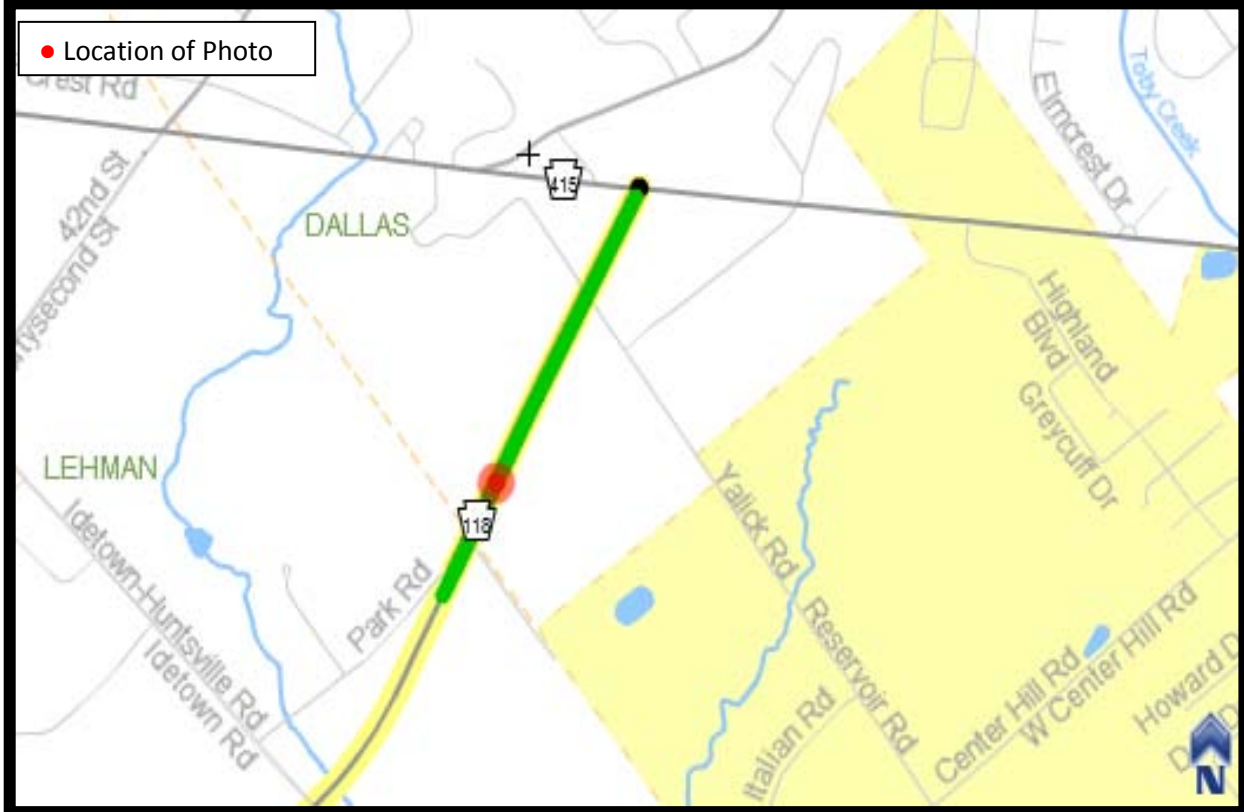
STATE ROUTE 309

From Kunkle Road to Municipal Boundary with Wyoming County
7,842 Average Daily Traffic Volume (both directions)



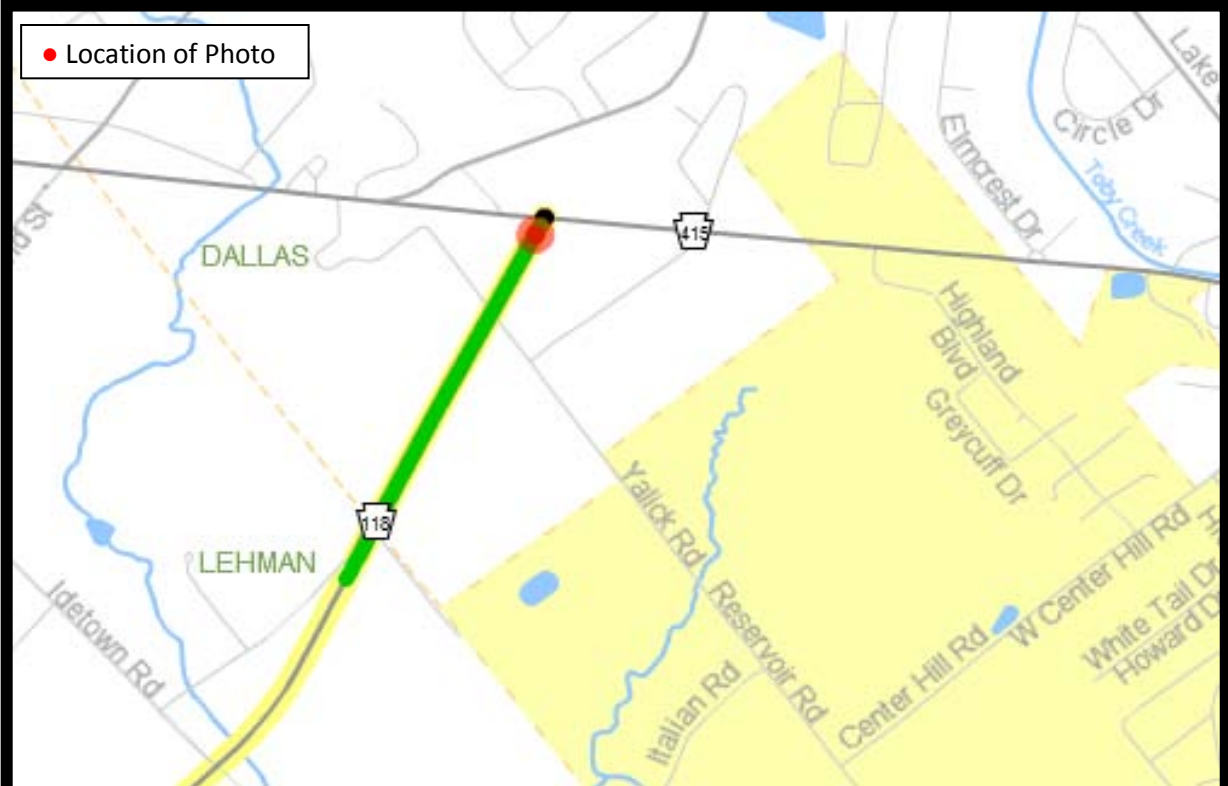
STATE ROUTE 118

From Municipal Boundary with Lehman Township to Intersection with State Route 415.
Average Daily Traffic Volume – 6,559 Vehicles (both directions)



STATE ROUTE 118

From Municipal Boundary with Lehman Township to Intersection with State Route 415.



TRAFFIC VOLUMES

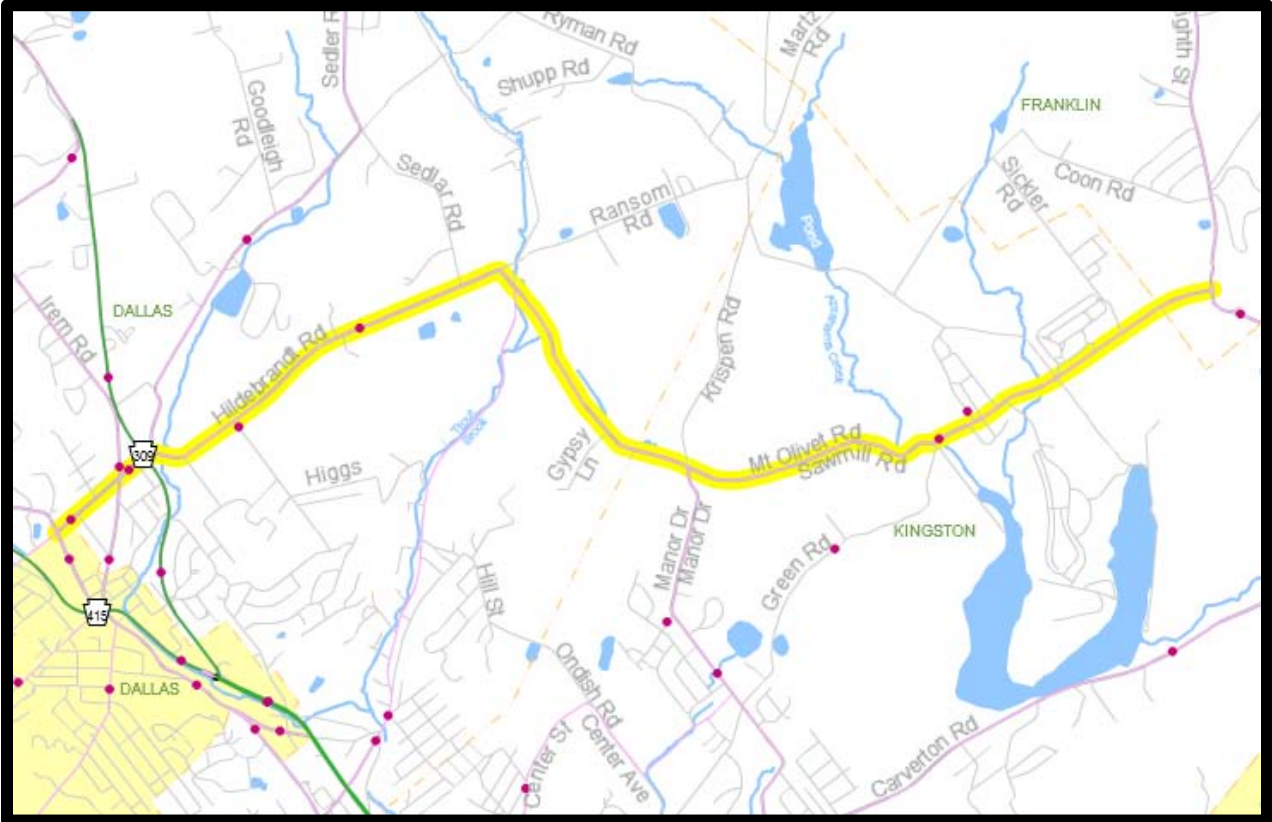
Collectors Roads

<u>State Route Number</u>	<u>Name of Township Roadways</u>
1044	Hildebrandt Road
1044	Wyoming Street
1044	Center Hill Road
1041	Lake Catalpa Road
1041	Upper Demunds Road
1026	Lake Catalpa Road
1026	Kunkle Road
1024	Second Street
1020	Carpenter Road
1018	42 nd Street
1016	Country Club Road
1047	Lake Street
1045	Irem Road
1045	Church Street
1014	Overbrook Ave.

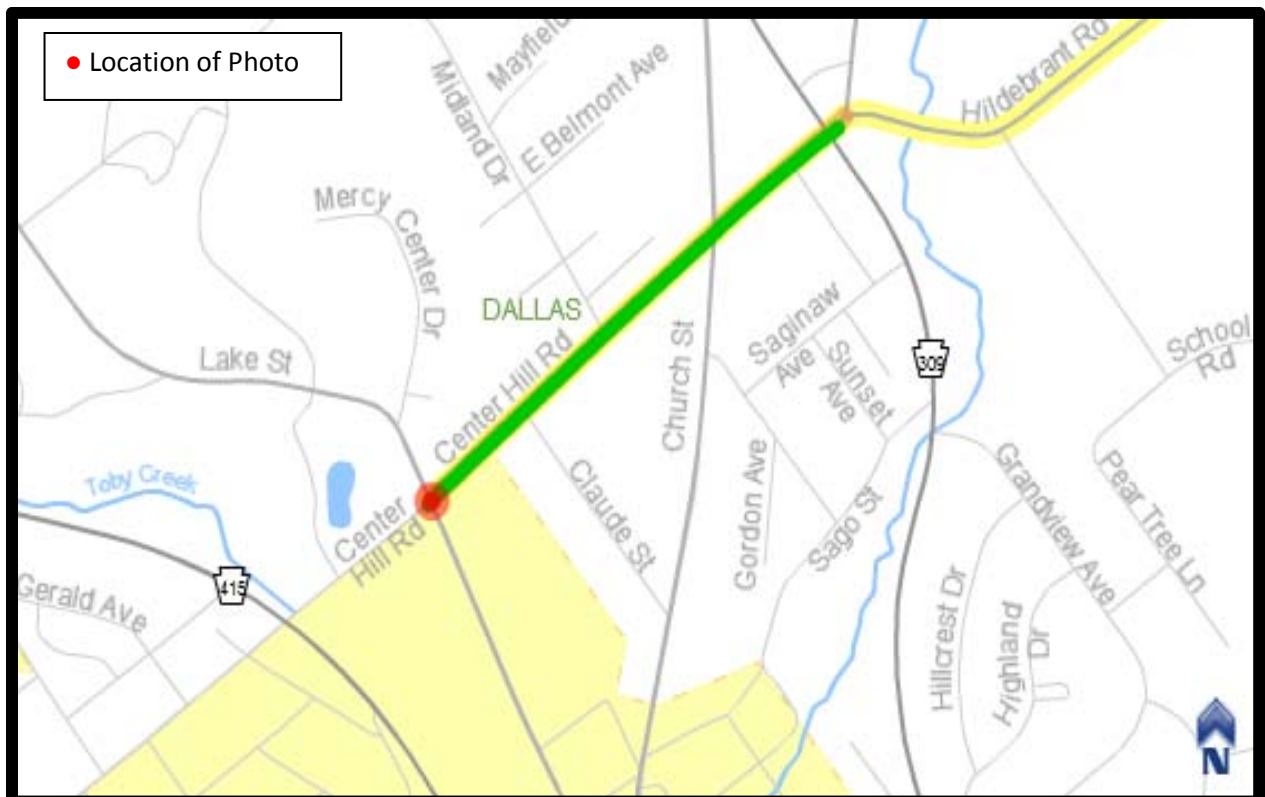
STATE ROUTE 1044

Includes

**CENTER HILL ROAD
HILDEBRANDT ROAD
WYOMING ROAD**



CENTER HILL ROAD. Traveling East
From intersection with Lake Street to State Route 309.
State Route 1044
Average Daily Traffic Volume – 4,592 Vehicles (both directions)



CENTER HILL ROAD. Traveling East



HILDEBRANDT ROAD

From Intersection with S.R. 309 to Wyoming Road

State Route 1044

Average Daily Traffic Volume – 3,549 Vehicles (both directions)



WYOMING ROAD

From Intersection with Hildebrandt Road to Municipal boundary with Kingston Township
State Route 1044

Average Daily Traffic Volume – 3,549 Vehicles (both directions)



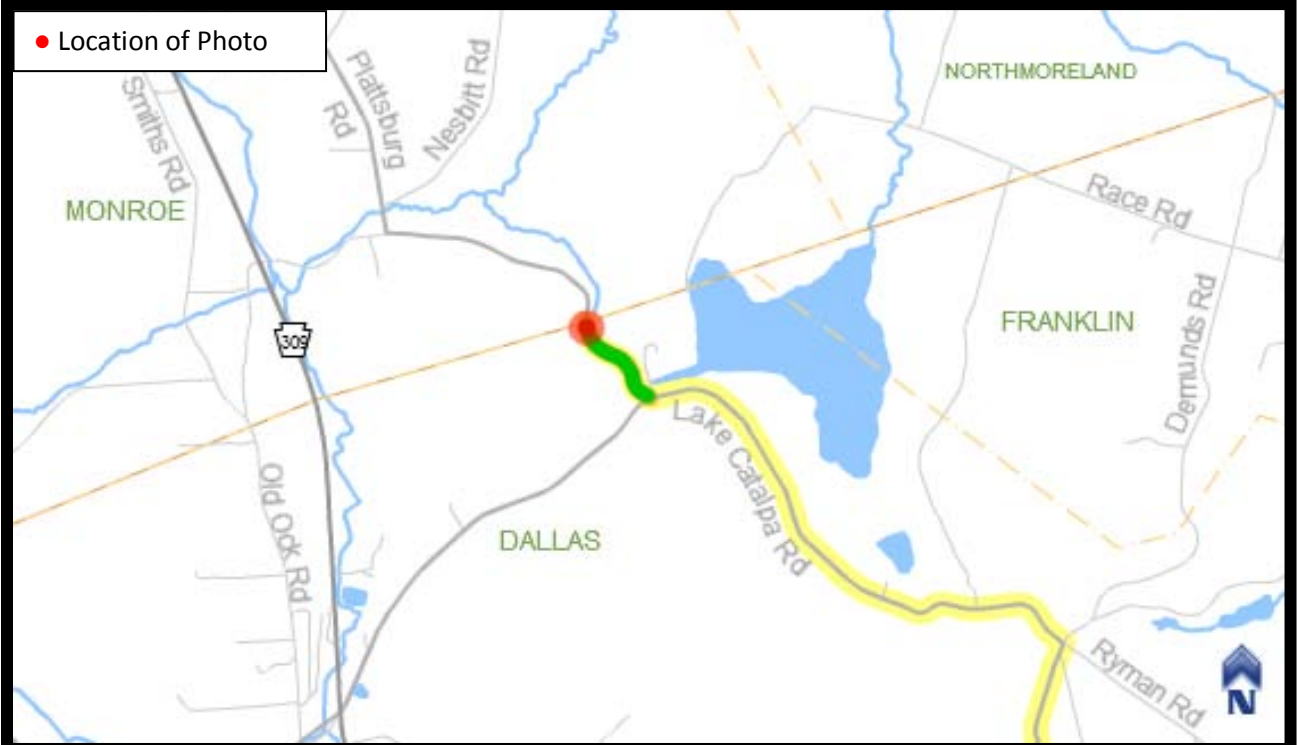
STATE ROUTE 1041

Includes

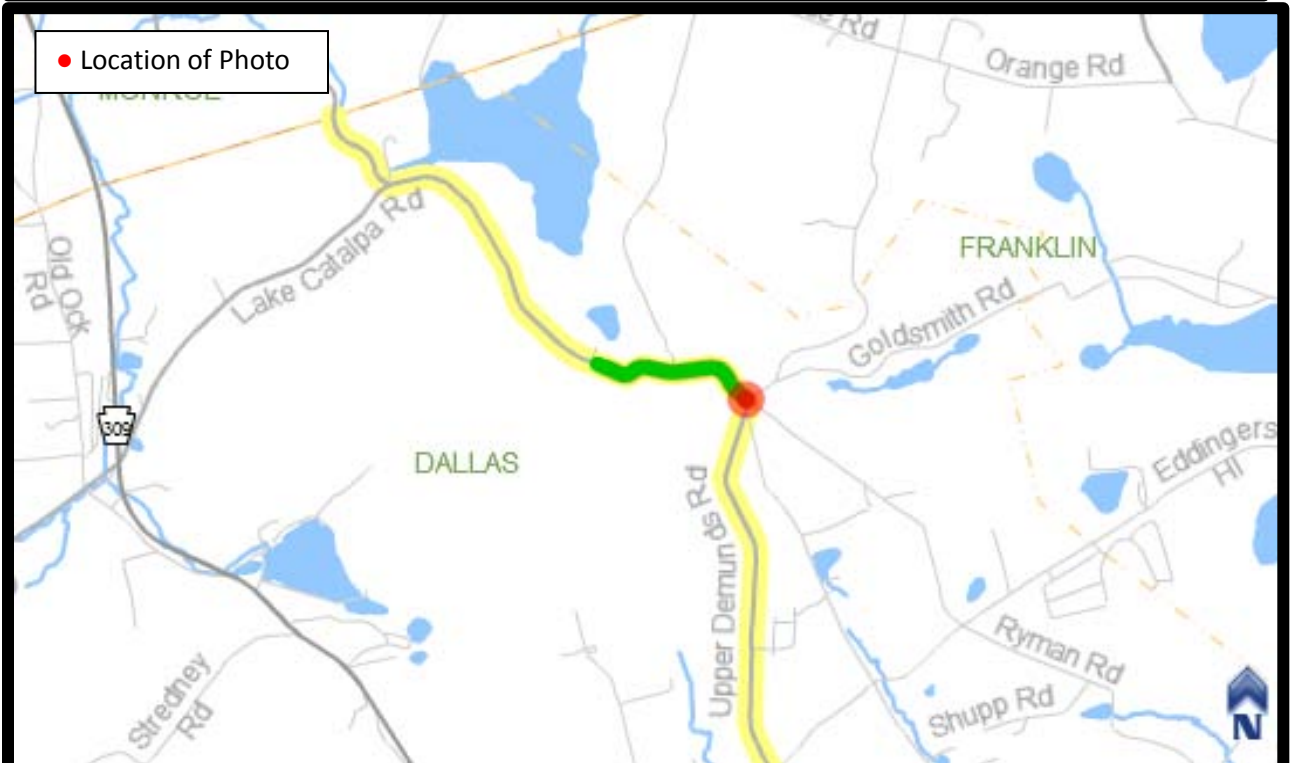
**UPPER DEMUNDS ROAD
LAKE CATALPA ROAD**



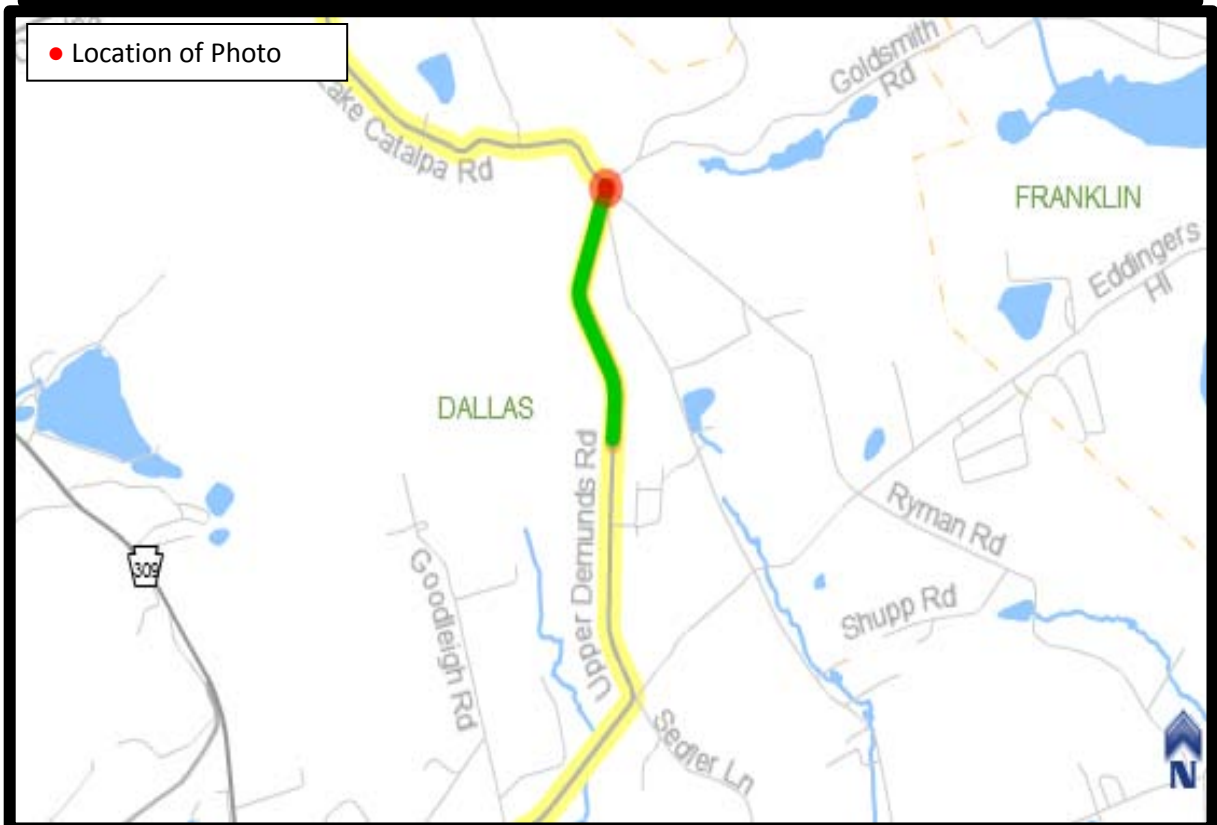
LAKE CATALPA ROAD Traveling South
Beginning at Municipal Boundary with Wyoming County
State Route 1041
Average Daily Traffic Volume – 186 Vehicles (both directions)



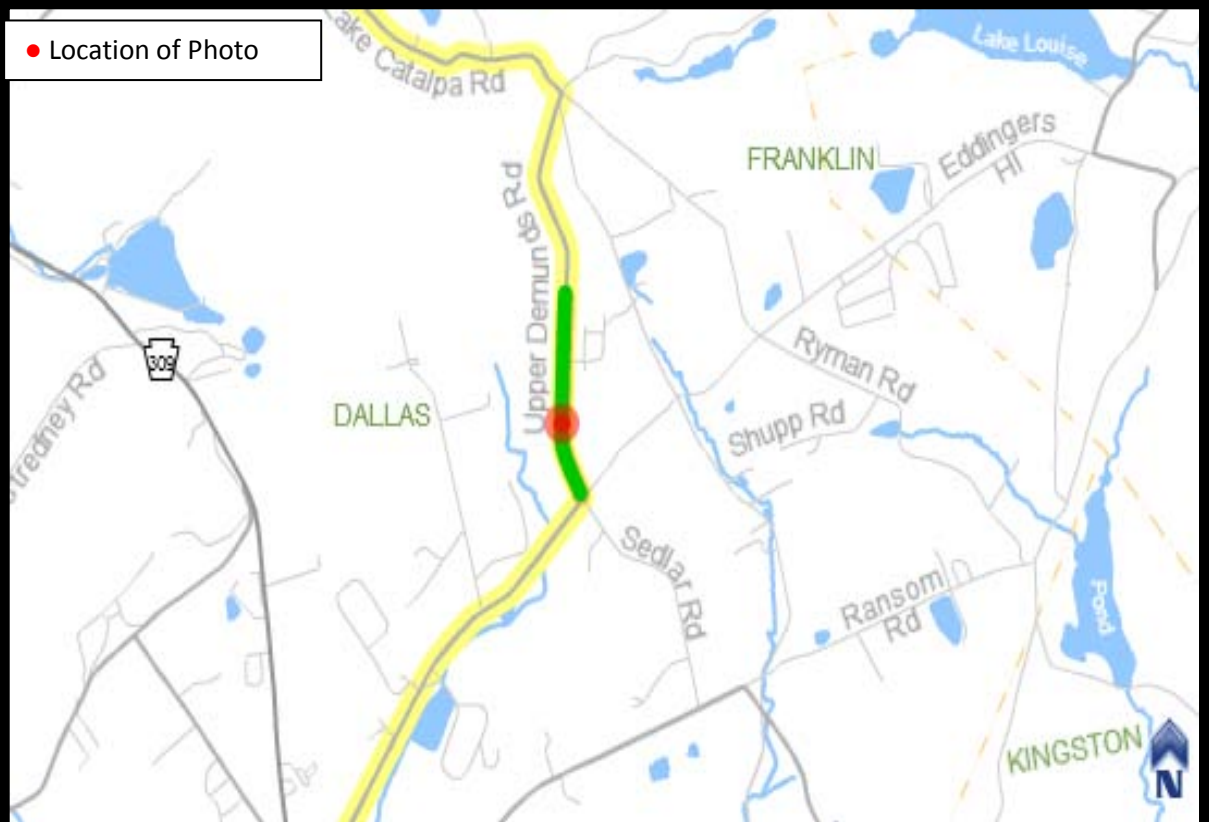
LAKE CATALPA ROAD Traveling South
From Intersection with S.R. 1026 to Upper Demunds Road
State Route 1041
Average Daily Traffic Volume – 1,065 Vehicles (both directions)



UPPER DEMUNDS ROAD Traveling South
From Intersection with Lake Catalpa Road to Sedlar Road
State Route 1041
Average Daily Traffic Volume – 1,065 Vehicles (both directions)



UPPER DEMUNDS ROAD Traveling South
State Route 1041
From Intersection with Lake Catalpa Road to Sedlar Road



UPPER DEMUNDS ROAD Traveling South
From Intersection with Sedlar Road and State Route 309
State Route 1041

Average Daily Traffic Volume – 2,738 Vehicles (both directions)



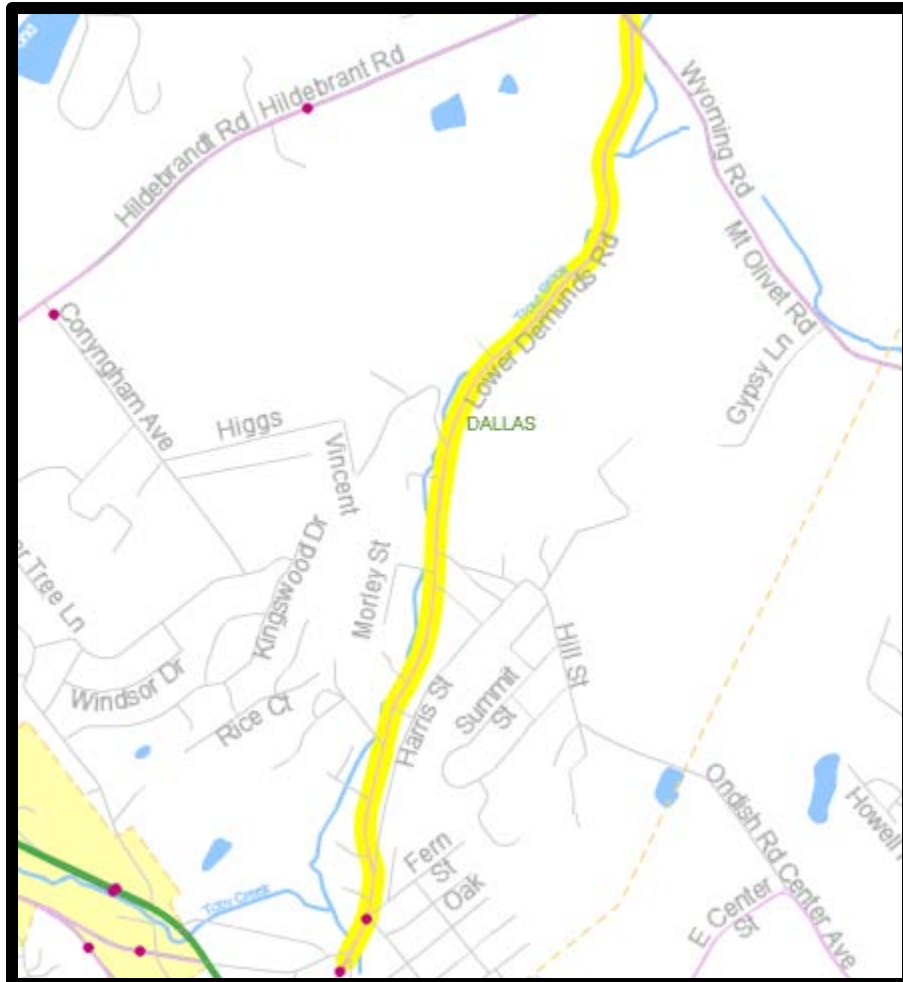
UPPER DEMUNDS ROAD

State Route 1041

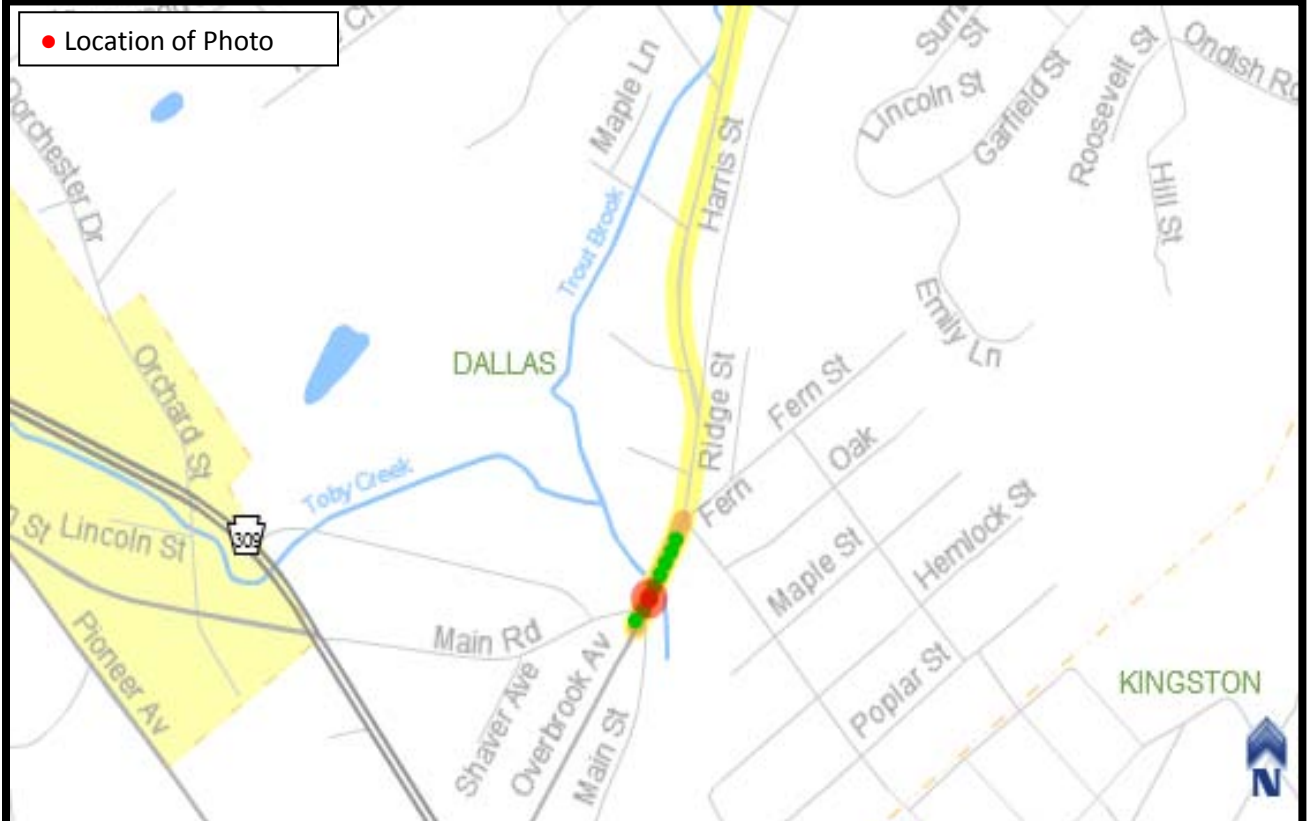
Between Intersection with Sedlar Road and State Route 309



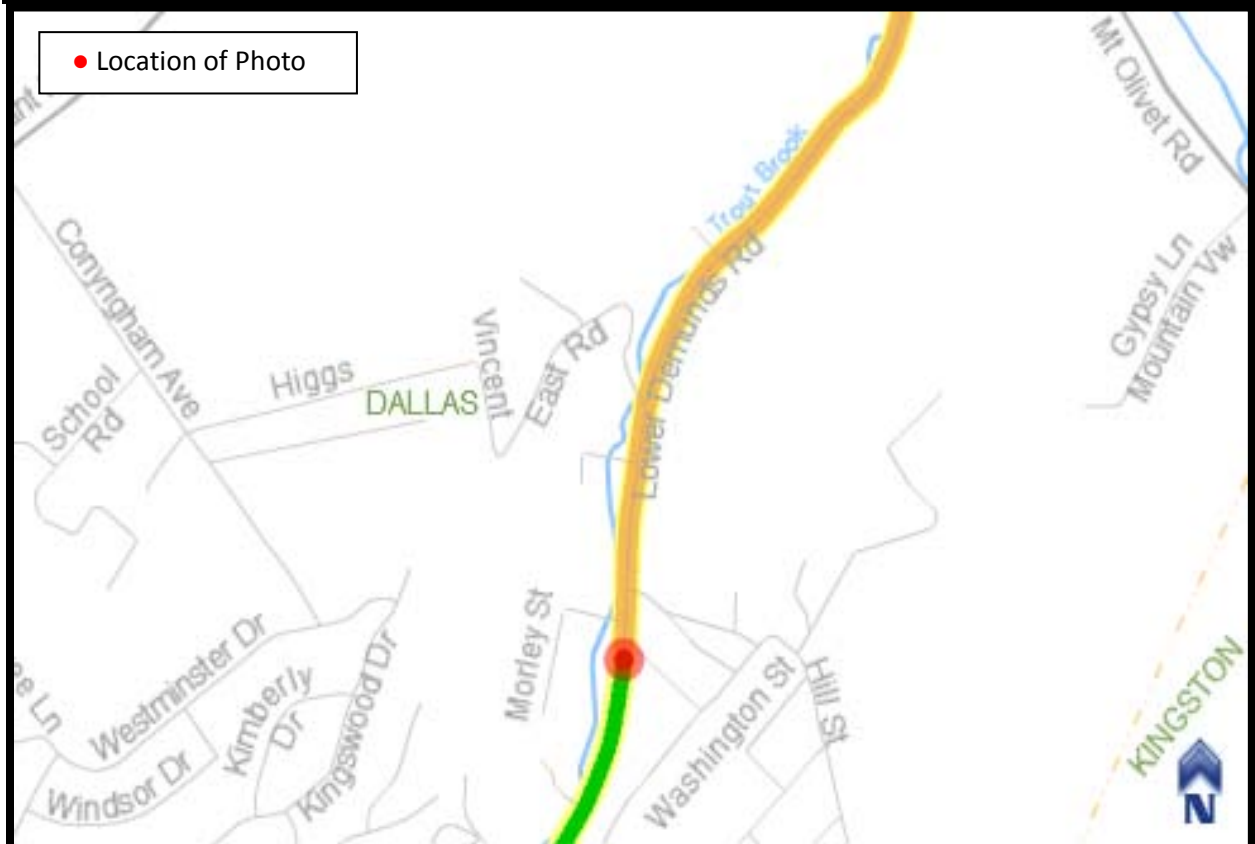
**LOWER DEMUNDS ROAD
COUNTY ROAD
ROUTE NUMBER - K022**



LOWER DEMUNDS ROAD Traveling North
Between Intersection with Main Road & Overbrook Ave to Wyoming Road
County Road: K022
Average Daily Traffic Volume – 4,560 Vehicles (both directions)



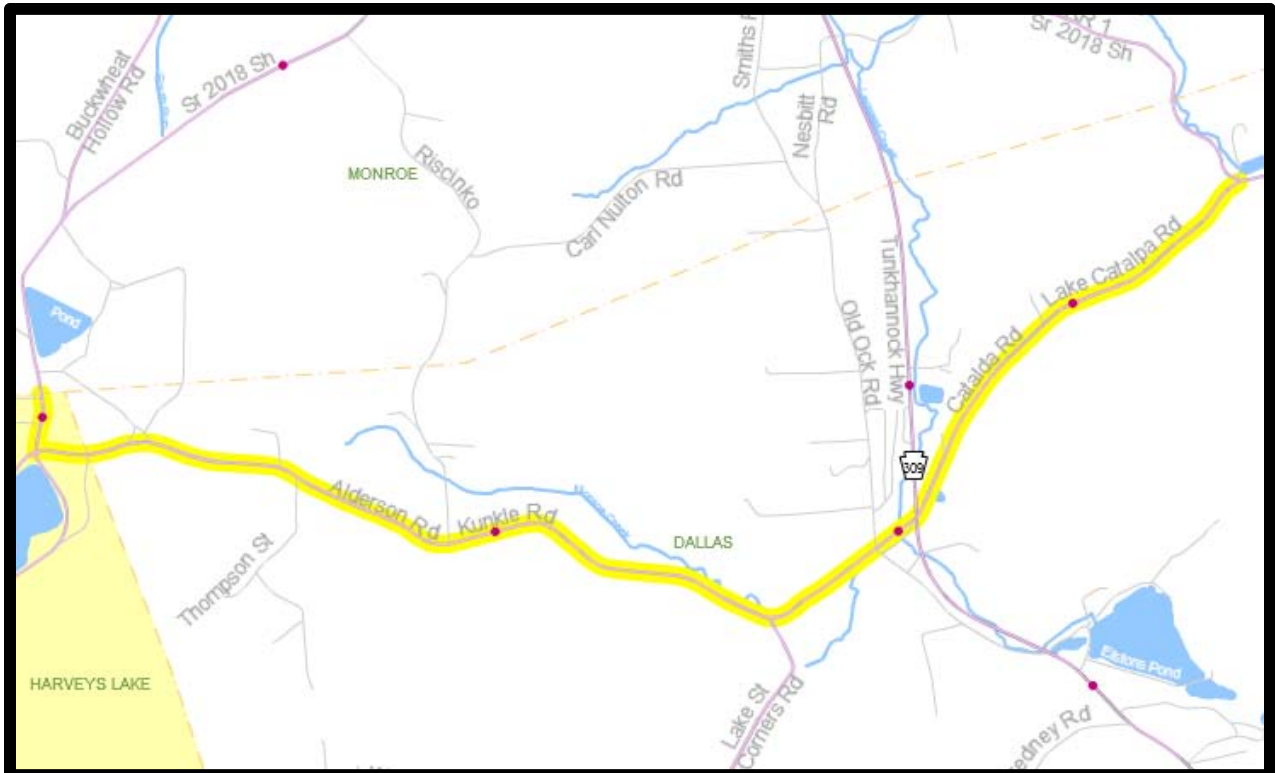
LOWER DEMUNDS ROAD



STATE ROUTE 1026

Includes

KUNKLE ROAD LAKE CATALPA ROAD



KUNKLE ROAD Traveling East
From Municipal Boundary with Harveys Lake to Lake Street
State Route 1026
Average Daily Traffic Volume – 1,675 Vehicles (both directions)

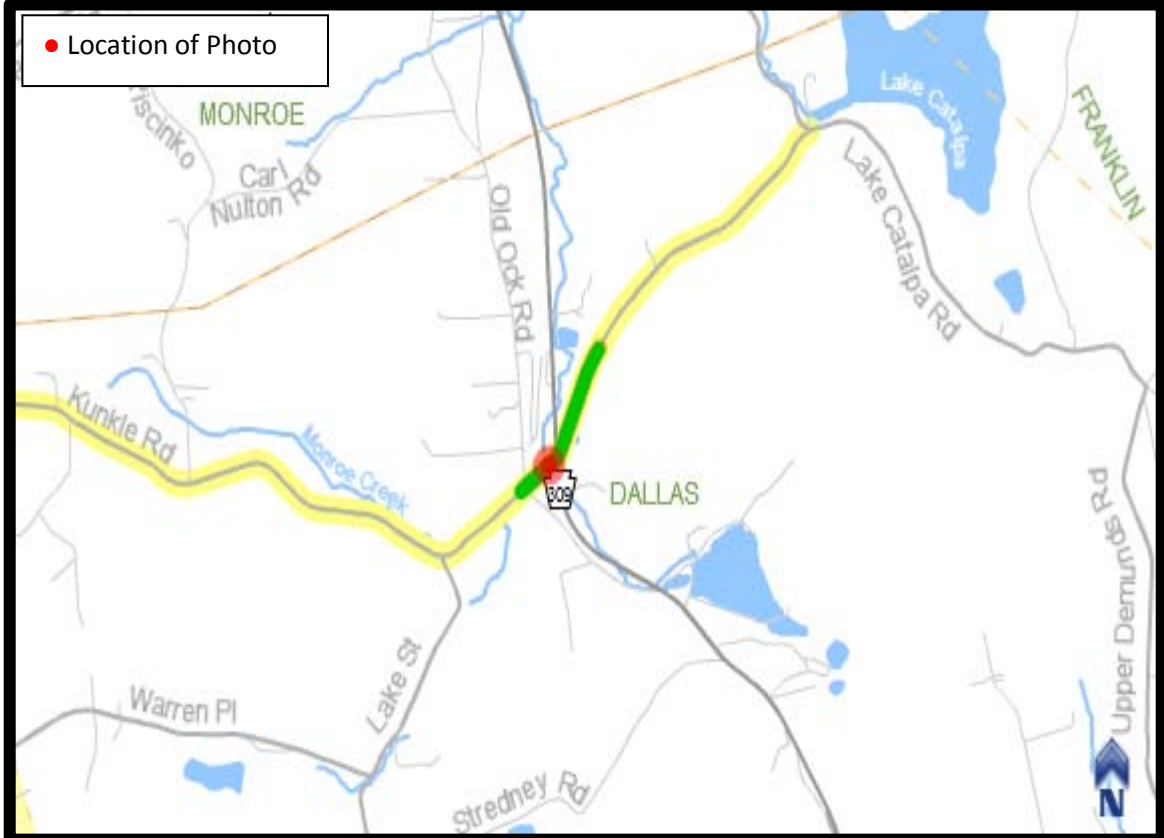


KUNKLE ROAD

State Route 1026

Average Daily Traffic Volume – 2,246 Vehicles (both directions)

From Intersection with Lake Street to State Route 309



● Location of Photo

LAKE CATALPA ROAD Traveling East
From Intersection with State Route 309 to State Route State 1041
State Route 1026
Average Daily Traffic Volume – 378 Vehicles (both directions)



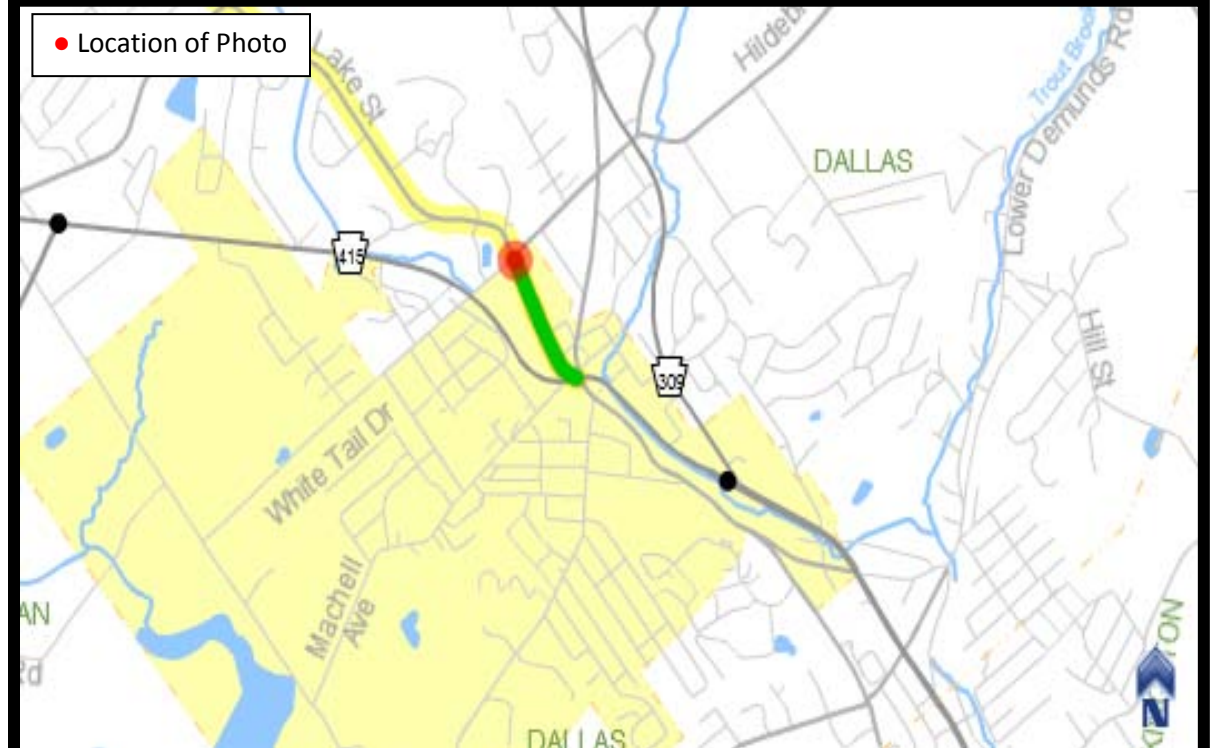
STATE ROUTE 1047

LAKE STREET

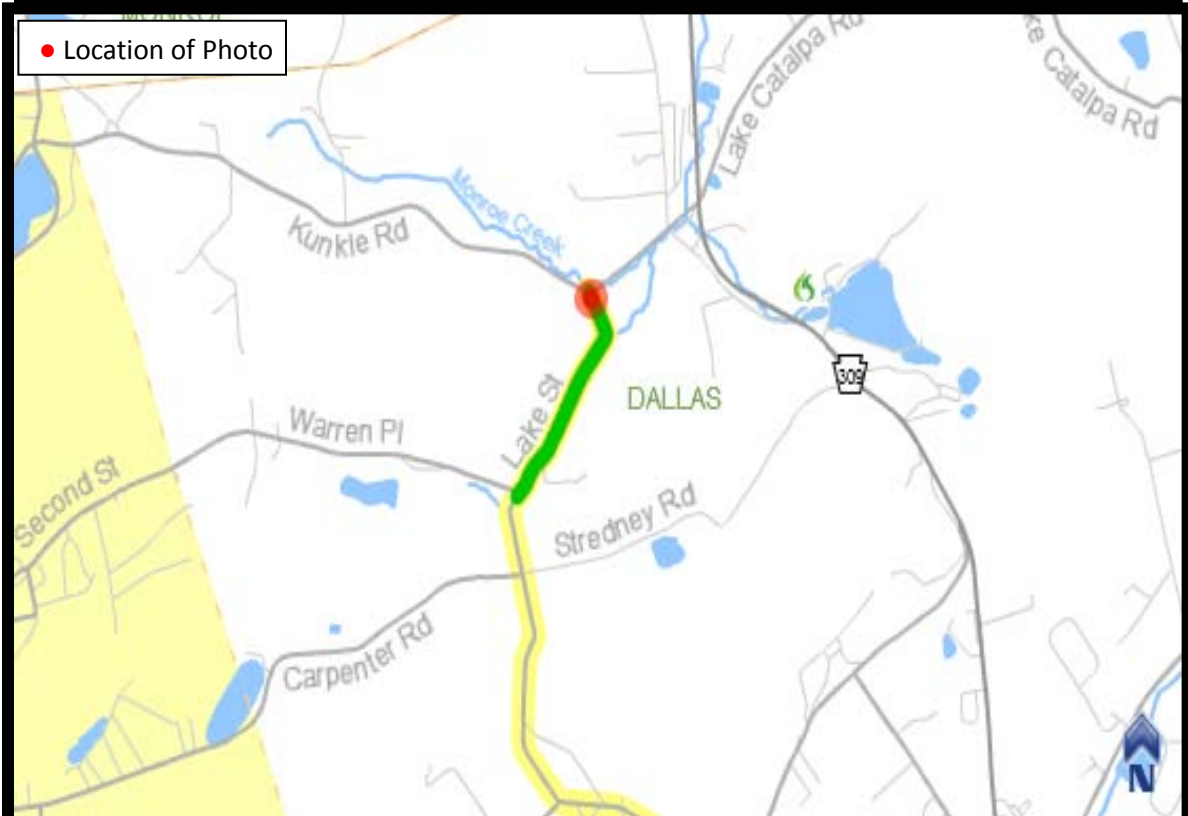
From Intersection with Center Hill Road to Kunkle Road



LAKE STREET Traveling North
From Intersection with Center Hill Road to Kunkle Road
State Route 1047
Average Daily Traffic Volume
High of 3,450 Vehicles (both directions) at intersection with Center Hill Road
Low of 675 Vehicle (both directions) at intersection with Kunkle Road

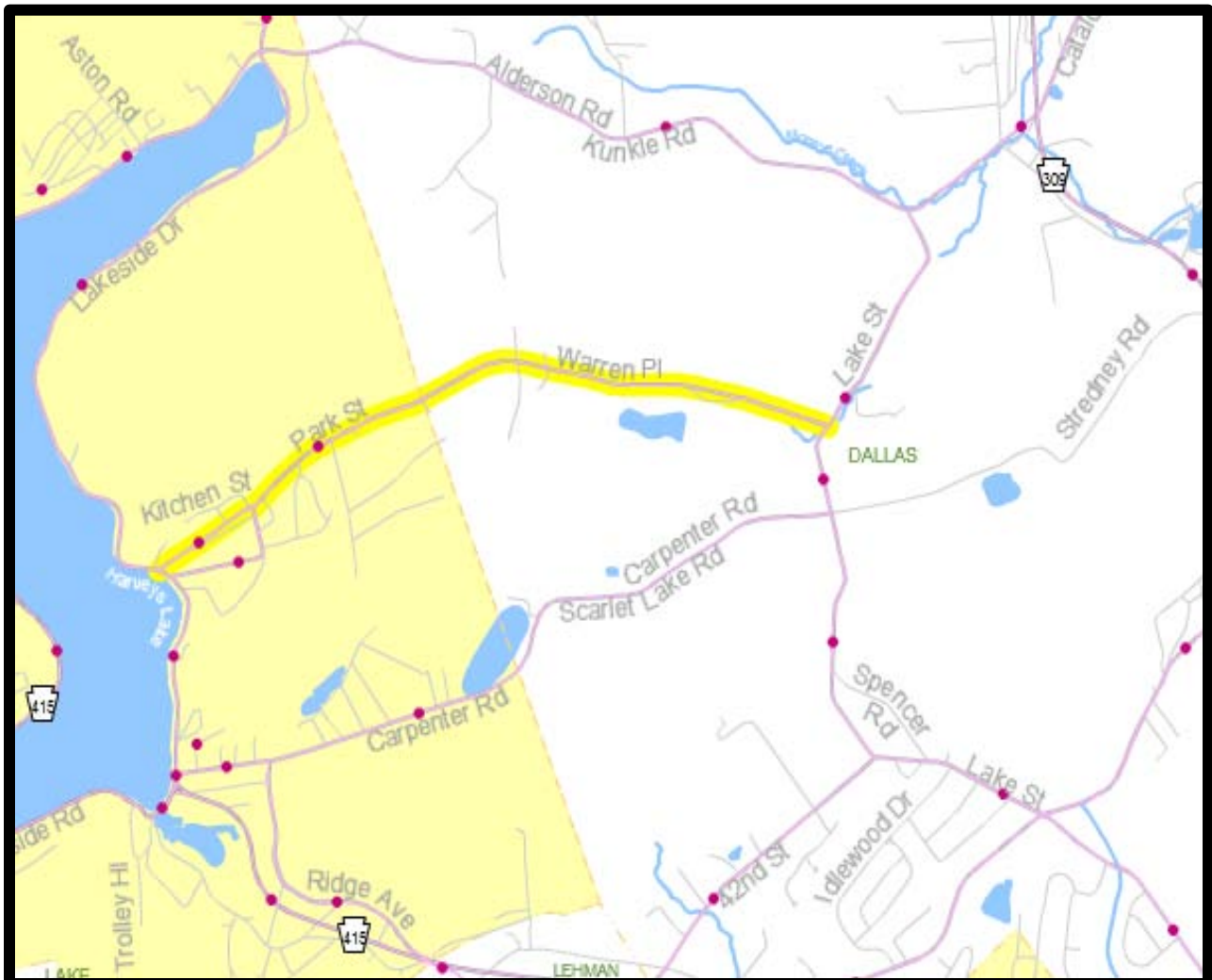


LAKE STREET Traveling North
From Intersection with Center Hill Road to Kunkle Road



STATE ROUTE 1024

SECOND STREET Traveling East
From Harveys Lake to intersection with Lake Street

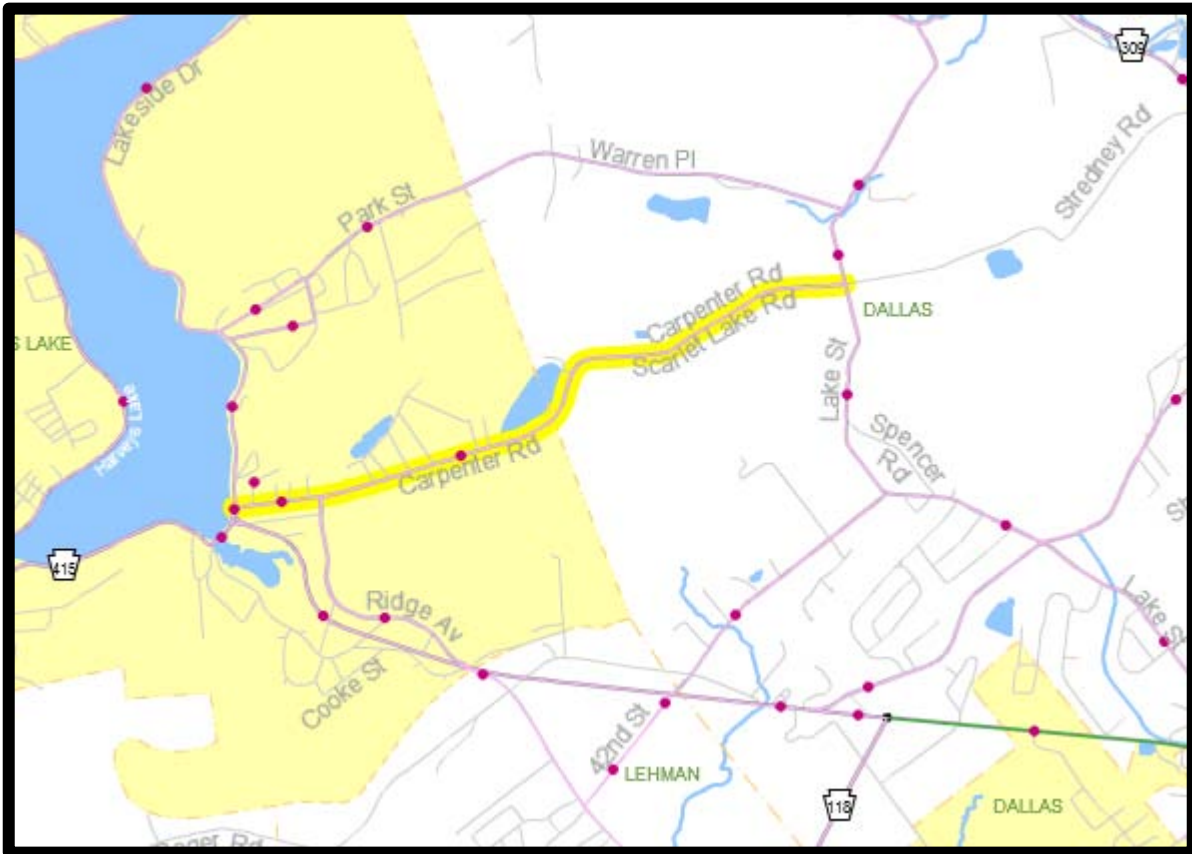


SECOND STREET Traveling East
From Harveys Lake to intersection with Lake Street
State Route 1024
Average Daily Traffic Volume – 188 Vehicles (both directions)



STATE ROUTE 1020

CARPENTER ROAD Traveling East
From Harveys Lake to intersection with Lake Street



CARPENTER ROAD Traveling East
From Harveys Lake to intersection with Lake Street
State Route 1020

Average Daily Traffic Volume – 234 Vehicles (both directions)



STATE ROUTE 1018

42ND STREET Traveling East
From State Route 415 to intersection with Lake Street

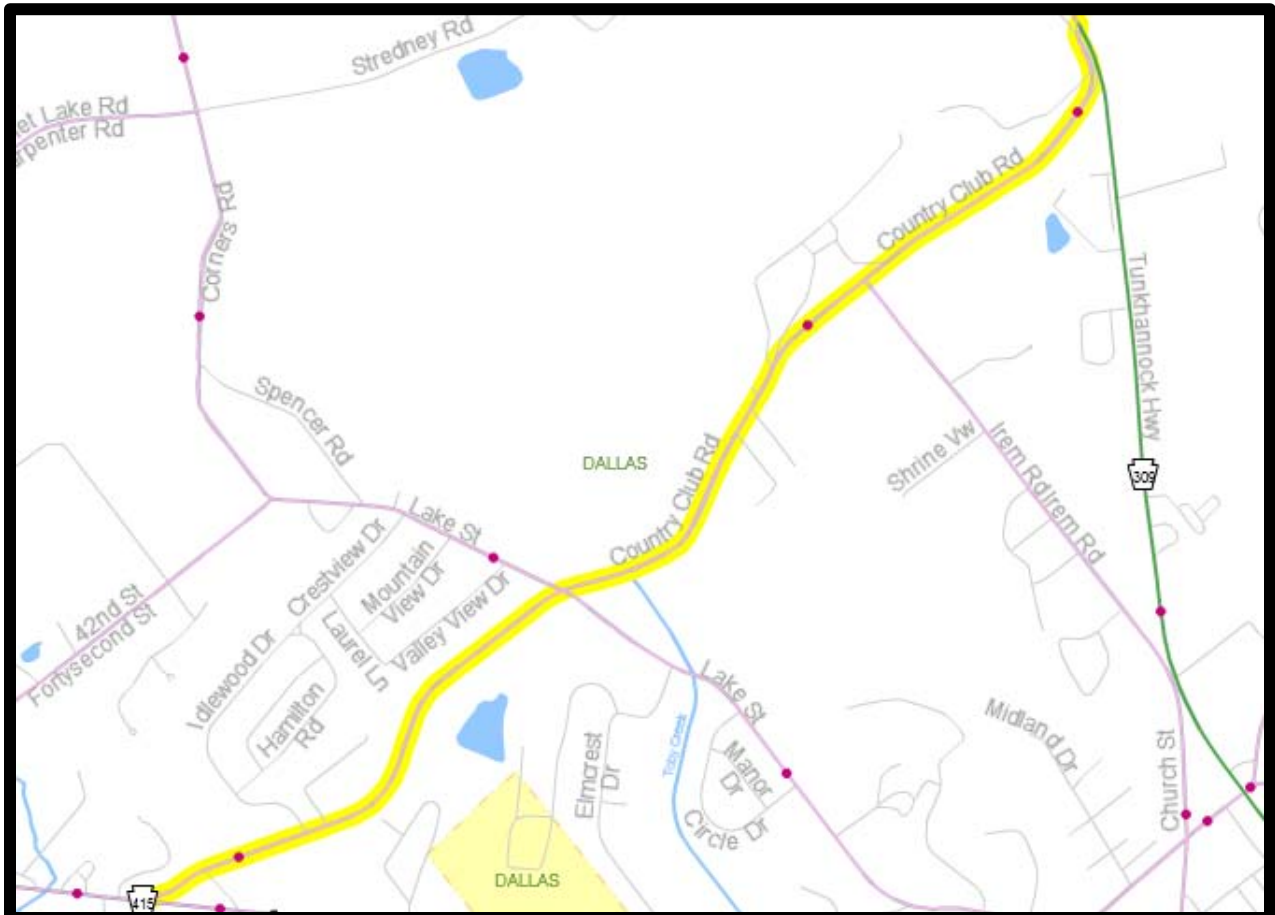


42ND STREET Traveling East
From State Route 415 to intersection with Lake Street
State Route 1018
Average Daily Traffic Volume – 520 Vehicles (both directions)



State Route 1016

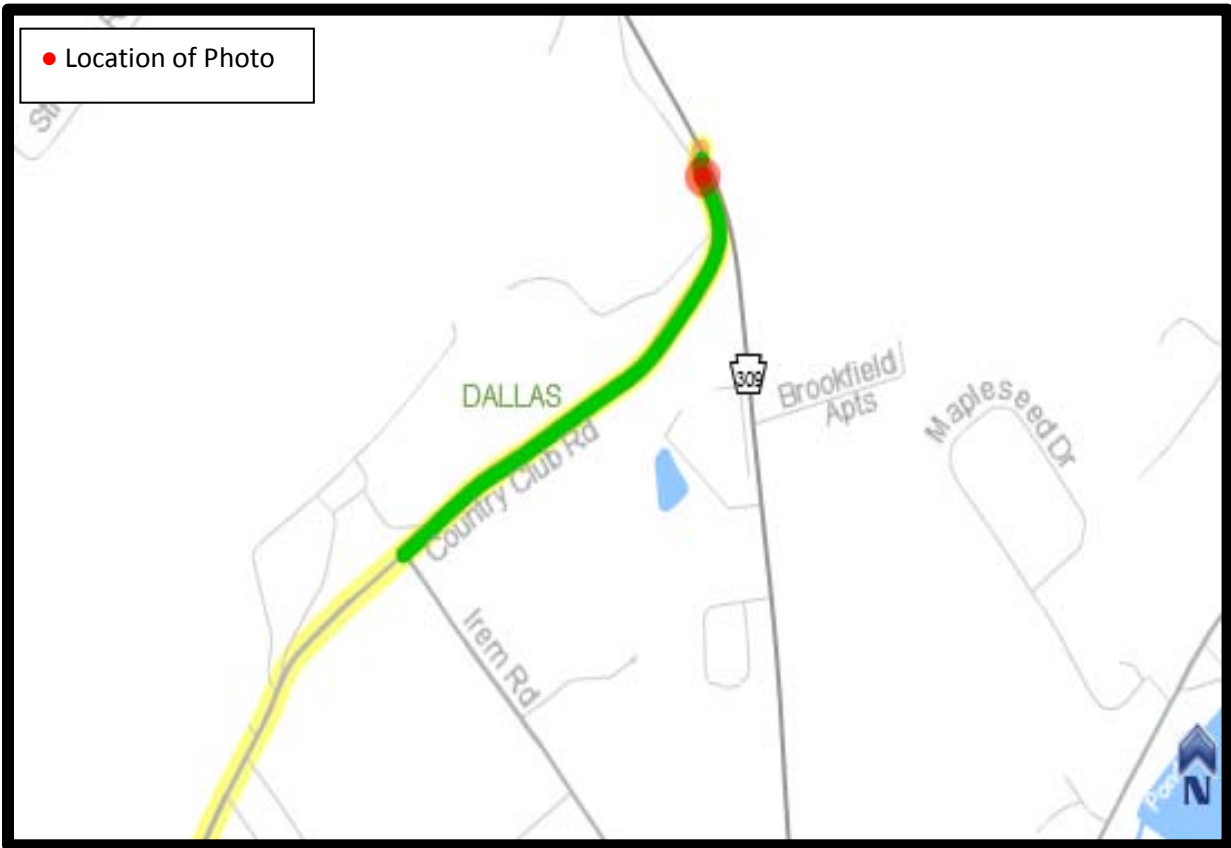
Country Club Road Traveling East
From Intersection with State Route 415 to State Route 309



Country Club Road Traveling East
From Intersection with State Route 415 to State Route 309
State Route 1016
Average Daily Traffic Volume
High of 1,246 Vehicles (both directions) at intersection with Irem Road
Low of 503 Vehicle (both directions) at intersection with State Route 309



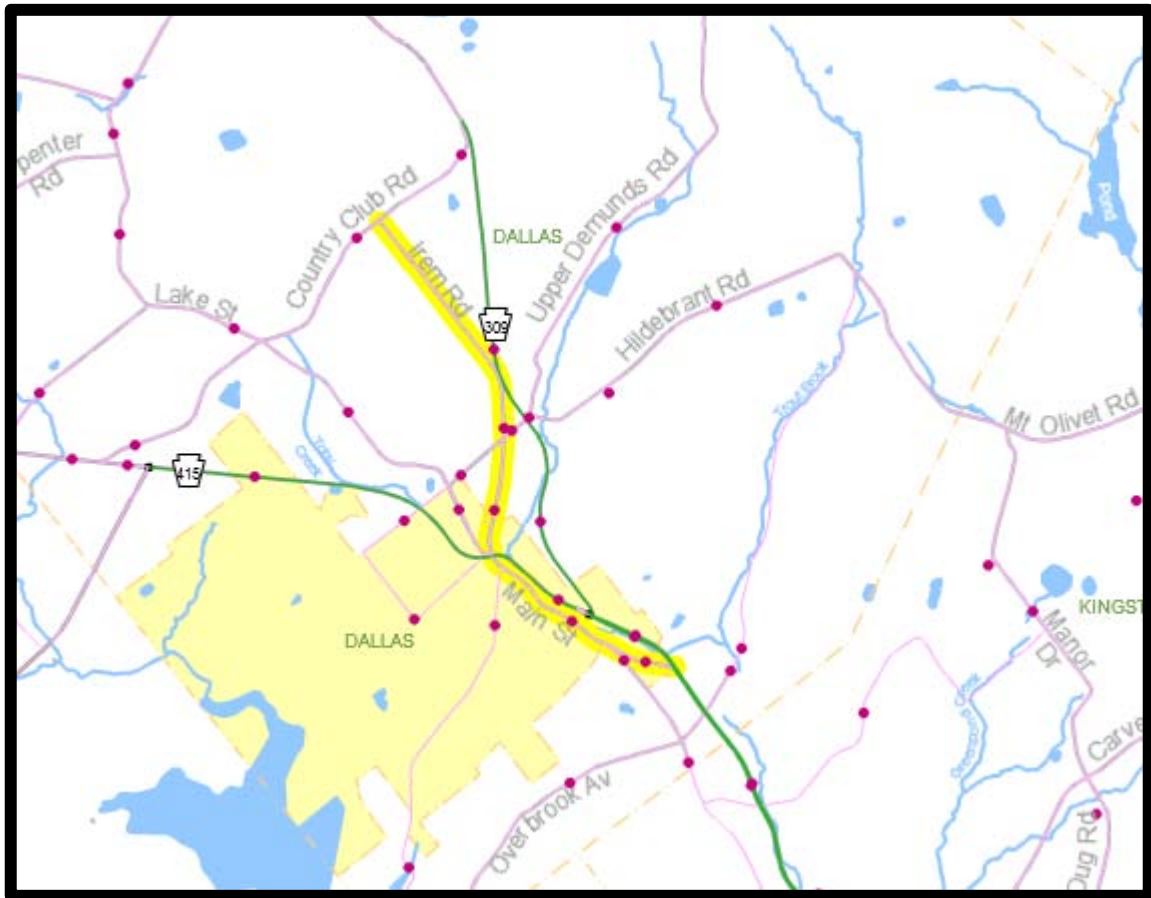
Country Club Road Traveling East
From Intersection with State Route 415 to State Route 309



STATE ROUTE 1045 Traveling South
From Intersection with Country Club Road to Municipal Boundary with Dallas Borough

Includes

**IREM ROAD
CHURCH STREET**



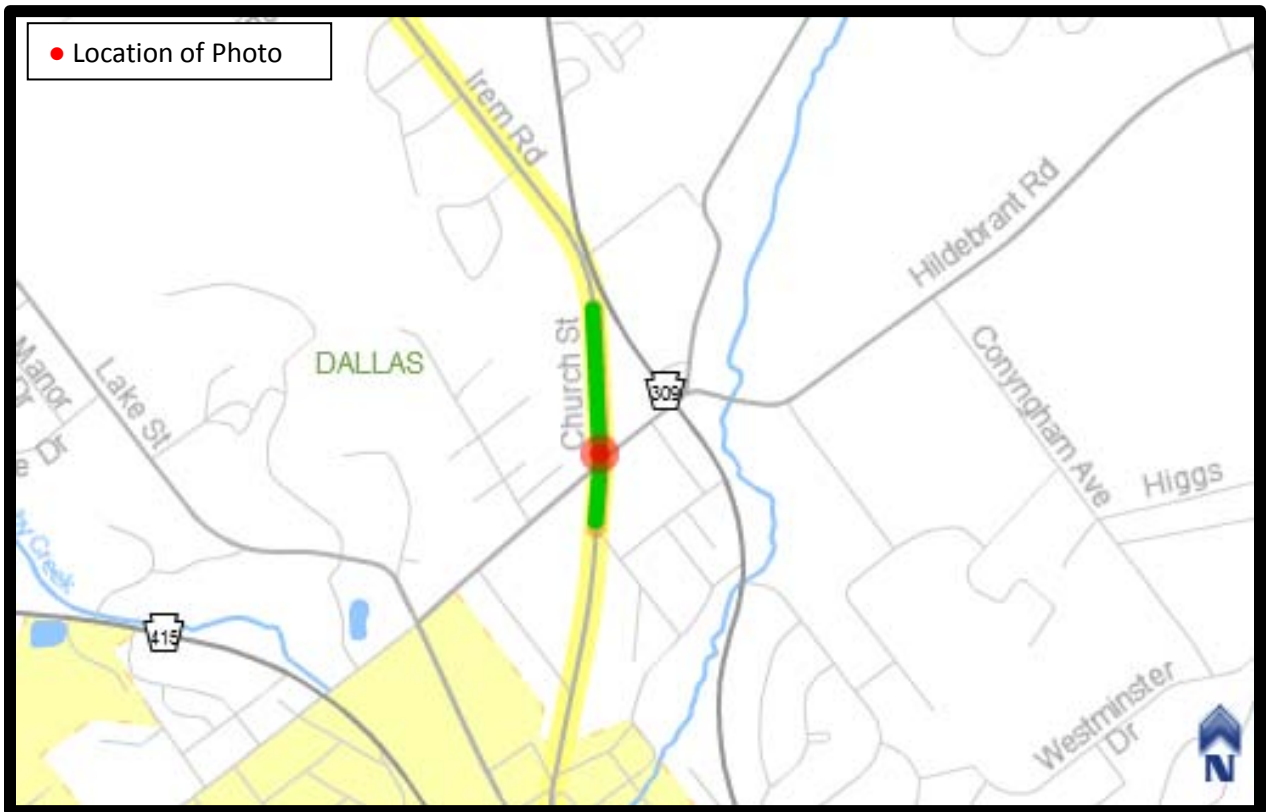
IREM ROAD/CHURCH STREET Traveling South
From Intersection with Country Club Road to Municipal Boundary with Dallas Borough
State Route 1045
Average Daily Traffic Volume – 2,095 Vehicles (both directions)

IREM ROAD



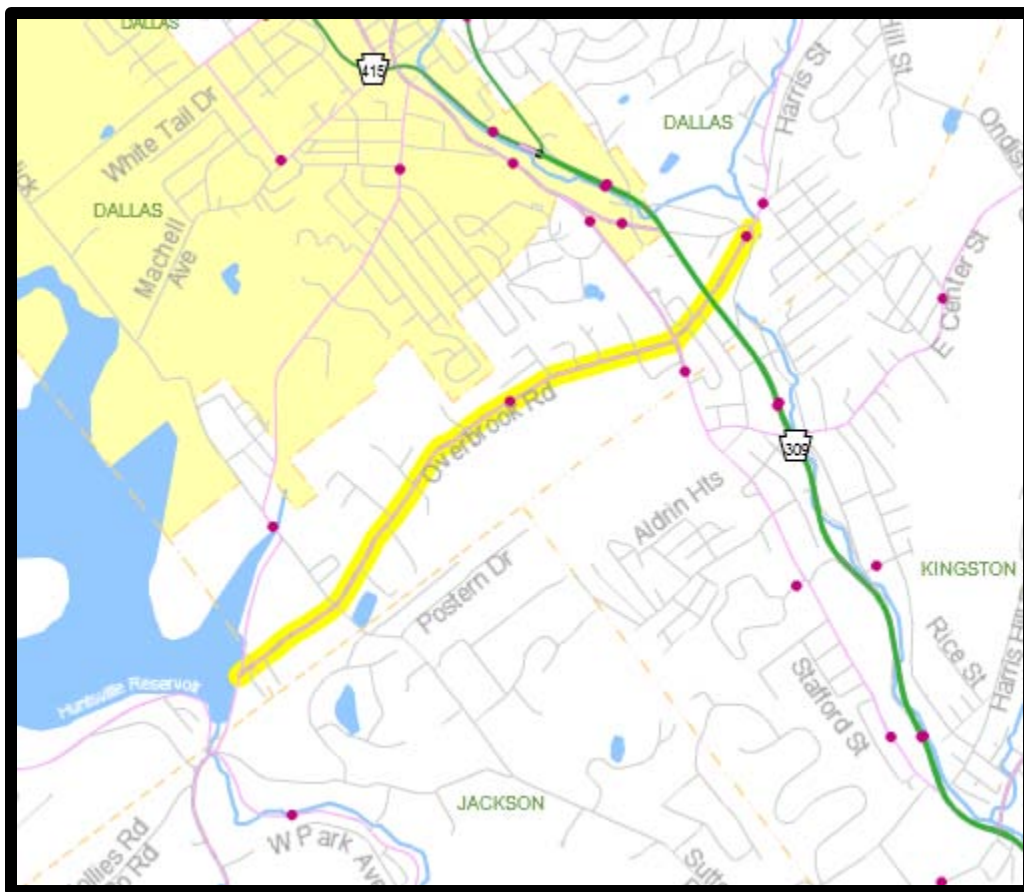
CHURCH STREET

From Intersection with Country Club Road to Municipal Boundary with Dallas Borough

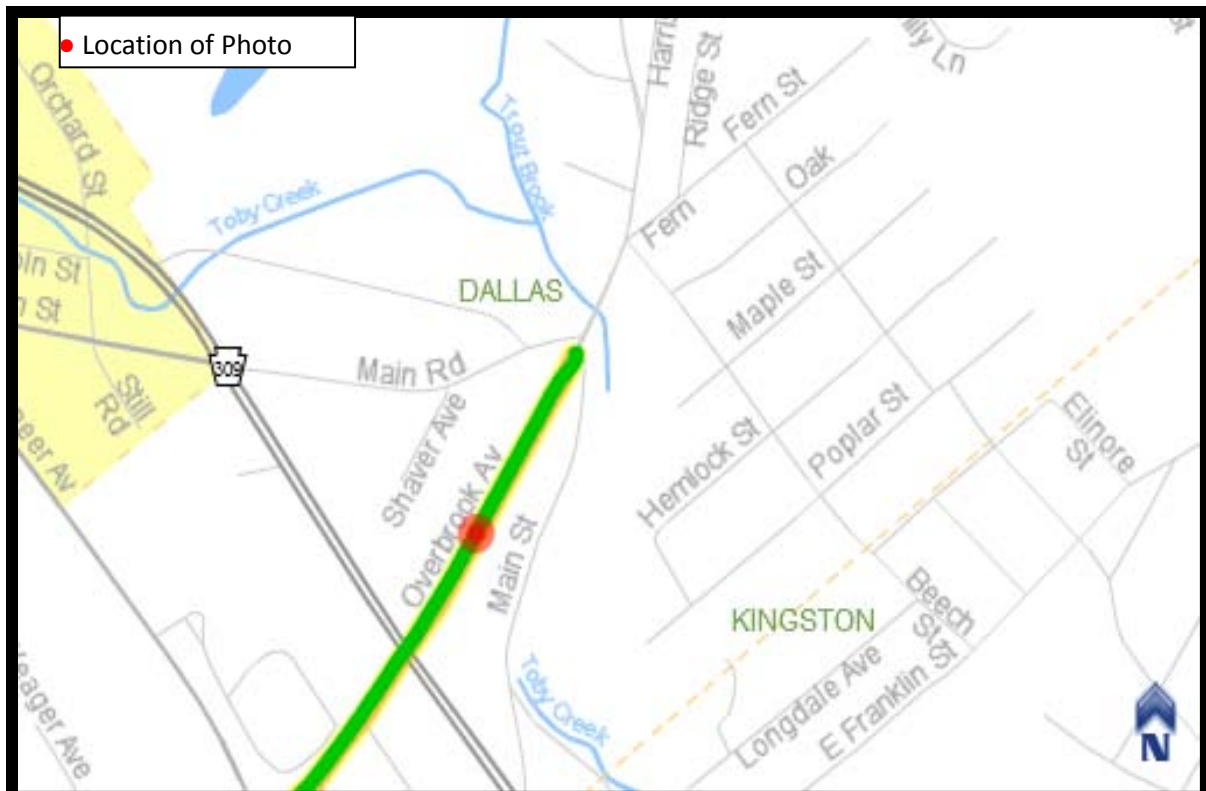


STATE ROUTE 1014

OVERBROOK Ave. Traveling West
From intersection with Main Road & Lower Demunds Road to Huntsville Road.



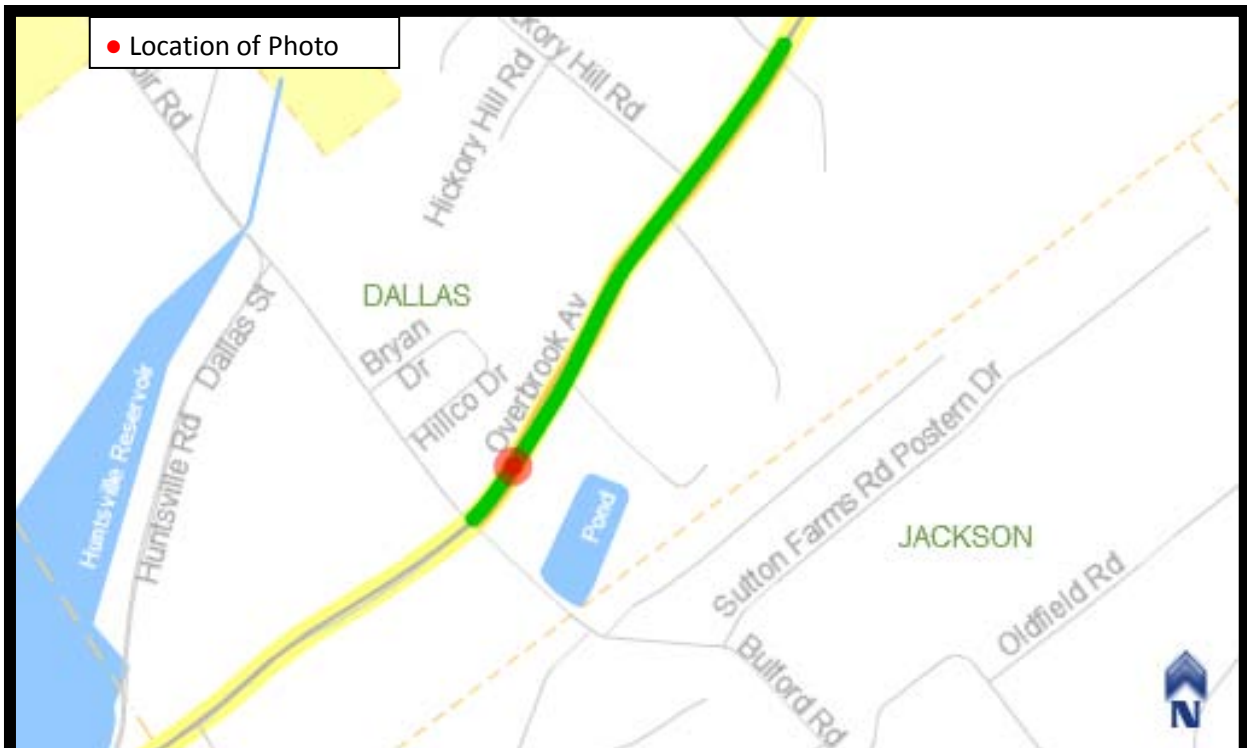
OVERBROOK Ave. Traveling West
From intersection with Main Road & Lower Demunds Road to Huntsville Road.
State Route 1014
Average Daily Traffic Volume – 2,010 Vehicles (both directions)



OVERBROOK Ave. Traveling West
State Route 1014



OVERBROOK Ave. Traveling West
State Route 1014



CHAPTER 9

COMMUNITY FACILITIES ELEMENT

The goal of the Community Facilities Element is to assess the provision of public services and facilities in the most cost-effective and environmentally sensitive manner, taking into account the existing and future needs of the Township. Community facilities provide basic services to ensure the health, safety, welfare, and enrichment of residents. Community facilities and services, as provided by local, county and state government, and by quasi-public institutions such as volunteer fire departments, hospitals and libraries, are most often considered in terms of government or institutional response to meet the needs and demands of the community's residents. Examples include emergency services such as police, fire companies, and ambulance companies along with public libraries, educational institutions, hospitals and other health care services. The number, type, and adequacy of the facilities influence the quality and general livability of communities. Additionally, these facilities increase each community's ability to retain and attract new residents and businesses. Diligent and ongoing attention to the operation and maintenance of existing facilities and services is vital to assure the needs of the Township's residents are adequately being met.

As a municipality's population continues to change, the demand for facilities and services will also change, based upon total size and its composition. For example, an increasing population may require more classroom space, increased or new police protection, expanded social services, and additional recreation facilities. On the other hand, a stable or declining population, while not requiring additional services, may present a difficulty of paying for existing facilities and services with stagnant or declining tax revenues. The exception to fluctuations in the demographics of a community is road maintenance. Roads require maintenance regardless of the municipal population.

Future Levels of Population

There are certain factors pointing toward stability in the future population for Dallas Township. While Dallas Township has a continued historic pattern of population growth, the rate of growth has become more stable in recent years. The double-digit percent of population increases during the period of rapid suburbanization to the Back Mountain area has lessened in recent years. Dallas Township has experienced population increases ranging between five and nine percent during the past three decades. Nonetheless

even with smaller percent increase the absolute numerical increase point toward a growing population that will reach or exceed 10,000 by the next Census.

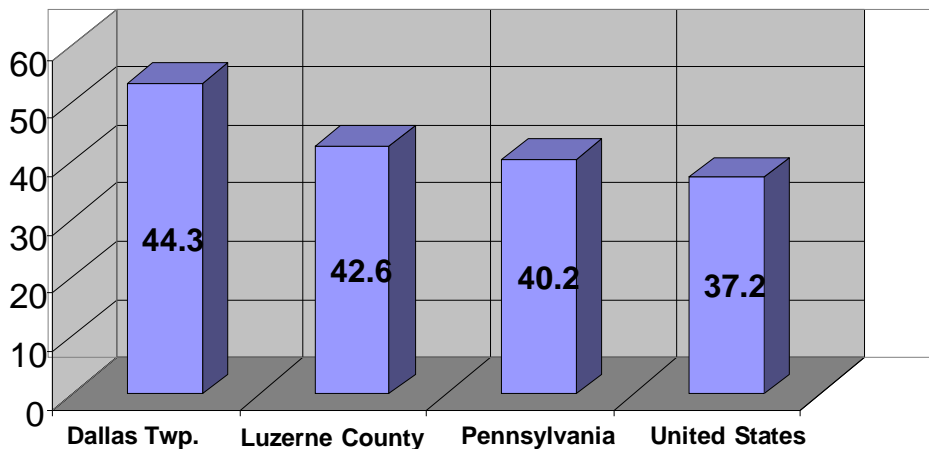
Aging Population

Population growth in Dallas Township will more than likely include an increase in the elderly population. The aging factor is becoming more apparent throughout all levels of geography with the combined elements of the aging of the Baby Boomers and greater longevity of population as a whole. According to the Pennsylvania Department of Aging, Pennsylvania's elderly population will be 25% of the total population by the year 2020. While the median age has been historically increasing at all levels of government, Dallas Township exhibits a median age that is above those found at County, state and national levels. In 2010. The Township's population generally finds itself with a higher percentage of elderly and a lesser percentage of children as compared to County State and national figures, which underscores the aging process of the Township's population.

MEDIAN AGE OF POPULATION

2010 MEDIAN AGE	
DALLAS TWP.	44.3 years
LUZERNE COUNTY	42.6 years
PENNSYLVANIA	40.1 years
UNITED STATES	37.2

Median Age of Population



As Baby Boomers grow older and family size shrinks, the Township's older demographic profile will significantly impact community services over the next 10 to 20 years.

Planning and Inter-Municipal Cooperation

In recent years, more and more municipalities in the Commonwealth have begun working together on a number of issues and programs. The provision of community facilities and services offers myriad opportunities for cooperation which can result in efficiency of program operation and service delivery, and economies of scale in purchasing of supplies and materials. A council of governments (COG) is the most common type of cooperative local municipal organization in the Commonwealth and can, by formal municipal agreement, be used to provide virtually any service or facility normally provided by an individual municipality. The Back Mountain Community Partnership serves such a purpose. The Back Mountain Community Partnership includes Dallas, Franklin, Jackson, Kingston and Lehman Townships and Dallas Borough serves a prime example of Inter-Municipal Cooperation in the Back Mountain. The Partnership which began by focus on regional land use issues has evolved into a partnership has progressed to joint purchasing and service provision. The partnership was created to allow member municipalities to participate in joint programs and cooperative efforts, and also strengthen their ability to get grants. Resource sharing and municipal cooperation represents a practical solution to address financial pressures of municipal government . It is possible to reduce costs while maintaining or increasing public services by sharing expenses, labor, equipment and knowledge. Dallas Township has been proactive in its cooperation with other local municipal jurisdictions, to improve facilities and services which are best provided regionally.

Fire Protection and Ambulance Service

The Back Mountain Community Partnership has been the catalyst for regional cooperation. The most dramatic development and one that directly impacts all Back Mountain residents is the regionalization of emergency management services with the creation of the Back Mountain Regional Fire and EMS formed in 2013. The Back Mountain Regional

EMA shares resources and personnel across municipal boundaries during emergencies that affect the infrastructure and citizens of the region. The EMA will operate out of a location on Route 118 in Lehman Township that is currently being constructed with grant funds received by the Back Mountain Community Partnership. The Department serves a population of 30,000 people over a 61 mile area. Back



Mountain Regional Fire and EMS responds to 3,000 emergencies each year from its 3 stations located at

184 East Center Hill Road, Dallas Township, 23 Firehouse Road, Lehman Township and 170 N. Main St., Shavertown. The Back Mountain Regional Fire and EMS staffs 4 ambulances which are available 24 hours per day with full-time staff Regional Fire and EMS staffs 4 ambulances which are available 24 hours per day with full-time staff members available 24 hours per day with full-time staff .

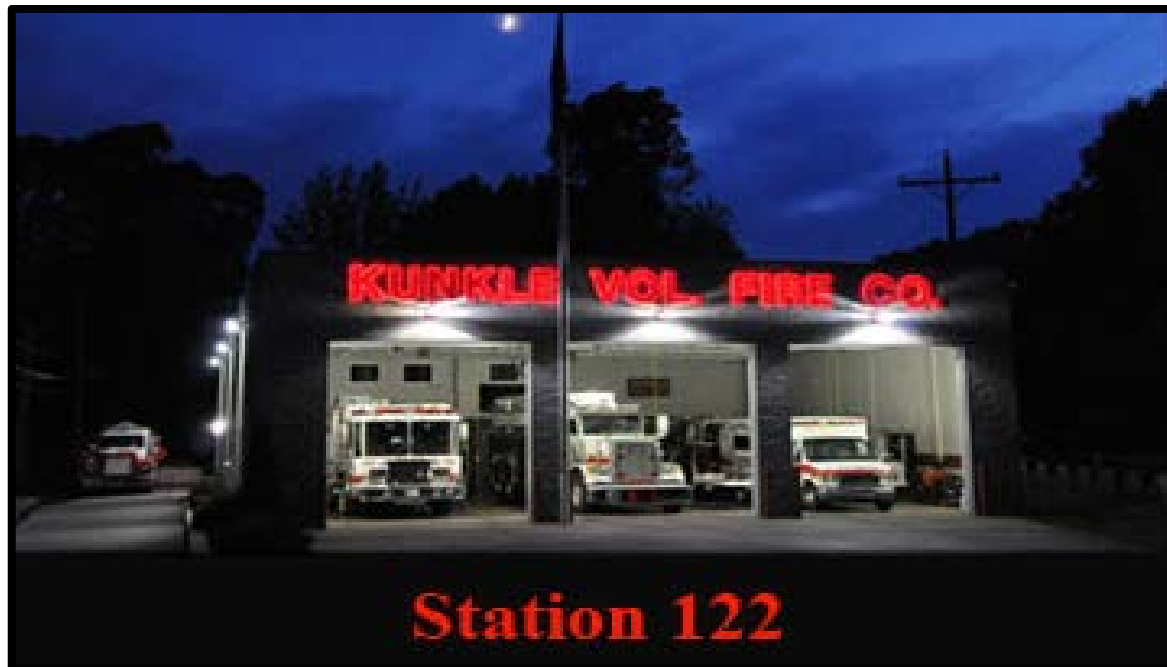


The Back Mountain Regional Fire Department is very professionally operated having over 50% of its



fire personnel certified. Its equipment consists of 2 Pumper Trucks, 2 Rescue Trucks, 2 Ladder Trucks, 2 Tankers, 4 Ambulances, 2 BLS 2 ALS, 2 Brush Trucks, 1 6x6 Utility Vehicle, 1 Hazardous Materials Trailer, 1 Incident Command Trailer and a large inventory of portable equipment to provide various services during natural disaster incidents.

Dallas Township is also served by the Kunkle Fire Company, Inc. primarily in the northern and rural portion of the Township. The station is located at 14 Firehouse Road, Dallas Township. The Kunkle



Fire Company also has a social hall located at 815 Kunkle Road, Dallas Township. A satellite station is slated to be built at the intersection of SR309 and SR29 in Monroe Township in the near future.

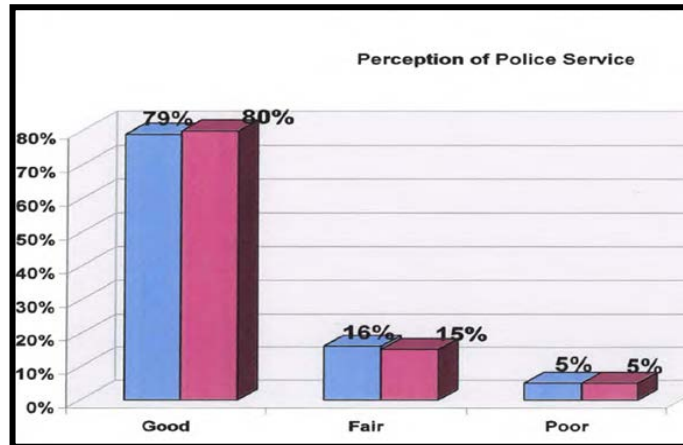
Approximately 10,840 residents in an 84 square mile area are served with a fleet of equipment consisting of, 2 tankers, 1 rescue engine, 1 engine, 1 100' platform-tower truck, 1 brush truck, 1 brush tanker-pumper and a mass casualty trailer. Kunkle Fire Company is the home of Medic 33A and Medic 33B, ALS units, 522-1 and 522-2 BLS units and a QRS unit. Kunkle Fire Company provides 24/7 emergency care and fire protection with a paid and volunteer professional staff of highly trained and certified medical, rescue and firefighting personnel.

The Back Mountain Community Partnership has also has a proven success in securing grants. The Partnership secured \$200,000 in state gaming money for the 2012-2013 cycle. The budget calls for these outlays: EMA equipment, \$49,613; Dallas Township vehicle, \$42,624; Dallas Borough vehicle, \$41,600; Kingston Township vehicle, \$30,305; Lehman Township police computer, \$4,718; Kingston Township video recorders, \$25,000; Dallas Township radar recorder, \$4,640.

Dallas Township will continue to be a vital partner in the Back Mountain regionalization process which is positive example of intergovernmental cooperation at its best.

Police Protection

Dallas Township has its own police force to service the community. The Police Force consists of 10 officers; 8 full time officers and 2 part-time officers providing 24 hours around-the-clock protection to the residents of Dallas Township. Dispatching is done through the Luzerne County Communications Center located in Hanover Township. The Dallas Police Department estimated that it responds to approximately 3,000 calls per year. The Police Department operates out of the Township municipal building which also houses Township Government operations and its staff.



The presence of a police force to ensure the public safety of the Township is a highly valued service by Township residents. The Community Survey found that approximately 80% of the respondents looked very favorably upon the quality and delivery of police service in Township. Providing local police service is very costly expenditure for any community regardless of its size or geographic location. As with most communities, when locally based police protection is provided, it represents a significant cost. Based upon the current 2014 Dallas Township Budget, the total operational costs of the police force is listed as \$682,438.00. The aforementioned figure is the highest individual expenditure within the Township's annual operating budget and represents approximately 25% of the Township's total expenditures.



The growth and development of Dallas Township and the Back Mountain area as a whole underscores the need and value of local police protection. It is viewed as a necessity rather than an amenity to Township residents to ensure their health, safety and welfare. Given the success with the regionalization of Fire and Ambulance it can be anticipated that the regionalization of police protection among communities of the Back Mountain Community Partnership will be pursued in the future. The Back Mountain Community Partnership will be in a leadership role for any regionalization efforts of police protection for the Back Mountain Area.

SEWAGE AND WATER

The majority of the Township's population resides in the eastern half of the Township which for the most part is serviced by public sewers and public water. Community facilities and services can also serve as a tool, or as an unexpected trigger to guide or stimulate community growth and development. Provision of a public water supply or sewage disposal system can be used to foster new development. Associated higher commercial and residential development can result in the area where such facilities are provided. The western half of the Township which holds the majority of open space/vacant land is not serviced by public sewers. Any extension of public sewers would be cost to be borne by developers. Given the expense of providing the public sewers, the lack of public sewers in area of the Township can be reasonably expected to be a factor to limit both the rate of growth and density of new development.

The Dallas Area Municipal Authority (DAMA)

The Dallas Area Municipal Authority (DAMA) was initially formed in 1970 to provided public sewers to the communities of the Back Mountain. Dallas Township, Dallas Borough and Kingston Township were the original or "charter members" of DAMA. Its membership and service has since expanded to include Jackson Township, Lehman Township and Harveys Lake Borough. DAMA has since grown over the years and has extended beyond its role of sewage to the provision and delivery of vital municipal services. In addition to sewage, DAMA provides solid waste and recycling as well as yard waste and composting to communities of the Back Mountain, including Dallas Township.

Sewage

Dallas Township is serviced by both public sewers and on-lot systems. Both are fall under the jurisdiction of DAMA. The majority of existing residential developments in Dallas Township are serviced by public sewers. The Dallas Area Municipal Authority (DAMA) constructed, operates, and maintains the collection, conveyance, and primary pumping station facilities that serve approximately 8,596 households

throughout Back Mountain. Conveyance of effluent is into lines that connects to the Wyoming Valley Sanitary Authority



Sewage disposal is one of the most critical factors affecting the future growth, development and quality of life of any municipality. Based upon the Community Survey approximately 65% of the households indicated they were connected to public sewers. The extension of public sewers into the more rural areas of the Township is very questionable. Dallas Township, like other communities serviced by DAMA, and enacted a Capped Sewer Ordinance in the early 1970s, in anticipation of sewer line extensions throughout most of the Township. However, given the large amount of land still available for development within the Township, the remoteness of some of these locations, and the high cost of these extensions and the lack State and/or federal grants to underwrite the costs of such extensions, it is very doubtful that there will be a corresponding relationship between future development patterns and the availability and extension of public sewers. The Township's Subdivision and Land Development Ordinance places the responsibility upon a private developer to connect to the DAMA system based upon its proximity to a point of connection. The prior distance, requiring such a connection to DAMA was one linear mile. Through an amendment to the SALDO in 2013, that required distance was reduced to 300 linear feet in recognition that the expense of extending sewer lines over such a distance was both impractical and cost prohibitive, which in turn would likely preclude future development into the more rural areas of the Township. Thus any extension of public sewers within Dallas Township will be dependent upon a new development's geographic proximity to an existing sewer line. Under this scenario, the extension of public sewers will be very incremental in nature. Excluding infill development in areas where public sewers are already available, most future growth anticipated is in the more rural areas of the Township. With that expectation, it is likely that on-lots sewers will be the means of sewage for most future development.

On-Lot Sewers

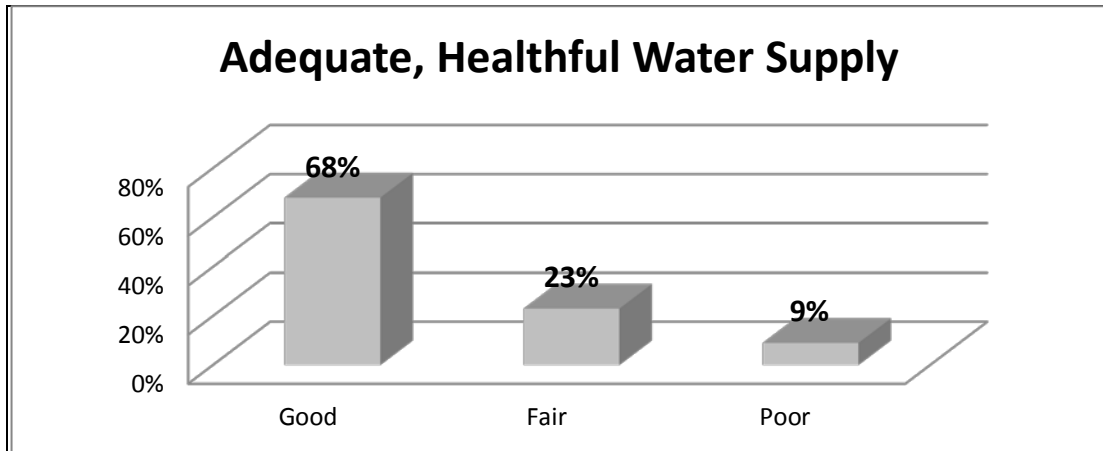
DAMA also administers the provisions of the Pennsylvania Sewage Facilities Act (ACT 537) for the Dallas Township and other member communities. Sewage Enforcement Officers (SEO), employed by, or acting on behalf of DAMA, are responsible for site testing, reviewing permit applications and sewage facilities planning modules, issuing permits as authorized by Act 537, and conducting complaint investigations and inspections that are necessary to implement the Act and the regulations thereunder. As stated above most future developments in Dallas Township is anticipated to occur in the western half of the Township where on-lot systems will be required. This represents a concern in relationship to marginal nature of soils found throughout the Back Mountain area including Dallas Township. Thin and poorly drained soils normally require a sand mound as the only means to support an on-lot system, with an expense that can normally range between \$10,000 to \$12,000. When properly sited, installed and managed on-lot systems can be environmentally acceptable as a cost-effective wastewater treatment solution. The adoption of a comprehensive on-lot sewage management program, for both existing and new systems, under the auspices of DAMA would represent a positive approach to ensure proper maintenance of system to protect the environment from potential malfunctions. The managed on-lot sewage system program which the Dallas Township Planning Commission developed in cooperation with DAMA that was utilized for the subdivision and land development for Goodleigh Estates should serve a model for new development into those areas of Dallas Township which lack public sewers. The aforementioned is noteworthy in that the approval of this development included periodic inspection and pumping of the systems along with lots of a sufficient size to accommodate a second system should the primary system ever fail. Both water quantity and quality objectives can be achieved by using BMPs for on lot systems.

Public Water

The majority of public water is supplied to portions of Dallas Township by United Water, Incorporated and to a lesser degree by Aqua Pennsylvania and Pennsylvania American Water. There are also several smaller private companies operating community water systems created to service specific subdivisions within Dallas Township. The balance of the Township obtains its potable water from wells. Respondents from the Community Survey found approximately 59% were serviced by public water. Public water is generally available throughout most locations that are also served by public sewers. While United Water, the largest of the utility companies supplying public water to Dallas Township does not have separate figures to readily distinguish customers in Dallas Township from those in Dallas Borough, its records indicate a cumulative figure of 1,889 residential customers in both. The same holds true for records of Aqua Pennsylvania with a total of approximately 350 customers located in Dallas Township,

Dallas Borough and Lehman Township. As with the case of public sewers, the public water is primarily available in the more populated areas in the eastern half of the Township. With most future development anticipated to occur in more rural areas in the western half of the Township, groundwater will be the source of potable water. It is therefore essential that sustainable zoning and other land development regulations be employed to protect wellheads and aquifer recharge areas, which could in turn limit the type of development, permitted throughout the recharge areas.

The Community Survey indicated that residents were generally satisfied with their drinking water.



While there was not any notable concern among Township residents regarding the quantity of potable water, the issue of quantity for the Back Mountain area was raised in a separate report. The 2006 Back Mountain Area Comprehensive Plan noted a regional water imbalance resulting from the significant export of water to areas outside of Back Mountain. The Plan specifically noted that Pennsylvania American Water Company and Aqua Pennsylvania are 2 utilities that collect water in the Back Mountain watersheds for export to users outside of the area with an estimated loss of three to four million gallons of water per day. Included within that figure is wastewater that is connected to the DAMA system and conveyed to the Wyoming Valley Sanitary Authority for discharge into the Susquehanna River. With regard to the future, with most new development anticipated to occur in areas of Dallas Township where on-lot systems will be the most common, the Township will not be expected to be a major factor contributing to this issue.

Solid Waste Disposal and Recycling

Planning for solid waste disposal and recycling is a County responsibility as mandated by the State Solid Waste Management Act and municipalities are authorized to regulate solid waste disposal by ordinance. The original or "charter members" of DAMA enabled DAMA, beginning in 1999, to provide solid waste pick-up, recycling and yard composting. The DAMA has a curbside recycling program which

allows households to co-mingle aluminum and tin cans, glass, plastics, paper and cardboard for pickup weekly and the same day of its weekly garbage pick-up. Yard composting material can be brought by residents for drop off at an area to the rear of the Township Municipal Building. In addition to the above the Township provides an annual spring cleanup collection which include larger items at a drop off point in the rear of the Township Municipal Building. The Township also provides an annual curb side leaf pick up program in the autumn which are subsequently recycled into compost.

Utilities

Electricity and natural gas in Dallas Township is provided by UGI Incorporated; Cable Television, Internet and voice connection by Comcast. The Township has adopted a cable franchise ordinance to ensure adequate service in the Township. No other action is proposed or required at this time.

Local Road Maintenance

Road maintenance is an on-going activity for any community. Dallas Township employs a road crew of seven employees that provides all normal winter and summer maintenance, ranging from patching and plowing of streets, to the installation of storm drains and street signs. However, the Township contracts for larger scale, road maintenance and improvement projects, primarily major improvement projects such as paving and reconstruction. The Township's approach has served well in terms of cost efficiency as the most prudent means given expensive owning and maintaining road construction equipment. Although no new road construction or extensions are foreseen to be undertaken by the Township in the future, new residential developments within the context of a subdivision or PRD could result in the construction of additional roadways done at the expense of the developer. Of the 74.14 miles of public streets and roads within the Township, 42.07 miles are the Township responsibility for the maintenance of. The 2014 Road Department budget is \$696,311, second only to expenditures under Public Safety. The Township Liquid Fuel Tax revenue is the estimated at approximately \$196,000, which helps offset the cost of road maintenance and related equipment. Overall Township residents look favorably upon the condition and maintenance of Township roads. The Community Survey indicated 55% considered the Township's work to be "Good" and an additional 35% rated it to be "Fair."

Township Government

Dallas Township is incorporated under State law as a Township of the Second Class. Dallas Township is governed by a three-member Board of Supervisors. Dallas Township has a five member Planning Commission and a three member Zoning Hearing Board with appointments to each made by the Board of Supervisors. All Township services and personnel are operated out of the Township Municipal

Building located at 2819 State Route 309 Highway. The 2014 Budget for the Township was approximately 2.7 million dollars. The Township Building, which less some structural modifications, is in essence the same structure utilized by the Township since the 1950s.



The Township building houses both Township support staff, the Road Department, the Police Department and is utilized for all Township meetings. While there are no immediate plans for expansion, the Township Supervisors may wish to consider conducting a space assessment study to evaluate current and future spacing needs with consideration for expanding or modifying space if needed.

Schools

Dallas Township is included within the Dallas Area School District. Although municipalities have no direct control over school district facilities and activities, the Pennsylvania Municipalities Planning Code (MPC) recognizes the importance of school buildings and land to the community. Public schools account for the largest expenditure of local tax dollars. The public school system usually provides not only education for the community's children, but adult and community education, library facilities,

cultural and social activities, and recreational and sports facilities with the surrounding communities. The Pennsylvania Municipalities Planning Code does, however address, school districts in relationship to mutual responsibilities between the school district and municipalities. The MPC requires school districts to submit certain proposed actions related to land and buildings to the municipality for review, if a Comprehensive Plan has been adopted. Most school districts are not aware of this provision and local municipalities should make school district administrators are aware of this requirement under Section 305 of the MPC, which reads as follows:

Section 305 *Legal Status of Comprehensive Plans within Scholl District*

Following the adoption of a comprehensive plan, any proposed action of the governing body of any public school district located within the municipality or County, relating to the location, demolition, removal, sale or lease of any school district, structure or land shall be submitted to the municipality and County planning agency's for their recommendations at least 45 days prior to the execution of such proposed action by the governing body of the school district.

The MPC was amended in 2012 to include a provision to requiring municipalities to give notice to school districts regarding the approval of residential subdivisions within its jurisdiction. The concept behind this requirement is to assist the school district in assessing its needs for meeting a potential increase in enrollment. The subject provision reads as follows:

Section 508.1 *Notice to School District*

Each month, a municipality shall notify in writing the superintendent of a school district in which a plan for a residential development was finally approve by the municipality during the preceding month. The notification shall include, but may not be limited to, the location of the development, the number and types of units to be included in the development, and the expected construction schedule of the development.

In addition to Dallas Township, the Dallas School District includes Dallas Borough, Franklin Township and Kingston Township. The District operates a high school, a middle school and two elementary schools upon a 101 acre campus in Dallas Township located on Conyngham Ave. just off of S.R. 309 in the eastern section of Dallas Township.



Dallas High School



Dallas Elementary School



Dallas Middle School



Wycallis Elementary School

As of January 2014 School District total enrollment was 2,733, with a projected increase to 3,173 by 2015. The Dallas Area School District, as a highly reputable and regarded public educational facility is an attraction to families choosing to locate to the Back mountain Area.

Public Libraries

Libraries play an important role in the community by making information available to all residents. Libraries supplement school libraries for students, provide life-long learning opportunities for adults,

and offer special services such as interlibrary loan, books by mail and children's reading programs, and Internet access. The Pennsylvania Second Class Township Code authorizes townships to contribute to public libraries, and Dallas Township makes an annual contribution to the Back Mountain Memorial Library in Dallas Borough. Under the 2014 Budget the Dallas Township contribution was \$3,000

