

CHAPTER 6

COMPREHENSIVE PLAN

2005

White Haven Borough

Luzerne County

Pennsylvania

This report was prepared by the White Haven Planning Commission utilizing, as a guide, the plan prepared by Michael Cabot Associates in 1973. It has been up-dated to current trends and statistics.

WHITE HAVEN BOROUGH PLANNING COMMISSION
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COMPREHENSIVE PLAN

2005

White Haven Borough

Luzerne County

Pennsylvania

PART ONE

INTRODUCTION

The Comprehensive Plan for the Borough of White Haven was prepared as an update of the Comprehensive Plan prepared by Michael Cabot Associates in 1973 and the White Haven Planning Commission in 1994.

The borough is served by Interstate Highway 80 East and West, Highway 940 East and West, Highway 437 North, Route 4040 West and East. These highways give White Haven access to Wilkes-Barre, Mountaintop, Bear Creek, Hazleton, Freeland, Oley Valley, Pond Creek, Stroudsburg, the Pennsylvania Turnpike, Penn Lake, White Haven Poconos, East Side Boro and the Poconos. The Lehigh River and Linesville Creek flow through the borough. The Lehigh Gorge State Park and Lehigh Heritage Corridor both run through the borough. Access to the cities of New York via Interstate 80 and Philadelphia via the Pennsylvania Turnpike are also a factor. It puts White Haven in the position of a crossroads to the Northeast of Pennsylvania. Reading has a track running through the borough and White Haven is the Easternmost borough of Luzerne County, adjacent to Dennison Township on the North and Foster Township on the South and West. The division of Carbon and Luzerne Counties is the Lehigh River.

PURPOSE OF THIS REPORT

The purpose of this report is to provide a long range comprehensive plan for the Borough of White Haven for a period from 2005 and beyond. The details of the plan will have to be reviewed as part of an ongoing governmental planning process. As a result, the plan may have to be modified from time to time. However, it should still remain a valid document for guiding the overall direction of the Borough's development and redevelopment.

ORGANIZATION OF REPORT

There are two parts to this report. Part One is the Borough's plan of action. It includes a review of the regional inputs affecting the plan as well as plan recommendations. It contains the following elements:

- Land Use Plan
- Community Facilities Plan
- Traffic Circulation Plan

Part Two contains most of the factual information and analysis of which the Plan of Action is based. Part Two was printed separately in February of 1972. It has been reprinted and has been bound at the rear of this report.

White Haven Borough Comprehensive Plan of 2005

PLAN SUMMARY

The following table entitled White Haven Plan Overview summarizes some of the major objectives and recommendations of the White Haven Comprehensive Plan.

SUMMARY CHART

WHITE HAVEN BOROUGH PLAN OVERVIEW 2005

ECONOMICS

Objectives	General Recommendations
To improve the retail and service trade environment.	<p>Redevelop or rehabilitate the downtown and some of the surrounding area to attract more retail and service businesses.</p> <p>Provide better parking facilities and improved access to the Downtown.</p> <p>Attract more office type establishments to the Downtown.</p>
To actively promote small industry.	<p>Follow the Land Use Plan recommendations for industrial area expansion.</p> <p>Activate the White Haven Industrial Development Association to attract the following types of industry:</p> <ul style="list-style-type: none">• Light manufacturing• Fabrication industry• Mobile and travel home industry• Other industries needing I-80 for transportation• Wholesale and warehouse business <p>Rehabilitate existing industrial areas.</p>
To develop traveler service facilities such as bed & breakfast rooms and eating establishments. Emphasis on small shops for souvenir and heritage items.	<p>Promote development of services for travelers of I – 80 to include motels, automotive and other services.</p>

Promote the tourist and seasonal home industry in the area.

Follow through with annual Town Festival.
Promote the historical features of the Borough for travelers and residents.

ENVIRONMENT

Objectives	General Recommendations
Maintain noise levels to below 70 decibels at 20 feet.	Plant buffer strip landscaping landscaping screen along Interstate 80 and along other noise generators. Support Interstate regulations on truck traffic and noise levels. Adopt standards for when, where and how snow-mobiles, minibikes and other noise generators may operate. Solicit State DEP cooperation in keeping Lehigh River Gorge boating and other activities noises at acceptable levels.
Improve the appearance of the Downtown.	Redevelop the Downtown into an attractive business-residential area. All remaining buildings and any new construction would preserve and promote the Downtown's historical theme through compatible building styles. Improve streets, lights and public facilities.
Encourage residential building rehabilitation.	Solicit the assistance of the various County sponsors of residential home improvement programs. Implement a Housing Code.

Beautify public areas in the Borough.

Encourage tree maintenance and planting.

Control littering by placement of trash containers throughout the Borough.

Request the State to adequately landscape and maintain the Lehigh River Gorge areas.

PEOPLE & SERVICES

Objectives

General Recommendations

To expand services and facilities in order to serve the influx of tourists expected by the completion of Lehigh Gorge park.

Maintain current police, fire, parking & personnel to serve the expected traffic of people.

Maintain existing parks & encourage recreation programs and support local participation.

To continue to develop a system of parks and open space.

Develop the area adjacent to Lehigh River Gorge State Park in a manner harmonious with the park.

Apply annually for the State Department of Community Affairs Grants specifically for the purpose of completing these objectives.

Develop a program for teenagers.

Set up an advisory board comprised of teenagers to prepare a long range plan and capital needed for these programs.

Stimulate interest in cultural activities.

Coordinate with the State on the proposed Art & Cultural Center planned for Lehigh Gorge Park.

Schedule needed capital improvements according to an established timetable.

Budget annual amounts for capital improvements with long range planning priorities.

Contact the State to improve roads and facilities under their jurisdiction, especially adjacent to the Lehigh River Gorge Park.

To make operation of Borough services more efficient.

Centralize as many Borough facilities as possible in the Borough Building.

To explore educational possibilities for children.

With the loss of all local schools, the Borough intends to promote bus safety and monitoring of behavior and curriculum of our children to and at our regional schools.

WHITE HAVEN BOROUGH

Luzerne County, Pennsylvania

CHURCHES, PARKS, HISTORICAL & COMMUNITY SERVICES SITES

LEGEND

1. Linesville Community Park
2. Lehigh Park
3. Pine Street Playground
4. Hemlock Street Playground
5. White Haven School Apartment Building
USGS Marking (site of old High School) *
6. Borough Garage & Fire Station
7. Veterans Honor Roll *
8. United Presbyterian Church
9. Powerhouse Restaurant *
10. St. Patrick's Roman Catholic Church
11. St. Patrick's Church Hall
12. St. Paul's Lutheran Church
13. United Methodist Church
14. White Haven Center
15. Green Mountain
16. Laurel Cemetery
17. Civil war Monument *
18. Spanish American War Memorial Trees *
19. American Legion Home & Mason's Hall
20. Valley Gorge Trailer Park
21. White Haven Fire Club
22. Borough Recreation Building (Senior Citizens Meetings)
23. Old Stone Building * (oldest building)
24. Odd Fellow's Hall * (second oldest building)
25. Lehigh River Bridge
26. Ruins of Dam, Locks & Canal *
27. Round House * (library)
28. Tennis Courts
29. White Haven Shopping Center
30. PNC Bank
31. White Haven Municipal Building
32. Water Authority Office
33. White Haven Water Tower
34. U.S. Post Office

*** = Of Historical Interest**

PART ONE – PLAN OF ACTION

The growth and development of the Planning Area in the future will be influenced by local factors and a combination of inputs from the county, state and federal levels. The local factors are presented in the background studies Part Two of this report. Inputs from the community are summarized below.

FEDERAL INPUTS

FRANCIS WALTER DAM - This is a major Federal flood control and recreation facility located six miles upstream from White Haven on the Lehigh River. Its primary purpose is to provide flood control, however enlargement of the dam is scheduled in the near future which will increase the water supply and recreation potential. Regulated releases of water have been made when possible in conjunction with rafting recreation on the Lehigh River.

STATE INPUTS

LEHIGH RIVER GORGE PARK - This park is currently "under construction" as state money is available. It will be situated 200' each side of the Lehigh River from Francis Walter Dam to Jim Thorpe (Mauch Chunk). The main entrance and visitors center is planned to be located near the Shopping Center on Main Street in White Haven.

HERITAGE STATE PARK CORRIDOR – This park is currently in the planning stages with approximately 90% of land acquisition complete. It will be situated along old railroad and canals from Wilkes-Barre to Bristol, Pennsylvania.

HICKORY RUN STATE PARK & GAME LANDS – This park is located six miles southeast of White Haven via Route 534. It is a major public recreation area for swimming, camping, hunting, fishing and hiking.

NESCOPECK PARK RESERVOIR – This is a "wilderness park" containing 3,600 acres including an 830 acre lake for flood control and recreation.

WHITE HAVEN STATE CENTER – This facility is providing medical and rehabilitation services to approximately 180 resident patients with a staff of approximately 540. It is located just outside the borough limits to the northwest.

ECKLEY MINE MEUSEUM - The village of Eckley is about 9 miles southwest of White Haven off Route 940. It is a restored mining village and related museum serving as a tourist and educational facility. This village was the site of the filming of the movie "The Molly Maguires" and is visited by approximately 20,000 tourists each year. The church in the village was moved from White Haven to the site. It was an Episcopal Church that was located at the corner of Towanda and Buffalo streets.

COUNTY & REGIONAL INPUTS

LUZERNE COUNTY'S growth and development policies will continue to have an influence in this area. They offer a wide range of assistance to both homeowners and businesses in the form of grants and loans.

A study by the Economic Development Council of NE Pennsylvania indicated the White Haven area as one of the two areas with the highest potentials for development.

CRESTWOOD SCHOOL DISTRICT – The White Haven Elementary School was closed despite protest from the area citizens. All students of Luzerne County are bused to Crestwood School District, consisting of Crestwood High School, Fairview Elementary School and Rice Elementary School, all in Mountaintop, approximately 12 miles northeast of the borough. They are also bused to Hazleton and Wilkes-Barre Vocational Schools. Students of Carbon County, East Side Boro are bused to Weatherly Area Schools, approximately 12 miles southeast of the Boro and students of Foster Township are bused to Hazleton Area School district.

Many private schools are available in the area including MMI in Freeland, a highly rated college prep school, Bishop Hafey in Hazleton and Saint Judes in Mountaintop.

LUZERNE COUNTY SOLID WASTE MANAGEMENT STUDY – County Commissioners passed a regulation that all solid waste collected in Luzerne County must be disposed of in a Luzerne County Solid Waste Facility. This was complied with by White Haven Borough in July 1993.

TRANSPORTATION - Currently, no form of public transportation serves the White Haven Borough. This is one of the items which should be addressed in long term planning.

PRIVATE DEVELOPMENTS

COMMERCIAL & RECREATIONAL CENTERS

RESORTS - There are several resort complexes nearby. They are Jack Frost & Big Boulder Ski Areas, Mountain Laurel Resort & Golf Course, The Pocono International Raceway, Ramada Inn, Split Rock and the Galleria Resort & Sports Complex.

RECREATIONAL – One of the largest rafting operations in the state is located just one mile outside the Borough which is Whitewater Challengers, Inc. They also operate a campground for their customers near Buck Mountain. Another rafting company, Lehigh River Rafting operates on the Gorge Trail. The White Haven Library which operates above the PNC Bank is preparing to move to its new location on Towanda Street.

COMMERCIAL - Maranuk Brothers, which offers sales and service of heavy equipment. A screen printing company is located on Main Street which also operates a retail store from this location. Tunnessens's Auto parts store operates from Church & Susquehanna Streets. Hazle Distributing is located on Church Street near I-80. Miller Plumbing & Heating operates from Church Street. Albee's on Towanda Street offers coal and propane gas service, car repair and inspections and emissions test. The Journal –Herald, which publishes a newspaper serving White Haven and Weatherly, is located on Main Street. Suitch Insurance is located on Berwick Street. The Post Office and Dr. Smith are located on Towanda Street. Africa Dental located on Lehigh Street. Schlier's Towing located on Rt. 940 west. G & A Hardware offers general appliances for sale and service, located on Main Street. Also on Main Street are Kayak Sales, Nextel Cellular phone store and Li'l Budha's a tea and accessories shop. A Veterinary Hospital is located on the corner of Berwick and Towanda Streets. PNC Bank is located on the corner of Main and Berwick Streets.

RESIDENTIAL – Woodhaven Development in White Haven and nearby Agmar Estates, Hickory Hills and White Haven Poconos are all expanding rapidly. There is also Valley Gorge Mobile Home Park, Golden Oaks and a soon to be established development on Buffalo Street.

INDUSTRIAL – There is a bus renovating company, and Weaver's Excavating.

SHOPPING – A shopping complex below Main Street, houses a grocery store, drug store, liquor store, pizza shop, ice cream store and laundromat. Another laundromat and ice cream store are located on Church Street. Two convenience stores/gas stations are located on Church Street. A bakery, seamstress shop, flower shop and video rental are located on Main Street. Also located on Main Street are two beauty shops. The Corner Mall an indoor flea market is located on the corner of Allegheny and Elmira Streets.

RESTAURANTS/BARS – The Powerhouse, located on Powerhouse Road. Main Street has The Family Diner, Poncho's Pizza and Mexican Food, The Ugly Mug, and The Feed Mill. Within one mile of the Borough are 4 other restaurants, Weaver's, Sitko's Barn, Four Fella's, East Side Inn and soon to open The Forks Beef and Brew. Main Street houses Yarmey's Bar and the White Haven Volunteer Fireman's Club.

CHILD CARE - Buttons & Bows located on Elmira Street serves child care needs for the Borough.

CHURCHES - There are four active church complexes in the Borough. The historic Presbyterian Church and home, a Lutheran Church, home and Parish Center, the Unites Methodist Church and hall, and St. Patrick's Church. One mile outside of town is the Free Methodist Church. Under construction on Green Mountain is The Greek Orthodox Monastery.

MAJOR GOALS

MAJOR LAND USE GOAL

- Pine Street, Hemlock Street, Lehigh and Linesville Parks should be able to serve the neighborhood in a useful way and add to the social stability of the area.
- Buffer the nearby interstate highway with tree landscaping and or sound a sound wall and encourage industrial use of property adjacent to them.
- Restore the burned out section of downtown to local shopping areas with apartments of light density.

MAJOR TRAFFIC GOALS

- Encourage the state to keep up the highways that cross the Borough, adequately signed and controlled.
- Encourage the railroads to service the area and to encourage creating passenger service along the Lehigh Gorge Park.

COMMUNITY FACILITY GOALS

- Maintain the Municipal Building which is in the enter of town and houses the Council Chambers, Police Department, Borough Secretary and has extra meeting rooms, and which is handicapped accessible.
- Update the Borough garage for adequate room to house Borough equipment as well maintain adequate housing for fire equipment.
- Continue to provide assistance to the Fire facilities. The Fire Company is all volunteer and occupy their own section of the Borough Garage Complex. New equipment was purchased in 2003. They participate in Mutual Aide and do receive monies for coverage of Penn Lake Boro.

- Continue assistance to all volunteer Ambulance Corps. They depend on donations and grant monies . We currently have paid Paramedic Service.
- Continue as a member of the Emergency Management Group associated with Luzerne County. White Haven has their own coordinator.
- Study government character revision for possible better means of representing and serving the people.

LAND USE PLAN

INTRODUCTION

The White Haven Land Use Plan recognizes the impact which major regional developments will have upon the Borough. Recommendations are made for the improvement of the already developed portions of the Borough and for the proper development of the remaining area.

PURPOSE OF THIS PLAN

The purpose of this plan is to recommend a land use pattern and density of development within the Borough of White Haven for the period from 2004 and the future. It will serve as a basis for the zoning ordinance and other related programs of the Borough.

PLAN GOALS

The land use recommendations in this plan aim toward the following goals:

- Achievement of an environment which permits individuals to live, work, shop and spend leisure time with minimal disturbance from unrelated activities.
- Improvement of building conditions throughout the Borough.
- Encouragement of new residential and industrial developments in appropriate locations.
- Renewal of the downtown.
- Coordination between various State and Local land use activities.

The Land Use Plan is graphically presented in the accompanying plan map. A quantitative and qualitative description of the plan is described as follows:

RESIDENTIAL

Residential land accounts for the largest increase in land use. Based upon the Woodhaven

Development and soon to be established Weaver's Development.

COMMERCIAL

With the present condition of our Main Street, and the opening of Lehigh Gorge State Park entrance, it seems quite realistic to expect a tremendous increase in commercial enterprises.

INDUSTRIAL

It is of the highest concern of this plan to attract new industry to White Haven. Although space is at a premium for such industry, all attempts should be made to utilize the land and buildings already existing. There is also additional land near the vacant Emcee plant on Susquehanna Street which should be given priority development.

TRANSPORTATION

With the addition of the Lehigh Gorge State Park, major changes are foreseen for streets and traffic patterns.

PUBLIC AND SEMI PUBLIC

A major increase will occur through the acquisition of land for the Lehigh Gorge State Park.

VACANT AND RIVER

Vacant land will be almost nonexistent with the increase of commercial, public and industrial land use.

Proposed Pattern Intensity and Density of Land Development

Various types of land uses were described above to meet the needs of the Borough. The Plan will now outline the pattern, their intensity and their density.

The Land Use Plan reflects both the existing land use and the consideration of needs potentials for new development. The greatest planning flexibility exists where there are vacant areas.

The objective of this plan is to cause the least change to existing stable areas while seeking to accomplish the overall land use goals of environment improvement, increase of housing supply and renewal of the downtown in areas where change can more readily occur.

The intensity and density of land use is proposed to be highest in and around the downtown, decreasing in the established residential areas and reaching its lowest level of intensity in presently undeveloped areas.

Residential land Use Recommendations

White Haven considers the preservation of existing residential areas and the provision of new housing units to be very high priority. The residential land use plan recommends that there be two broad categories of residential development. These categories will provide the opportunity for new residents to have a variety of choices of where to live. It will also provide an opportunity for internal mobility within the Borough, rather than forcing young families out to seek larger lot developments or by forcing older residents to seek apartments.

The Land Use Plan makes the following recommendations in terms of residential land use:

Medium Intensity Residential – One area includes the downtown, with extensions along Towanda Street and Northumberland Street. Higher densities will be incurred in and around the downtown. The average density should be considerably lower than the maximum because most of the designated area east of Church Street is already developed at densities of only 10 to 15 units per acre. New construction and conversions will probably take place slowly in this section. This area includes the R-2 and R-3 districts which are established in the Borough's Zoning Ordinance.

Low Intensity Residential Areas – Two areas are recommended for low intensity residential use. They generally include all of the residential area not designated as medium intensity.

- All existing fully or partly developed residential blocks of the Borough which have fewer than ten dwelling units per acre should continue to be developed up to that density.

- An area north of Buffalo Street in the Northwestern part of the Borough contains about 50 acres of land and is presently subdivided as Woodhaven Development. A Lake and stream exists for recreation.

The section east of 940 contains 40 acres which has been developed as a mobile home court at a density of less than six dwelling units per acre. The Borough Plan would like to permit a large scale commercial or special industrial use in this eastern section. Such land uses would have to be developed in a compatible manner with adjacent land uses.

Within low intensity areas, the amount of land coverage will be less than 30% of the lot. However, density of development will be lower in new areas than it will be in developed areas where smaller lots exist and cannot usually be consolidated to larger lots because of housing development.

A summary of the densities and maximum land use coverages in the various areas are shown below:

Development Type	<u>Residential Areas</u>		<u>Commercial Areas</u>
	Medium Intensity	Low Intensity	
<u>General Residential</u>			
Maximum density (per gross acre of land)			
Units Per Acre	25	2.0	25
Persons Per Acre*	63	8	63
Maximum Land Coverage	45%	30%	35%
<u>Planned Unit Development</u>			
Maximum Density (per gross acre of land)			
Units Per Acre	36	2.5	50
Person Per Acre	90	9.9	125
Intensity			
Land Coverage	40%	20%	30 %

* Number of persons per family per dwelling unit was assumed to be 2.5 for medium intensity areas, 4 for low intensity areas.

Planned Unit Developments – Planned Unit Developments (PUD) should be permitted in all residential districts. A PUD permits a developer to achieve a flexibility of design not usually possible in conventional block-by-block type of developments. In order to encourage developers to cluster homes and leave more common open space, the Borough will permit PUD's to be developed at higher densities. A PUD will also be permitted to have a variety of housing types (single family, duplex, town houses, apartments) and limited commercial uses designed primarily to serve the residents of the development.

Housing For All Income Groups – Permit housing in any residential area of the Borough without regard to the race, religion, creed or economic status of the possible resident of the dwelling. The Land Use Plan provides for such opportunities by permitting multi-family housing in the medium density residential areas and by permitting mobile homes in courts in the low density areas. Factory built homes are permitted on any lot if they can meet the requirements which apply to conventionally built structures. In this way, there will not be economic discrimination, nor should there be any other forms of discrimination resulting from this plan.

This plan also recommends that low income housing should be a primary reuse in the proposed Downtown redevelopment area. Lower income families, particularly those who are elderly, should find this location convenient to shopping, banking, medical and other services.

Urban rehabilitation of residential structure should be an ongoing activity throughout the Borough. Special program to accelerate remodeling should take place in and around the Downtown. In this way, existing reasonably priced housing can be preserved as a housing resource for the low and moderate income families without congregating these families in a project area.

This Plan recommends that housing for the elderly be constructed on suitable sites in and around the Downtown.

Commercial Land Use Recommendations

The Land Use Plan includes two types of commercial uses. Community Commercial is the type presently in the Downtown and at neighborhood shopping areas. It satisfies the local and area need for convenience retail and service activities. Highway commercial serves the traveling public. It provides space for gasoline stations, emergency services, eating, sleeping and other facilities for highway users.

Community Commercial - The Downtown is the primary community commercial area. It includes nearly 8 acres of land along Main Street and a portion of Towanda Street.

Remodeling may retain the Turn of the Century theme of the buildings currently evidenced by porches and other architectural details of existing buildings. New construction can take place on vacant land and land provided by removal of substandard buildings. Residential uses may be permitted in the Downtown if they are compatible with the other activities.

Highway Commercial - One general area is recommended for future highway commercial activities. The area containing about ten acres of land at the Interchange of Interstate Route 80 and PA Route 940. The primary purpose of such use would be to serve the traveling public.

Industrial Land Use Recommendations

The Land Use Plan recommends two areas for industrial use. The one in the northern part of the Borough along Susquehanna Street already includes the vacant Emcee plant. The plot of land on Rt. 940 near I-80 is an excellent industrial location usage area.

As indicated in the background studies of this Comprehensive Plan, employment in service commercial activities will continue to increase more rapidly than will manufacturing activities. This will be an advantage for White Haven, located as it is, in the Pocono recreational area. However, for balance in the local economy, it would be also advisable for the

Borough to maintain an active industrial promotion program. This program should include preparation of basic information about each industrial site such as the following:

- > Site & shape of site
- > Topographic characteristics
- > Utilities available nearby
- > Water supply, quantity & quality
- > Lack of flood threat
- > Drainage & soil conditions
- > Cost of development
- > Location within community
- > Transportation facilities
- > Taxes & insurance
- > Zoning & other legal aspects
- > Proximity to Pocono amenities

With this basic information available, the Borough should promote attracting industry to locate in those areas designated for industrial use.

Public & Semi-Public Land Use Recommendations

Public and semi-public Land Use Plan recommendations have been divided into regional and community categories. The public regional land uses include the Library, the Lehigh River Gorge and Borough parks, public buildings, sewage treatment plant and the cemetery. Recommendations for public-community land uses are included in the community facilities section of the Plan. Public-regional land uses are discussed as a land use only and are described below:

Interstate Route 80 Right-of-Way – This highway has served the people of the region more than the Borough. However, it does require service from the Borough in the form of ambulance and fire company services for the ever increasing number of accidents occurring thereon. It also generates increasing amounts of noise and other pollution.

The Plan recommends that the interstate highway be screened from the Borough with trees and other plantings or a sound wall.

The objective is to contain the noise while at the same time providing an attractive environment for the motoring public. No billboard advertising signs should be permitted along the interstate within the Borough. However, informational signs should direct motorists to the 940 interchange of I-80 for services and shopping within the Borough.

Lehigh River Gorge Park – The location and extent of the Lehigh River Gorge within the Borough are shown on Land Use Plan map. It is in accord with the latest public plans of the Department of Conservation & Natural Resources. Currently DCNR is acquiring land with for parking areas and a comfort station, to take place in stages. White Haven will be one of the two information centers for the Park and therefore, land acquisition and development activities are receiving high priority.

The White Haven Plan recommends the following to achieve a better mutual development of the Park and the Borough:

- Encourage open space or transitional areas along the borders. There is no need to close off the Park from the Borough nor the Borough from the Park except in locations where specific incompatibilities might arise. The two should be good neighbors.
- Redevelop the Downtown in order to improve building and environmental conditions, but preserve the Turn of the Century Flavor keeping colonial accent points where possible.
- Jointly develop facilities which could be of mutual benefit. New off-street parking and improvement of State roads through the Borough are examples of such cooperation.
- Incompatible uses should be screened from one another preferably through landscaping. An active recreational area next to a quiet residential neighborhood or an industrial-commercial activity next to a passive recreation area are example of the need for screening.

The National Heritage Corridor Plan – Encompasses some of the same land and trails as the Lehigh River Gorge Park.

The Lehigh River Gorge and the National Heritage Corridor should both be an asset to the entire area. They will preserve valuable natural features while opening up land and water to the public for active and passive recreational use. White Haven will be at the northern most entrance of the Gorge scenic trail planned to extend from White Haven to Jim Thorpe. White Haven will also contain a parking area and information center. Hopefully, this cooperation will continue through development, administration, security and operation of these new facilities.

Public - Residential land uses will account for nearly 40 percent of the Borough's land area. The Borough receives no tax income from these lands, yet must provide ambulance, fire, police and other services to these areas.

The Comprehensive Plan recommends that the State recognize the ever increasing burden that the Borough bears in serving the White Haven Center, the Interstate Highway, the Lehigh River Gorge Park and the proposed Heritage Corridor. As a result of this recognition, it is hoped that the State would also participate more in the financing of related services.

Redevelopment, Environment & Housing Improvement Recommendations

This Plan recommends that redevelopment of Downtown White Haven be a first priority program. Clearance should be limited with the primary activity being the rehabilitation of existing buildings and replacement of burned down buildings. First floor uses should continue as retail and service commercial with upper floors used for housing. Housing for the elderly should also be considered as a reuse within the Downtown section.

Every effort should be made to preserve the existing intricate trim on porches and eaves as well as other features which can retain the Downtown's small town, historic charm. Any new development should be in harmony with the scale, materials and style of the old and existing buildings.

The redevelopment program should also help to solve parking, traffic flow, lighting and other needs of the Downtown. Needs of the Lehigh River Gorge Park should also be considered in the program.

Housing and environmental improvement should be an on going Borough-wide project. The appropriate codes should be implemented so that building conditions will be safe, healthy and attractive. Private building rehabilitation should be encouraged.

PART II

BASIC COMMUNITY

WHITE HAVEN BOROUGH
LUZERNE COUNTY, PENNSYLVANIA

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INTRODUCTION

DEFINITION OF AREAS

Geographic areas referred to herein are defined as follows:

Planning Area

White Haven Borough

PURPOSE AND ORGANIZATION OF THIS REPORT

The purpose of this report is to describe the work carried out during the first year planning which includes the following:

- Assembly of existing reports, plans, maps and ordinances.
- Field surveys of land use, buildings, community facilities, major streets, parking and the municipal questionnaire.
- Mapping of data surveyed and other pertinent information.
- Analysis of population and physical information.
- Determination of the direction of the Plan.

This report is a basic technical document summarizing the work accomplished and establishing a direction for the Plan. Major analysis sections include Population, Housing, Economics, Community Attitudes, Physical Features, Land use, Major Streets and Public Facilities. Tabular information for each element is located at the end of that section of the analysis. The relevant findings from the various elements are then correlated into a set of Development Factors and translated into statements on the Future Growth Potential.

POPULATION ANALYSIS

POPULATION CHARACTERISTICS

The size and other characteristics of population have been analyzed so that proper provision can be made for the needs of the people in the formulation of comprehensive community plans.

County Situation – Luzerne County has witnessed population declines since 1930 but the rate of decline has slowed considerably in recent years. The County lost 102,808 persons in the forty year census period. There was a peak 10 year decline of 15.2 percent in the 1950 decade. During the 1960 decade, population stabilized with only a 1.3 percent loss to a population of 342,301. County planners had projected that by 1990 the County would have 510,000 persons, however the 1990 census figures indicate only 258,940 – a decrease from 1970 of 83,361 or 24%. The census figures for 2000 indicate an increase of .04%.

<u>Community</u>	<u>2000</u>	<u>1990</u>	<u>Change</u>		<u>1980</u>	<u>1970</u>	<u>Change</u>
			<u>1970-90</u>				<u>1930-70</u>
White Haven Borough	1,182	1,132	- 47%		1,217	2,134	+38.8%
			+ .04%				

From the rate of decline locally, it appears that the economic transition and the impact of people moving away from the Planning Area was greater locally than it was for the County.

White Haven Borough has been adversely affected by the regional economic changes. A good portion of the Borough population increase from 1950 to 1970 can be attributed to the White Haven Center both in number of patients and increased number of employees. (The population of the Center was assigned to White Haven Borough in 1950 and to Foster Twp. in 1970.

Race and Ethnic Composition - The planning Area is rich in its foreign heritage. It has become a melting pot for many different ethnic groups, but few non-white families have chosen to settle within the Area. About 36% of the Planning Area residents were born in a foreign country or had one or more parents who were born in a foreign country. The predominant nationalities in terms of their population in the Planning Area include Polish, Italian, Austrian, Czechoslovakian, English, German and Irish.

Age and Sex Characteristics – The median age of the population in Luzerne County and the Planning Area were about six and seven years above the State 2000 median age of 30.7 years. Generally, there are more local people between 45 and 65 than in the State.

- White Haven's median age in 2000 was 40.8 up from 36 in 1990.

The older population of the Planning Area indicates that special consideration must be made for the aging population including medical and leisure time facilities. Their lower income potential and lower taxable income for community operation must also be considered.

Net Migration Characteristics – The decline in the number of people living within the Planning Area has also been the result of more people moving out of the Area than move into the Area. From 1960 to 1970, there was a net out-migration of 32 persons for the Planning Area. This out-migration has drastically dropped from the previous two decades when about 3,500 people left the Planning Area in a 20 year period. The 1980 to 1990 net migration stabilized, and all indications show an even migration pattern for the 1990s.

1 Source: Current Population Reports "Special Studies: Series P-23, No.175

US Dept of Commerce, Economics & Statistic Administration, Bureau of Census

COMMUNITY ATTITUDE

The opinions of the Planning Area residents were sought through a community planning questionnaire which was made available to all residents of the Area. The number of questionnaires returned represents 26% of households within the community.

A copy of the questionnaire circulated follows this section.

The questionnaire afforded the recipient an opportunity to identify existing problems or needs, indicate choices for future development and describe their own housing and family characteristics. No names were required; the housing and family characteristics information was only used to confirm census data.

A significant percentage of the Area residents who responded felt strongly about the following:

Problems and Needs Comments:

1. Sidewalks in the Borough are in very bad condition. Property owners are responsible for repairing and replacing their sidewalk. If they are hazardous, it should be brought to their attention by a letter from Council, their insurance company or the Zoning office.
2. A more visible police force as well as a quicker response to calls.
3. More cooperation in moving cars following a snowstorm.
4. More shopping facilities are needed and existing facilities should be expanded.
5. Pride in the Town's appearance and keeping historical buildings from being lost was also emphasized.

Positive Comments:

1. The Weaver subdivision and an area in the Woodhaven Development are very much needed.

TABLE 1
TOTAL POPULATION

WHITE HAVEN BOROUGH
LUZERNE COUNTY, PENNSYLVANIA

<u>Year</u>	
1930	1,537
1940	1,528
1950	1,461
1960	1,778
1970	2,134
1980	1,217
1990	1,132
2000	1,182

Total Population 1930 –2005

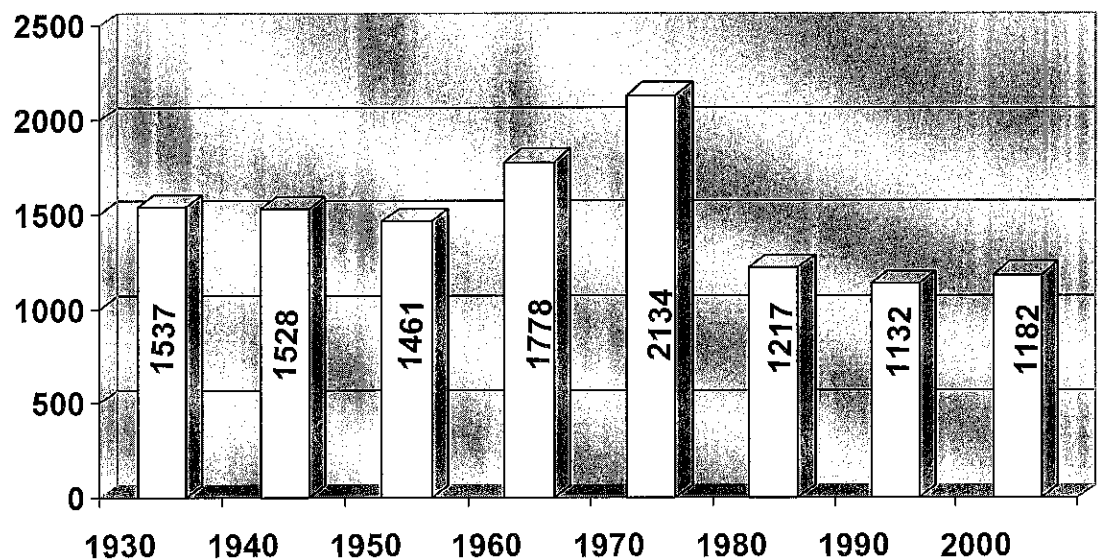


TABLE 2
AGE OF POPULATION
 WHITE HAVEN
 LUZERNE COUNTY, PENNSYLVANIA

<u>AGE</u>	<u>2000</u>
Under 5	58
5 – 9	98
10 – 14	103
15 – 19	94
20 – 24	56
25 – 34	140
35 – 44	191
44 – 54	159
55 – 59	46
60 – 64	42
65 – 74	103
75 – 84	73
Over 85	<u>19</u>
Total	1,182

Population by Age Percentages

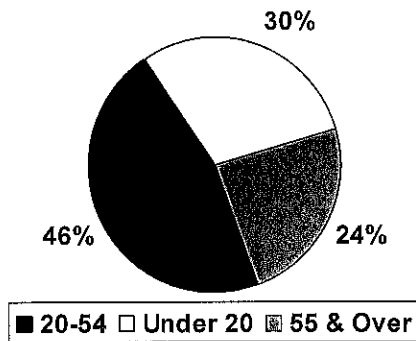


TABLE 3

RACE AND ETHNIC COMPOSITION

WHITE HAVEN
LUZERNE COUNTY, PENNSYLVANIA

<u>Subject</u>	<u>White Haven</u>	<u>Luzerne County</u>
Total Population	1,182	319,250
African American	0	5,408
American Indian/Native Alaskan	1	285
Asian	15	1,860
Asian Indian	9	47
Chinese	4	
Filipino	1	
Korean	1	
Hispanic	9	3,713
Other	9	3,174

Source: 2000 US Census & Population

TABLE 4

SEX CHARACTERISTICS

WHITE HAVEN
LUZERNE COUNTY, PENNSYLVANIA

FEMALE/MALE RATIO

Luzerne County

Female Male

165,455 153,795

White Haven Borough

Female Male

631 551

Source: U.S. Census Bureau, 2000

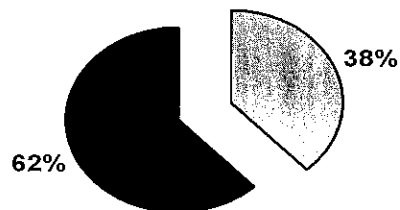
HOUSING CHARACTERISTICS

PERSONS PER HOUSEHOLD

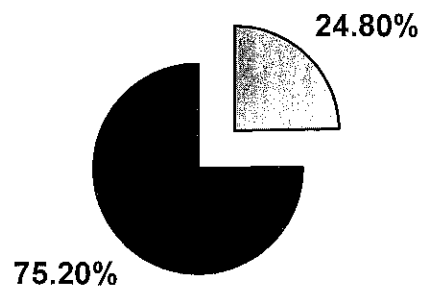
The number of persons per household was 2.49 for the Planning Area in 1990 compared with 2.57 for the County. The 2000 figures for White Haven are 2.53 with 2.34 for the County. The 2000 local population as well as the National trend toward smaller families contributed to the Area and each community's household size decreasing from 1990 – 2000.

OCCUPANCY

Owner – occupied units outnumbered renter-occupied units by a bit less 3 to 1 in White Haven. About 24.8 percent of all housing units were rented in 2000 compared with about 38 percent for 1990. The remainders were owner – occupied. The number of vacant standard housing units are few in number. Many older deficient units have become available due to the County funded low-income housing rentals. However, it is extremely difficult to find a standard vacant unit within the Borough.



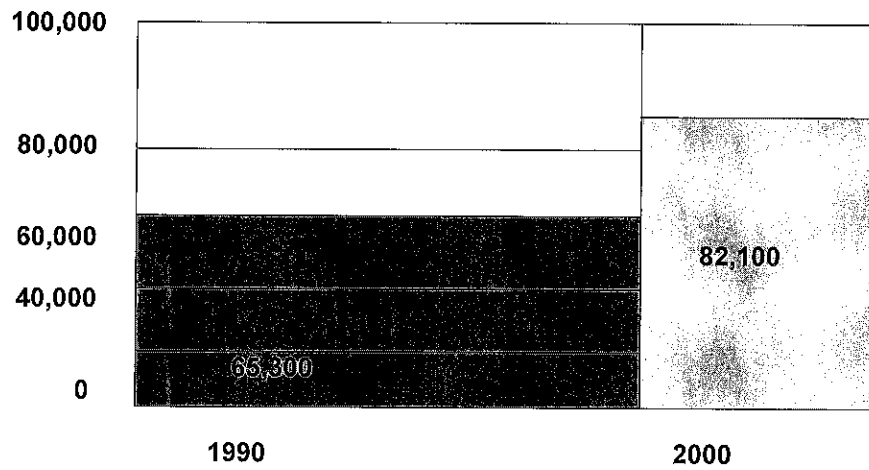
■ Rented ■ Owner Occupied



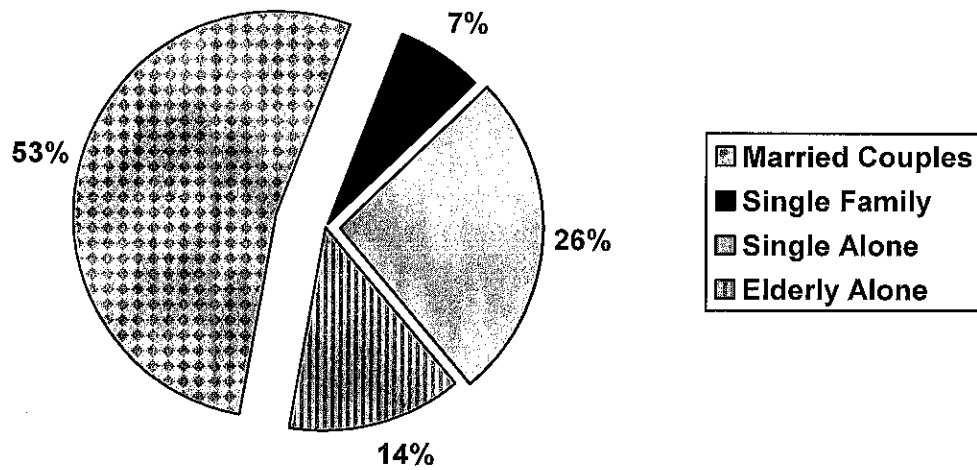
■ Rented ■ Owner Occupied

Median Home Cost (\$)

The median value of owner-occupied homes in the Planning Area was 82,100 in 2000 compared with 65,300 in 1990.



Household Family Characteristics



HOUSEHOLD FAMILY CHARACTERISTICS

Total Households Occupied

468

Married Couple Family	246
Single Parent Family	60
Single Alone	124
Elderly Alone	66

CONDITION OF HOUSING

Based upon exterior housing surveys of the 470 homes and apartments done by the members of the Planning Commission, 88% of the White Haven housing units were rated good to excellent in 2005. Fair condition housing was rated as 9% with poor being only 3%.

Unit classifications were determined as follows:

Good to Excellent – Well kept, in no immediate need of repair or maintenance.

Fair – In need of **minor** repair or maintenance.

Poor – In need of **major** repair or maintenance.

CONDITION OF HOUSING

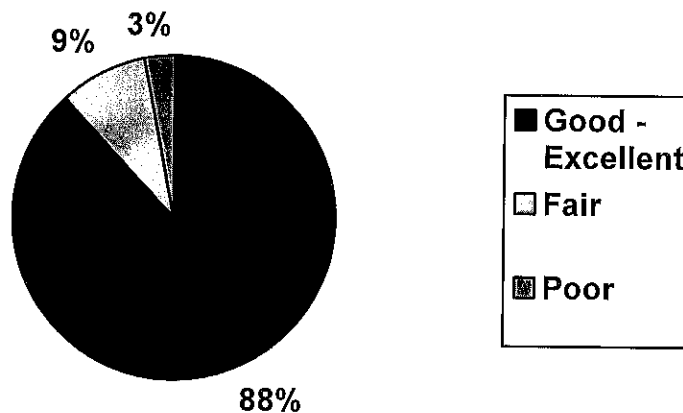


TABLE 5

PERSONS PER HOUSEHOLD

**WHITE HAVEN BOROUGH
LUZERNE COUNTY, PENNSYLVANIA**

<u>YEAR</u>	<u>LUZERNE COUNTY</u>	<u>WHITE HAVEN BOROUGH</u>
1960	3.2	3.04
1970	3.0	2.88
1990	2.47	2.49
2000		2.53

Sources: U.S. Census Bureau, 1960, 1970 & 1990

TABLE 6

OCCUPANCY CHARACTERISTICS

**WHITE HAVEN BOROUGH
LUZERNE COUNTY, PENNSYLVANIA**

<u>Characteristics</u>	<u>White Haven Borough</u>
All Housing Units	352
Rental Units	116
Vacancies (Seasonal or Migratory Adjusted)	0
Vacancy Rate: Rental	0%
Vacancy Rate: Homeowner	2.8%
Median Value	\$ 82,100
Median Contract rent	\$ 411

Source: U.S. Census Bureau, 2000

LOCAL ECONOMIC DEVELOPMENT

This plan encourages more active prospecting for businesses to locate here to keep up with growing trends. Since the devastating fire of 1986, which destroyed the entire 400 block of Main Street, business locations have been added to this general area. They consist of a retail food distributor, café, apartments, bakery, restaurants, seamstress and ice cream stand. Future economic growth is continuing on Green Mtn. with the building of the Holy Protection Monastery. The former round house being connected to the Lehigh Gorge Visitor Center as well as the Library.

FUTURE ECONOMIC PROSPECTS

The Planning Area would surely welcome an influx of new factories into the Area with high-paying stable employment for local people. Since there haven't been any recent indications of such an influx, it would seem appropriate at this point to consider the alternatives available to our Borough.

The major factors in creating business activity in the Borough seems to be the Lehigh River Gorge Park, of which White Haven will be a major center and the Holy Protection Monastery.

Again, more concentration by Borough Council and the Chamber of Commerce should be maintained in locating new business to the former Emcee building and the vacant Wilmot area.

Due to limited square mileage of the Borough, major manufacturing or transportation type businesses are not good candidates.

Excellent sources of personal & business services include research and development activities, transportation related activities, financial, insurance and office activities.

PHYSICAL FEATURES

The previous sections of this report have dealt with social, housing and economic aspects of the Region and the Planning Area. This section discusses physical features in terms of topography and soil characteristics.

TOPOGRAPHY

The Planning Area is located in a very scenic section of the Appalachian Mountains. Prominent local features include the Lehigh River Gorge which forms the eastern border of the Planning Area. A gently undulating terrace-like area located immediately to the west of the Lehigh River Gorge. Several mountain ridges extend into this terrace from the west. The Borough of White Haven is picturesquely located between one of the finger-like mountain ridges and the western edge of the Lehigh River Gorge.

SOILS

Detailed soils maps were prepared by the U.S. Soil Conservation Service for White Haven Boroughs. It was considered as an input in evaluating Freeland and White Haven expansion potential.

These soil reports were then used to determine the limitations of the soils, slope, bed rock and natural features upon potential development.

The primary use of natural resource data developed by the Soil Conservation Service for this study will be in analysis of vacant land for its development potential. This analysis is located in the next section of this report under Land Use discussion. However, these natural resource reports prepared by the U.S. Conservation Service have a continuing value to each community for use in evaluating the limitation of land upon new development or redevelopment of land.

LAND USE

DEVELOPMENT CHARACTERISTICS

Total acreage in White Haven is 773 acres:

a. Residential Uses	47%
b. Highway & Rail Right of Way	29%
c. Undeveloped	10%
d. Industrial/Commercial	14%

It should be noted that several different figures are available for the area of the Borough of White Haven. The ones used in this report were measured from planning base maps and are consistent with a census reported figure.

The Woodhaven Development has had the greatest land development impact upon the Borough in recent years. All other development has been on a small scale. A few homes have been constructed throughout the Borough. Recent proposals from potential developers indicate that additional residential land will be developed. Under construction on the Green Mountain Site is the Greek Orthodox Holy Protection Monastery.

VACANT LAND CHARACTERISTICS

White Haven Borough - Approximately 15 acres of land east of 940 and land northwest of Buffalo Street is vacant. Also vacant is a parcel of land located east along the Powerhouse Road. These areas also have the advantage of being connected to the existing sewer line and treatment plant as well as to the public water system. Parks, fire and police services are other advantages of these Borough vacant areas.

NEIGHBORHOOD CONDITIONS

The following neighborhood improvement needs are based upon exterior building conditions which were surveyed as part of the land use study.

White Haven Borough – The Borough has adopted the BOCA building and housing codes which will help to preserve existing good housing and to return marginal housing to standard condition. Main Street, downtown area, requires renewal. Rehabilitation of structures should be sought as opposed to demolition. The demolition should be a last resort. If demolition is selected, new construction should be encouraged at that site.

Owners of Main Street properties should be encouraged to develop the vacant areas.

MAJOR STREETS

The planning Area is ideally located and served with regard to major highways: Interstate Routes 80, 81 and the Pennsylvania Turnpike. The accessibility that these highways afford to the area is extremely important from an economic standpoint. However, traffic circulation within each community is important for economic reasons as well as being important for the health, safety and service to area residents.

White Haven Borough – With a full interchange of Interstate Route 80 located in the Borough, traffic volumes will be increasing at a faster rate than normal growth of the community. Existing highways which pass through the Borough and provide connection to the interchange should be properly maintained.

Following are some of the other problems identified:

- Off – Street parking is needed in the downtown area.
- Storm water drainage needs a few improved conveyance systems.
- Railroad grade crossings need continued care
- Proper access and parking is needed for proposed recreational facilities, such as the Lehigh River Gorge.
- Truck traffic through town adds excessive noise & vibration.
- Need an Interstate sound barrier.
- Need a designated Park & Ride area.

WHITE HAVEN STREET CLASSIFICATION

1. Expressways through the Borough are State legislative Route 80 – going east to West carrying 4 lanes and total one mile. The Borough services the highway with fire, ambulance & police within the one mile area.
2. A connector route is PA Route 437 – connecting PA 940 with PA Route 309 between White Haven and Mountaintop, going North & South. It includes Church Street North.
3. Another connector route is PA 940. This route directs traffic to Interstate 80, or to Freeland, Hazleton & Weatherly to the South and includes Church Street South. At the corner of Church & Berwick Streets, PA 940 goes East down Berwick Street across the Lehigh River to East Side Boro and on to the Poconos and New York.
4. Also a connector street is Buffalo Street directing traffic to the White Haven Center on the Oley Valley Road or legislative Route (2048) 40159 and East to the Bear Creek Road (92041), plus it intersects PA 437 and meets the entrances of the Woodhaven Development.
5. There is a One-Way street, Northumberland Street located East of Church and Route 940 South and Main Street.
6. Towanda Street which runs North & South, North to the Borough line and Route 2041 to Penn Lake & Bear Creek, ending at the intersection of Route 115.

Traffic has been increasing yearly. The State acted responsibly and erected signs forbidding trucks with low clearance from using PA 940 East because of the rise at the railway crossing. This action has prevented many dangerous situations where low vehicles would be hung up on the track section. The Borough must continue monitoring this type of danger.

Street improvements are ongoing and capital improvements are encouraged to keep up the pace. Good streets are vital to development of the Borough. The State has resurfaced the State routes through town and will be encouraged to keep up these routes.

WHITE HAVEN STREET CLASSIFICATION

Off street parking should be encouraged wherever possible. the increase in the number of vehicles is causing tie ups and hampers maintenance.

Storm drainage is an on going priority. Improvements in this matter will prevent road erosion.

PUBLIC FACILITIES

The analysis of administration buildings, emergency service, library service, recreation, schools and public facilities is summarized below:

Administration – The administration building facilities in the community are adequate.

Emergency Service - Fire and ambulances service are excellent, however, Interstate Route 80 accidents have also placed a heavy demand on the White Haven. Ambulance Services are independently owned and operated.

Library Services – Currently available on the 2nd floor of the PNC Bank building. Plans are underway to relocate the Library to the former Engine House. Grants and funding are being applied for at this time.

Recreation - Recreational opportunities in and surrounding white Haven are abundant, and are increasing due to the Lehigh River Gorge State Park.

Schools – White Haven is in the Crestwood School District, with children attending school in Mountaintop, 11 miles away.

Public Utilities – White Haven Water and Sewerage Systems have recently been sold to Philadelphia Suburban Co.

Refuse is being collected by a private waste company, which is awarded by bid contract. This includes the voluntary recycling pickups.

SUGGESTED PLANNING STANDARDS
STANDARD REFERENCES FOR FUTURE USE

I. Administrative Buildings

The town Hall, and other administrative buildings can best perform their services when easily accessible to the entire community. The buildings should be centrally located. In towns, this location is usually close to the CBD and convenient in regard to transportation facilities.

The building and site should be large enough to accommodate the facilities and provide sufficient parking space, landscaping and other aesthetic improvements. Suggested Standard – 1/3 to 2 acres for towns applying the higher standard when many activities are concentrated at the administrative center.

II. Police

The Police Department should be located close to the community's major road system to facilitate police protection to all portions of the community. It is suggested that the police facilities be located in the central administration building complex.

There should be one law enforcement agent for every 1,000 people.

III. Fire Fighting Facilities

Type of Station	-	Pumper, Tanker, & Hose Co.
High value Areas (miles)	-	$\frac{3}{4}$
Standard Residential Areas (miles)	-	1 $\frac{1}{2}$
Rural Density residential Areas (miles)	-	4
Land Area Required (acres)	-	1/2

(To achieve class 8 or lower on a 10 - class category of the American Insurance Association)

_ The system should be able to deliver at all times, the required fire flow for a period up to ten hours during a period of 5 days maximum consumption.

- Minimum water main size – 6 inches
- Fire hydrants located within 400 feet of commercial structures and 600 feet of residential structures.

Station Location – Generally near the intersection of main traffic arteries.

IV. Library Facilities

The library facilities should:

- Be centrally located.
- Have convenient access by public transportation.
- Be in or near the Central Business District.
- Have convenient access by walking or public transit from primary and secondary schools.
- Convenient to off-street parking.

Community Population Size	Book Stock Volumes Per Capita	Building Size Sq. Ft. Per Capita
Under 5,000	3.0	1.0- (min. total area 2,000 sq. ft.)
5,000 – 9,999	3.0	.7 – 1.0
10,000 – 34,999	2.5	.6 - .7
35,000 – 100,000	2.0	.6

Source: Joseph L. Wheeler, "The Effective Location of Public Library Buildings",
University of Illinois, Library School.

V. Nursing Homes

Currently no such facilities are located in the Borough. Weatherly and Mountaintop offer these facilities.

VI. Recreation Facilities

Neighborhood Level

Minor Parks	Open lawn, trees, benches, tables play area.
Playgrounds	Court games, play apparatus, open area, shade area.
Community Park	Picnic area, nature trails, day camp, playground, athletic fields, game courts, sports fields, park area, play area, swimming pool.

Regional

County, Regional State Parks	Generally same as community park with more open space, possibly golf, camping, swimming, boating, and any of the above.
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Source: Adaptation of national Recreational Association standards.

VIII. School Facilities

Based upon local school district standards.

IX. Water Utilities

Water quality should meet United States Public Health Standards.

In multiple housing developments including motels, at least 8 in. pipe should be installed, 6 in. to be used only where it completes a good gridiron, and then only up to 600 feet in length between interconnecting mains. Hydrants should be 400 feet apart in commercial areas and 600 feet apart in residential areas.

X. Sewage Utilities

Collection System

- Proper design of interceptors, laterals and trunks.
- Maintenance of minimum gradient in lines, minimum velocity of 2 feet per second.
- Provisions for sewage flow: Residential per person 300 gallons daily, commercial and industrial 3,000 gallons daily per acre.

Storm Sewer System

- Provide for separate facilities to accommodate storm and sanitary sewer disposal.
- Preserve natural drainage course where possible with adequate channel right-of-way.
- Reasonable basis for assigned quantity of runoff.

TABLE 7

CHARACTERISTICS OF PUBLIC BUILDINGS					
OCT. 2005					
<u>Description</u>	<u>Date Constructed</u>	<u>Size of Bldg.</u>	<u>Structural Condition</u>	<u>Parking Space</u>	<u>Remarks</u>
White Haven Borough Building	Pre 1900	2 Floors	Good	Adequate	Council Room Police Station (Former Bank Building)
White Haven Borough Garage	1930's Addition in 1979	2 Floors	Poor	Inadequate	Houses Fire Department- Borough Street Equipment
Community/Rec. Building	Purchased 1970's	1 Floor	Good	Adequate	Senior Citizens Senior Lunches Public Meetings Rec. Activities

TABLE 8

CHARACTERISTICS OF FIRE COMPANIES	
OCT. 2005	
Name	- White Haven Fire Department
Community	- White Haven
Equipment Housed	- Borough Garage
Equipment	- 1974 Ward LaFrance 1980 Ford Emergency Rescue Truck 1992 K.M.E. Fire Truck 2003 K.M.E. Fire Truck
Fire Rating	6

TABLE 9

Characteristics of Recreational Facilities Oct. 2005

Recreational Facility Name	Type of Facility	Site Character	Facilities & Activities	Remarks
Lehigh Park	Community	Wooded Grassland Flat	Paved basketball court, net baseball, picnic, play equipment, fenced, concession stand, rest rooms, handicap accessible	Next to Rt. 80
Susquehanna Street	Neighborhood	Wooded Grassland Flat Access Steep	Child's play equipment Basketball	
Hemlock Street	Neighborhood	Grassland Flat	Child's play equipment Small Pavilion	Needs paint
Laurel Street	Community	Flat, Partly Wooded	Tennis Basketball	Needs Security
Linesville	Community	Wooded, Grassland, Rolling	Fishing, Baseball, Restrooms available, Pavilion, Picnicking, Gazebo	Renovations needed, Camping a possibility

TABLE 10

**Characteristics of Water Utilities
Oct. 2005**

Type of Source and Treatment:	Ground, Aeration Tower
Storage Capacity:	500,000 Gallons
Daily Consumption:	125,000 Gallons
Number of Connections:	500
PSI	25
Remarks:	Newly constructed 1993

Purchased by Aqua America 2003

TABLE 11

**Characteristics of Sewer Utilities
Oct. 2005**

Type of System:	Activated Sludge
Stream Receiving Effluent:	Lehigh River
Treatment Expansion Potential:	Yes
Adequacy of System:	Adequate
Remarks:	Includes W.H. Borough, Dennison Twp., East Side Boro and Rt. 940 to the TPK. Future hook-ups will include Penn Lake Park, Lake Agmar and Hickory Hills.

Purchased by Philadelphia Suburban 2003

TABLE 12

Characteristics of Refuse Collection and Disposal

Oct. 2005

Population 2000	-	1,182
Collection Service	-	Private Hauler
Disposal	-	Keystone Landfill
Disposal Equipment	-	Private Hauler
Recycling	-	Bi-monthly door-to-door
Notes:	Disposal Mandated to Luzerne County Keystone Landfill by the Governor. Disposal municipal wide Bid Contract.	

Preliminary Planning Considerations

The preliminary planning considerations are a step between the study of existing conditions and the preparation of a detailed comprehensive community plan. This step consists of a review of the factors which will influence the plan, a review of the estimated dimension of potential growth, and a listing of statements which will give direction to the detailing of the plan.

Development Factors:

The analysis of existing conditions has indicated that regional economic factors have been very effective in sustaining the Planning Area as a viable area. Therefore, both the regional and local development factors to be considered in detailing the plan are listed below:

Local Factors - Local considerations for the area were grouped into people, economic and physical related factors.

White Haven Borough- There are now a number of important factors which indicate that future employment and population in the White Haven section of the Planning Area will grow. These factors are as follows:

- The expansion of the recreational character of the area due to the past development or expansion of the following:
 - State Parks and Gamelands which virtually surround the White Haven Area.
 - Increasing number of second and permanent home developments.
 - Traveler service complexes which are developing in and out of the area.
 - The steady expansion of small businesses in the area.
- The improvement of access into the area resulting from Interstate Rt. 80 and the North-east Extension of the Pennsylvania Turnpike. In effect, White Haven is at a crossroads of traffic coming from the New York Metropolitan Area and the Philadelphia Metropolitan area and also has direct access to the larger areas in Northeastern Pennsylvania.

Many of White Haven Borough's future development potentials and requirements cannot be precisely pinpointed due to a number of variable factors which will effect the Borough's future potential. these variables include the following:

- Presently, the Borough is providing sewer and water facilities which will tend to encourage development within its limits. The development of such facilities in the surrounding townships could drastically alter the pattern of future development.
- An important factor relative to future growth is the State's plan for the Lehigh River Gorge. The degree of implementation of this plan can also affect the potential of the area.
- Another factor affecting the Borough's future growth is the extent to which the Borough and local merchants take positive steps for the improvement of existing commercial and other area.
- An important factor will be the attitude adopted by the Borough, as discussed above, with respect to the pursuit of vigorous development policy, including the provision of needed funds for various programs.

Despite the above variable factors, certain basic assumptions and decisions can be made at this time. However, these assumptions and decisions will have to be continually tested and studied further in more detail as development occurs in the area.

The potential for development and future requirements of the Borough with respect to various types of uses is discussed below:

(a) Residential Areas – Improvement can also be made to existing residential areas of the Borough. These areas, because of their age, require continuing conservation and rehabilitation efforts. In addition, the Borough could take action to improve the existing neighborhoods through provision of new facilities and the improvement of streets.

(b) Commercial areas – Regardless of what is done to improve the Downtown area, additional commercial development to serve both the Borough and the surrounding region will undoubtedly take place in the years to come. The present commercial district within the Borough, on Main Street, cannot hope to fully accommodate the future commercial needs for a number of reasons:

- The existing area is not large enough.
- The right-of-way of the Jersey Central Railroad will apparently not be available for expansion of the commercial district due to the ongoing state plan for the Lehigh River Gorge Area.
- Developers of modern commercial facilities normally insist on larger tracts of land which are located on the highway and have better access from the region which these areas serve.

However, the above comments should not be taken to indicate that the present commercial area cannot be improved and made to serve a specialized commercial need.

- The existing downtown area could be substantially improved and emphasis given to the development of commercial uses which would be oriented towards serving special needs of visitors to the area. This type of development would be particularly coordinated with the recent state acquisition of the Lehigh River Gorge Area. The improvement of the Downtown area could also stress the historical character of the region which would enhance the image of the entire Borough and prove an attractive asset of information for visitors to the region and to the Lehigh River Gorge Area. In addition, to serving local residents, the downtown would cater, even more than it does now, to the special needs of summer visitors, campers and tourists.

- An additional commercial possibility exists because of the location of Interstate Route 80 in the Borough. It should be possible to provide a site for the type of commercial uses which are geared to serve visitors passing through the area. This could include the future development of a motel, gas station, restaurant and other similar traveler's services. The size of such an area would depend on the actual facilities proposed, but it could include an area of about 10 acres.
- Industrial Areas – The exact amount of land required to meet industrial needs in the Borough cannot be estimated within the limitations of this study. However, based on past development which has taken place, there appears to be a demand for space for light manufacturing uses having good highway access. Such uses could be located in the vicinity of the vacant electronics plant at the Northwest end of the Borough, and also along the Northeasterly side of Route 940, south of the Borough.

DIRECTION FOR THE PLAN

The Plan should both establish objectives for new development and for improvement of existing areas, services and facilities in the Planning Area. Equally as important, the plan should seek to establish a framework for cooperation among the communities adjacent to the Planning Area.

The direction for the plan in White Haven Borough is as follows:

1. Residential Areas

- ☒ Encourage development of new residential development, including apartments to serve special population groups.
- ☒ Develop programs to encourage the improvement of all the neighborhoods and the rehabilitation of existing housing.

2. Commercial Areas

- ☒ Develop three major commercial areas in the Borough as follows:
- ☒ Improve the existing Downtown area, including the use of urban renewal and emphasize the development of special commercial facilities to serve summer residents and also existing population in the Borough.
- ☒ Provide space within the Borough limits for new regional commercial development. This could be combined with the traveler service area.

3. Industrial Areas

- ☒ Encourage manufacturing in existing vacant property within the Borough.

4. Streets and Highways

- ☒ Continue the improvement of Borough streets.

5. Historical

- ☒ Maintain caboose and other historical sites.

6. Tourism

- ☒ Promote Lehigh River Gorge Area and the Audubon Trail and other tourist sites.

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