

NEW SEWICKLEY TOWNSHIP

COMPREHENSIVE DEVELOPMENT PLAN

- Introduction and Purpose
- Early History and Settlement Patterns
- Demographic Analysis
- Housing and Households
- Socio-Economic Profile
- Educational Opportunities
- Transportation and Circulation
- Government and Community Facilities
- Current and Future Land Use
- Development Constraints
- Citizen Participation
- Implementation Plan
- Appendix A – Development Models
- Appendix B – Mapping Products
- Appendix C – Funding Sources



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OLSEN & ASSOCIATES, LLC

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Butler, PA 16001

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NEW SEWICKLEY TOWNSHIP

COMPREHENSIVE DEVELOPMENT PLAN

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The logo for New Sewickley Township (NST) is displayed in a bold, white, stylized font within a yellow square. The background of the entire page is a topographic map of the township, showing contour lines, roads, and various landmarks like 'Strip Mine', 'St. Johns Ch.', 'Cem', 'Sunflower', 'Dutchman', 'Snake', 'Pine', 'Landing Strip', 'Powell Cem', 'Wallace City', and 'Lincoln Bch'.

NST

NEW SEWICKLEY TOWNSHIP

COMPREHENSIVE DEVELOPMENT PLAN

Chapter 1

Introduction and Purpose

The logo for Olsen & Associates, LLC features a stylized 'O' and 'A' in a light green color, positioned above the company name.

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NEW SEWICKLEY TOWNSHIP

COMPREHENSIVE DEVELOPMENT PLAN

CHAPTER 1

INTRODUCTION AND PURPOSE

THE COMPREHENSIVE PLAN

The simplest way to approach planning is a process – an organized way of thinking about the future. If such thinking is to be translated into action, it needs to be accomplished in an orderly fashion, and made a part of an administrative process. Generally, the process consists of making surveys, analyses and projections; defining problems, setting goals and objectives; formulating alternative ways to reach objectives; choosing among alternatives; implementing decisions; experiencing outcomes; and finally evaluating those outcomes and updating goals and/or methods.

The vehicle through which this process is initiated and formalized for the guidance of officials and the understanding of the general public is the comprehensive plan. This Section defines the multi-municipal comprehensive plan: its development, its uses, its adoption and its

implementation. The planning process is explained, and the relationship of local residents, the planning commissions and the Board of Supervisors is discussed.

A comprehensive plan is a document that is designed to state basic policies and to guide future growth and development of the community. It carries no weight of law, but it can assist decision makers. It contains no rules or regulations, but it serves as a basis for any land use provisions enacted by New Sewickley Township. It is broad in scope, examining the physical, social and economic characteristics that mesh to make New Sewickley Township what it is today, but it seeks to apply this knowledge to the future. It speaks to various issues in general terms, but it can also make specific recommendations. Basically the comprehensive plan is, in part, a factual report that examines how the past has led to the present, as well as a report that can be used to chart the community's path into the future.

CONTENTS OF THE COMPREHENSIVE PLAN

The Pennsylvania Municipalities Planning Code (MPC), Act 247 of 1968,

as amended through 2006, mandates that the comprehensive plan contain certain basic elements. These elements are:

- A statement of community development goals and objectives;
- A land use plan;
- A housing needs plan;
- A transportation and circulation plan;
- A community facilities and utilities plan;
- A statement of plan component interrelationships;
- A discussion of short and long range implementation strategies; and
- A statement of the relationship of the community's future development to adjacent areas.
- A plan for the protection of natural and historic resources.
- A plan for the reliable supply of water.

THE COMPREHENSIVE PLAN IS BY NO MEANS LIMITED TO THESE ELEMENTS, NOR SHOULD IT BE.

In preparing the plan, studies must be conducted on various subjects, including the existing conditions within the communities and the prospects for future growth. Usually, these studies include such items as a settlement history, existing land use, transportation and circulation,

community facilities, municipal government, socio-economic analyses, natural features, population and housing. A recent amendment to the Pennsylvania Municipalities Planning Code also encourages the study of using renewable energy sources within New Sewickley Township. Based on these studies, with consideration of the community development goals and objectives, the future plans for land use, transportation and community facilities can be prepared.

USES OF THE COMPREHENSIVE PLAN

The comprehensive plan is an official statement setting forth basic policies concerning physical development and social and economic goals. It is typically of a general nature, with both short-term and long-range goals in its recommendations, and considers all factors affecting growth and development. While some view its function as a general guide or framework for the future growth and development of a municipality, the use of specific proposals have more utility. The comprehensive plan has several uses:

- Policy determination: the plan aids in the consideration and evaluation of alternatives for general, short-term and long-range development policies;

- Policy effectuation: the plan lends guidance to specific and immediate programs and problem areas;
- Communication: the plan informs individuals of the present and future growth and development policies of the participating communities;
- Conveyance of advice to the Board of Supervisors;
- Education: the plan helps everyone who uses it to understand the conditions, problems, and opportunities of the community by providing factual information.

DEVELOPMENT OF THE COMPREHENSIVE PLAN

THE STUDIES

The studies conducted in the areas previously mentioned attempt to objectively analyze the participating communities from a number of different perspectives. Each individual study takes an in-depth look at a topic. When completed, each study will then lend support to the development of the plan.

Various studies must be utilized to gather the data necessary to prepare the studies. Historical documents, municipal records, soil surveys, various census reports and other such sources

of information from public and private sector interests are essential. From these sources, facts and trends can be assimilated and used to develop the basic assumptions and forecasts necessary for the development of the plan.

THE COMMUNITY DEVELOPMENT GOALS AND OBJECTIVES

Often developers, industries and even municipal officials will dismiss the plan's community development goals and objectives as meaningless rhetoric and idealistic theory. While it may be true that some statements may be lofty, their importance cannot be overstated. In addition to being statutory requirement, they are not only supposed to guide the policy decisions made in the development of the plan, but also are closely examined by the courts should a land use decision be challenged.

The community development goals and objectives should be written as specifically as possible and be unique to each community. The goals and objectives should not be copies from another Municipality, nor should they be drafted without thought and/or discussion. These statements underlie the future growth and development of the participating communities.

THE PLAN DOCUMENT

The plan document itself is the final element of a comprehensive plan. After the studies have been completed and a factual base exists from which to make decisions, and after the community development goals and objectives have been stated to guide future decisions, a preferred plan chosen from several alternative plans will form the foundation for each community's future growth.

The Pennsylvania Municipalities Planning Code requires that the plan contain at least a separate element for future land use, future housing needs, future transportation and circulation, future community facilities, the protection of natural resources, a reliable supply of water, an implementation plan and a statement of community objectives. New Sewickley Township may, at their option, prepare plans for other elements such as the promotion of energy conservation or the development extractive industry sites. It is also mandatory to explore the relationship with adjacent municipalities and regions so that adverse impacts are avoided or minimized.

While future plans for transportation circulation and for community facilities may evolve quite naturally after the studies have been completed, there may be no one "perfect" plan for future land use that can be assimilated from this collection

of data. Several different viable plans will be formulated. Only through thought and discussion will the best future land use plan for the study area as well as for each Township be produced.

ADOPTION OF THE COMPREHENSIVE PLAN

The Pennsylvania Municipalities Planning Code contains the procedural requirements for adopting the comprehensive plan. The Board of Supervisors of New Sewickley Township must hold at least one (1) public hearing after having given public notice of the hearing. The plan can then be adopted by resolution of the Board of Supervisors of the Township, provided that a majority of all members of the Board of Supervisors vote in the affirmative.

Although it is not specifically required, the planning commission should hold one or more public meetings on the comprehensive plan. Such meetings held during the plan preparation and after the plan completion, help to keep municipal residents informed of the planning process prior to the public hearing by the Board of Supervisors.

IMPLEMENTING THE COMPREHENSIVE PLAN

After the plan is prepared and adopted, the recommendations and

policies set forth in the plan should be put into effect, or implemented. This is perhaps the most difficult step in planning. While the comprehensive plan carries no weight of law, many of the plan implementation devices do. If the Comprehensive Plan Steering Committee and the Board of Supervisors properly perform their tasks, and invite participation, the plan can be implemented with a minimum of hardship.

The primary tools used to implement the comprehensive plan are the subdivision and land development ordinance and the zoning ordinance. Subdivision regulations attempt to:

- set minimum standards for the layout or design of developments;
- promote coordinated development;
- guide the type and locations of streets and other public facilities;
- insure the installation of necessary improvements;
- minimize existing or foreseen problems; and
- manage stormwater runoff and erosion.

The zoning ordinance regulates:

- uses of land, water courses and other bodies of water;
- size, height, bulk and location of structures;

- areas and dimensions of land to be occupied or to be unoccupied by uses and structures;
- density of population and intensity of use; and
- protection of natural resources and agricultural land.

Other legislative devices that can be used for plan implementation include the official map, building and housing codes, as well as codes for plumbing, electricity and fire prevention, and a capital improvements program. Code enforcement at the Local level is an important service to provide, but it can be costly in terms of Township budgets.

The comprehensive plan cannot be implemented entirely by codes and ordinances. Many recommendations made within the plan require action only by Board of Supervisors; capital improvements must be prioritized and funds allotted; areas where redevelopment of reclaimed sites or infill development is desired should be clearly defined and steps should be taken to secure appropriate funding; and public relations with property owners and employers, perhaps the keystone and the catalyst of most plan implementation techniques, must be fostered. Obviously, there can be many other similar actions that can aide in implementing the comprehensive plan, none of which require codes and

ordinances to be put into effect, but which, nevertheless, are equally as important.

MONITORING

After municipalities adopt a comprehensive plan and any implementing codes and ordinances, there is a tendency to put the plan away and to consider the planning task complete. This is not, and should not be, the case. A community is never a stagnant place, and change is always occurring. Change must be examined to see what affects it may have upon the community. The multi-municipal comprehensive plan and its implementation strategies must be revised accordingly. This examination and updating procedure should be done periodically, and is what is known as the continuing planning process. It is a continuous activity designed to protect the public welfare.

If a multi-municipal plan is completed then shelved and forgotten, it quickly becomes obsolete. Hence, it becomes useless and cannot be relied upon as an accurate resource to guide growth and development and redevelopment. For example, major highway improvements are scheduled for construction in a Township or a new industry attracted by the transportation system may move into this Township, followed shortly by workers seeking employment and housing close to their

source of employment. The additional influx in population will require more houses, apartments, schools, and municipal services. By keeping abreast of such developments and amending the plan and its implementing ordinances and strategies accordingly, communities will be better prepared to deal with the changes impending.

LOCAL RESIDENTS, THE PLANNING COMMISSION AND THE BOARD OF SUPERVISORS

To be effective, planning should have the understanding and the support of the local residents and private sector. Without this support, no matter how grand a plan is, it risks the chance of either not being adopted or constantly being challenged as a “plot” to deprive people of their rights. Efforts must be taken to involve local residents to the greatest extent possible, in the process of plan development.

The local municipalities appoint local citizens as members to the planning commission or steering committee to assume its obligations pertaining to planning. As such, the planning commission or steering committee is responsible for the preparation of the comprehensive plan and its implementing ordinances and strategies. The responsibility for insuring citizen awareness, falls, in large part, upon the planning commission or steering committee. It is

nonproductive to spend both time and money to develop a multi-municipal comprehensive plan, to present it to the Township Board of Supervisors for a public hearing and to have the plan shouted down and subsequently not adopted by an intimidated Board of Supervisors, due only to the actions of uninformed or misinformed local residents. Obviously the importance of citizen participation cannot be overstated. The plan ultimately belongs to the people who live in New Sewickley Township.

The Board of Supervisors must realize that there is a real and pressing need for planning, and that planning is for the general welfare of all residents of the community – both present and future. By its very nature, planning must be implemented by ordinances and activities designed to preserve and to promote certain qualities and standards. This is not always a popular process with all segments of a community, and may occasionally run into opposition. However, the multi-municipal comprehensive plan examines many facets of the participating Townships and is formulated after much thought and discussion. Certain recommendations merit consideration at a public hearing, but a Board of Supervisors should not be intimidated into not voting for a comprehensive plan based solely on

crowd reaction. The plan must be considered on its merits and its applicability to the community. The Townships in New Sewickley Township also have an educational role to fulfill. People tend to reject what they do not understand.

Planning for the future growth and development of the community is the responsibility of the Supervisors. The multi-municipal comprehensive plan is the first step taken to rationally carry out this responsibility. It is generally prepared by a planning commission or a steering committee with input from the local residents and public and private organizations, businesses and industries. Following its adoption, the Supervisors have support upon which to base the plan implementation activities.

CONCLUSION

The comprehensive plan is a document prepared to assist in the determination of future growth and development policies. It contains sections which study various aspects of the participating communities, community characteristics, community development goals and objectives, and future plans for several basic areas of everyday living. It is officially adopted by the Board of Supervisors of New Sewickley Township, and is implemented to a large extent by

zoning and by subdivision and land development ordinances. The plan must be periodically reviewed and updated, and must have the understanding, coordination and support of the residents, the planning commissions and the Supervisors.

WORK ELEMENTS OF A COMPREHENSIVE DEVELOPMENT PLAN

Prior to the adoption of local ordinances regulating land use and development, a community should first create a plan to guide its growth through the attainment of specific goals and objectives. Following is an informational outline which identifies the individual elements of a comprehensive plan.

INVENTORY OF EXISTING CONDITIONS

- Current land use
- Settlement patterns and history
- Housing stock
- Transportation and circulation
- Community facilities and utilities
- Economic profile
- Type of government
- Development trends

EVALUATION OF CONSTRAINTS ON DEVELOPMENT

1. Physiography of land
 - a. topography
 - b. soil types

2. Stormwater characteristics
 - a. stream channels and floodplains
 - b. wetlands
 - c. ponds or lakes
3. Location and capacity of public utilities
4. Transportation network sufficiency
5. Population characteristics (demographics)
6. Local and regional economy
7. Work force characteristics
8. Undeveloped land

STRATEGIC PLAN ELEMENTS

1. Identification of community goals and objectives
2. Influence within the region
3. Land use plan
4. Transportation plan
5. Community facilities and utilities plan (including recreation)
6. Housing plan
7. Capital improvements plan
8. Preservation and conservation plan
9. Short range and long range (implementation plan)

A community's development plan serves as the policy statement for zoning, subdivision and land

development, and special purpose ordinances. It coordinates the delivery of municipal services such as sanitary sewerage, public water, and fire protection and recreational programming.

A development plan is an inventory of the strengths and weaknesses of a community and provides guidelines for new development to occur in order to protect existing development.

SUMMARY

The Zoning Ordinance and the Subdivision and Land Development Ordinance are the primary tools for carrying out the plans set forth by the Comprehensive Plan. They provide the regulations which must be followed by all developers so that the participating communities' needs can be accomplished. They are specific, detailed pieces of legislation designed to carry out the general proposals - stated in the Comprehensive Plan. Local land use regulations are used to coordinate and guide development, by providing standards for that development based on specific detailed regulations which promote quality land uses. How effectively these regulations are administered depends on each Township's planning philosophy and willingness to achieve community goals and objectives.



NEW SEWICKLEY TOWNSHIP

COMPREHENSIVE DEVELOPMENT PLAN

HISTORY OF CROW'S RUN, NEW SEWICKLEY TOWNSHIP

Milestones Vol. 29, No. 4

by Joseph Harold Thompson

November 1, 1970

New Sewickley Township, situated in the eastern part of Beaver County, is composed of about 19,279 acres of land which is of a hilly nature but very fertile.

The southern part of the township is drained by Crow's Run, which flows southwest through a deep and narrow valley and empties into the Ohio River at Conway, Pennsylvania.

Crow's Run Valley contains coal, clay, oil, limestone, and vast amounts of Mahoning sandstone, which is very good for building purposes. The land in the Crow's Run area was known as Indian lands until March 12, 1783, when it was set aside as part of the depreciation lands awarded to those men who served in the Revolutionary War. This land, until 1789, was priced as low as fifty cents an acre.

In 1740 John McKee was born and later in his life was exiled from Ireland in 1765 due to the unrest and turmoil in his native land and his disagreement with the Imperialistic authorities. To save his life he chose America to be his future home. Coming to New England, he found there the same turmoil that he had left behind in Ireland. Being a hater of tyranny from the very foundation of his nature, he joined himself in sympathy with the colonists, and was one of the "Indians" assisting in the destruction of the tax-ridden tea in the Boston Tea Party. He served two years in the Revolutionary War and was present at the signing of the Declaration of Independence. For his services in the war, he was awarded 800 acres of land in New Sewickley Township beginning with the Ohio River and extending back over the hills for a distance of two miles, thus including the Crow's Run Valley. John McKee kept a store of goods, traded with the Indians and was on friendly terms with them. In 1825, McKee sold 238 acres to Michael Conway, which included much of the Crow's Run Valley. The funds from this and sale of other lands were later used to help finance the construction of the railroad from Pittsburgh

to Beaver County. John McKee died December 14, 1834 at the age of 94 and was buried in the family plot at the homestead, located at the top of the hill overlooking Crow's Run. His headstone reads:

In memory of John McKee who departed this life December 14, 1834, aged 94, emigrated to this adopted country in the year A.D. 1765, was at the destroying of the tea in Boston, present at the Declaration of Independence, served two years in the Revolutionary War and took his share in the glorious struggle of gaining our Independence.

In smaller letters beneath the inscription is found, "J. W. Thompson, stonecutter."

The above can be found on page 475, Bausman's History of Beaver County, 1904.

J. W. Thompson was a son of Joseph Thompson, who was also a Revolutionary War soldier. His severance pay was ten pounds and ten shillings. He came to "Old Brighton," which now is Beaver Falls, in 1795. He later settled on 200 acres in what is now North Sewickley Township. There he opened a grist mill, a distillery and was a skilled stonecutter.

I am a direct descendent and six generation of Joseph Thompson's; therefore I am interested in this bit of biography. Because of neglect and vandalism to the McKee burial plot, interested citizens and the American Legion in 1942 had the tombstone removed and placed in the Oak Grove Cemetery near the Soldier's Monument.

Thomas McKee, born in 1782 in eastern Pennsylvania, the son and only child of John McKee, inherited the land from his father and lived on the paternal homestead all of his life, prospered, and became quite well-to-do. He built a grist mill on Snake Run about one mile above the confluence with Crow's Run.

This Crow's Run Valley, beginning in 1880 and for the next four decades became a busy industrial region for the production of clay, coal, oil, building stone, brick making, and building of railroads. The creation of these enterprises was due to the foresight and endeavors of the Park Brothers of Crow's Run, who gave their share to the development of Beaver County.

William Park, born in Cookstown, County Tyrone, Ireland, emigrated to Philadelphia in May 1791, learned to be a stone mason and located in Wilkinsburg, Allegheny County,

in 1796, where he instituted the first Masonic Lodge in that region. He was a member of 479 F. & A. M. at Tullaghage, County Tyrone, Ireland. He died at the age of 88; his wife Mary McGahey died at the age of 94. They had the following children: John, James, David, Jane, William, Robert, and Thomas. David Park, son of William Park, became a wagon maker, married, and settled in Wilkinsburg about 1844, then moved to Beaver County and purchased a farm in New Sewickley Township about one mile from Freedom. He married Ann Hamilton and had the following children: James, George, William, John, David, Theodore, Elizabeth, and Mary.

James I Park, son of David Park, learned to be a wagon maker from his father, then engaged in the lumber business in Freedom for thirty years. He married Emily McDonald and had the following children: William A, John H., George I, and Ann.

The members of the Park family who were to establish their various enterprises in Crow's Run were James I Park (the father) and his sons William A., John H., and George J. Park. John H. assisted his father in the lumber business and later entered into business on his own account. He opened a general store in 1880 at Park Quarries under the name of J. H. Park & Company. He also opened a stone quarry there and in 1882 established another quarry at New Galilee, Pennsylvania. From these quarries he shipped fine building stone to Pittsburgh, Philadelphia, and surrounding areas. Some notable buildings erected from this stone were the Pittsburgh Post Office; Pennsylvania Station at Pittsburgh, Pa.; the First Presbyterian Church in 1890, Beaver, Pa.; Carnegie Library in 1902, in Beaver Falls, Pa.; and much of the stone used in and about the Court House in Beaver, Pa.

A post office was established as the Park Quarries where John H. Park was postmaster and a general store. In 1885 the Park Fire Clay Company was organized at Park Quarries with G I. Park president, W.A. Park treasurer, and John H. Park as superintendent. There were two brickyards, known as #1 and #2 works, situated on the west side of Crow's Run. The capacity of the works was 250,000 bricks daily. There was a paving brick, burned hard and sized 4x4x9 inches and weighing 9 pounds. The employees numbered 350 men. These bricks were shipped to all points in the United States and Canada.

In 1884 John H. Park built a railroad from Park Quarries to connect with the Pennsylvania Railroad at Conway, Pa., a distance over three miles, to serve their industries. It was called the North Shore Railroad. It later was sold to the Ohio River

Junction Railroad Company of which William A. Park was treasurer.

The clay mines were opened to supply the clay for the brickyards and clay also was shipped as one of their products. A scarceness of labor became a problem, and they built over twenty-five houses and an African American church for their employees.

On June 19, 1902, the peace and tranquillity of the village was disturbed by a murder, the second ever to occur in Beaver County, by two of the African American employees in a dispute over a woman of dissolute character. William M. Payne shot and killed Allen Austin in June of 1902. Payne was tried, convicted, and hanged on June 9, 1904, in the jail yard at Beaver by Sheriff Howard Bliss.

At a place called Wallace City, situated at the crossroads of now Route 989 and the Freedom-Freeport Road near the headwaters of Crow's Run, an oil boom started in 1900. The first well drilled on the Robert Wallace farm produced 1400 barrels per day; and before it was brought under control, thousands of gallons flowed down Crow's Run to the Ohio River. The well with the largest production, 2600 barrels per day, was drilled on the Whipple farm. Thirty wells were drilled on the Stewart farm, seventeen on the Whipple farm, twenty-two on the Kramer farm, and seventeen on the Wallace farm. Others were Morgan, McElhaney, Stewart, Buck, and Landis farms. Three pipelines were laid and 500 barrel storage tanks were built to market the oil. Natural gas was found on several farms; the one on the Kline farm was still producing in 1950. Wallace City took its name from the first well drilled on the Robert Wallace farm; and although it was made up of the usual service buildings such as boarding houses, blacksmith shops, livery stables, and other temporary buildings associated with the industry, no permanent residences were ever erected. It never even became a village or a hamlet.

The oil boom was of brief duration; and when dry holes began to be drilled, the business began to collapse, and by 1910 the derricks and buildings were being torn down and began to disappear. Today in 1970 there is nothing visible to remind us of oil wells; at Wallace City, Mother Nature has reclaimed the land. The crossroads are still there, but they are paved now instead of axle deep in mud.

During the oil boom at Wallace City, the Park brothers realized the need for transportation. They extended their North Shore Railroad on up Crow's Run over three miles from their stone quarries to Wallace City. In order to do so, they had to blast two tunnels through solid rock, one about one-fourth mile long. Their plans were to extend

the railroad on to Callery Junction, Pa., and connect with the Pittsburgh and Western Railroad at that point. After the collapse of the oil boom, they decided not to extend the railroad any further. The upper No. 2 brickyard closed in 1919. On June 28, 1924, a hurricane which struck the area of Beaver County causing tremendous damage to property, caused a flood of Crow's Run that washed out sections of the railroad tracks, storage buildings, and caused large piles of bricks stored for shipment to topple into the stream. It was a severe loss to the owners.

In 1929 the cement industry began to dominate the paving industry; and together with the depression at that time, the No. 1 and last brickyard closed its operations. The brick kilns and buildings were sold as salvage. The Borough of Freedom purchased a number of them and paved many of the streets with the bricks. The balance of them were sold to a real estate firm in Ambridge, Pa.

The last business venture of the Park brothers was the attempt to construct an interurban trolley line between the Beaver Valley and Butler, Pa.

In 1905-'06 rails were laid in Freedom on 4th Avenue between 2nd and 7th street, also in Rochester, entering on Case Street via Pinney Street, Connecticut Avenue, Jefferson Street, and leaving town via New York Avenue and northbound ending at the borough line. It also required a bridge in Freedom between Seventh Street and Ninth Street across Eighth Street and Dutchman's Run. Due to rival competition and difficulty in obtaining right of way, this business venture was abandoned with tremendous loss. It was the last business venture of John H. Park.

William H. Park, born June 13, 1882, died June 20, 1968. He was married on June 12, 1916, to Lena Evelyn Keiber, a registered nurse, born in Lincoln, Nebraska, August 1, 1891. They had one son, William H., born 1919, died 1939. Today Mrs. William H. Park, Evelyn to her friends, lives in the residence adjacent to where the Park Quarry Store and post office once stood. She has with her keen memory and gracious manner supplied much of the information and valuable pictures which go to make up this history. To her I am most grateful.

Other accounts of this history are to be found interspersed in the various histories of Beaver County listed: Caldwell's Atlas 1876, Warner's History of Beaver County 1888, Book of Biographies 1899, Bausman's 1904, Genealogical and Personal History of Beaver County 1914

All these events took place in the Crow's Run area. Today to traverse the same region one would find nothing visible to remind us of a once very busy industrial community. Nature has reclaimed it.

It has been the purpose of the writer to place the various events in their proper sequence to enable the reader to follow the course of events as they occurred.

The logo for New Sewickley Township (NST) is displayed in a yellow square. The letters "NST" are in a bold, white, stylized font with a black outline.

NEW SEWICKLEY TOWNSHIP COMPREHENSIVE DEVELOPMENT PLAN

Chapter 3 Demographic Analysis

OLSEN & ASSOCIATES, LLC

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Butler, PA 16001

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NEW SEWICKLEY TOWNSHIP

COMPREHENSIVE DEVELOPMENT PLAN

Chapter 3

Demographic Analysis

Population Trends

Demographics is an organized way to analyze what used to be called vital statistics of populations. In the context of a local comprehensive plan, it is a tool used to identify related options such as housing opportunities, community facilities and land use. Each geographic area is settled based on early methods of access from inland waterways, rail lines and vehicular routes. Further, agrarian activities, early industries and land acquisition establish demographic patterns and characteristics. Most Townships in Western Pennsylvania still exhibit development patterns based on the efforts of early settlers, family traditions and skills handed down through generations. Beaver Valley and Eastern Beaver County have certain population characteristics unique to their region, and New Sewickley Township shares some of those characteristics.

A review of historic population numbers provided by the Southwestern Pennsylvania Commission (SPC) offers a look at which periods since 1930 population grew and which rates of growth were more significant. For instance, Cranberry Township's explosive growth occurred between 1970 and 1980 when the population more than doubled (127%) and coincided with the completion of the interchange to Interstate 79. New Sewickley Township experienced a 36% increase in population between 1940 and 1950 following World War II, and a 34% increase between 1950 and 1960 when the suburban housing boom was in full swing. In comparison Economy Borough experience a 51% increase in population between 1950 and 1960, and North Sewickley saw their biggest population increase during the same decade 1950 and 1960, about 34%. Several municipalities experienced their peak populations late into the 20th century and have seen declining populations since. Marion Township reached a peak population of 1,292 persons in 1970, as did Rochester Township with a peak population of 4,089 and Daugherty Township with a population of 3,719 persons. While an increase in total population in these communities is still possible, municipalities in the region with adequate infrastructure and broader tax bases have an advantage attracting new development.

Between 2000 and 2010, only Cranberry and New Sewickley Townships gained population in the region. Every municipality but Cranberry Township also lost population between 1980 and 1990 with the collapse of the steel industry in the region. With a couple of exceptions, populations in comparable communities grew steadily following World War II, some into the 1980's. In addition, continued population losses were not precipitous between 2000 and 2010, but demonstrated that communities with active planning programs with growth management components have a competitive edge over communities which have not kept up with regional socio-economic trends.

Population Projections

The Penn State Data Center had projected an increase in population in New Sewickley Township of between 5.1% and 10% between 2000 and 2009, with only Chippewa and Green Townships seeing any gain in Beaver County. Many of the communities in the Beaver Valley corridor were projected to experience population losses of 5% or more. While an increase of 5% was not recorded, the recession of 2008 could not have been accounted for and many communities population losses will be more significant than projected. The Township's geographic location on the eastern perimeter of Beaver County, and adjacent to growing communities in Southern Butler and Northern Allegheny Counties should provide a favorable development scenario for the foreseeable future. Even with the lack of public utilities and access to a high volume transportation corridor, continued residential development is projected.

In 2007, the SPC's Cycle 8 Forecast projected a year 2010 population of 7,486 for New Sewickley Township. The 2010 U.S. Census reported a population of 7,360, about 1.5% below SPC's projected 2010 population. As discussed, the bust in housing construction which triggered the 2008 recession affected that projection, but not dramatically in New Sewickley Township's case. Table 3-3 provides SPC's projections through the year 2035 which has been regarded as a build-out period for many communities in the Southwestern Pennsylvania region. Based on regional development trends and depressed socio-economic factors, the SPC Cycle 8 Forecast will need to be adjusted in the near term, however the long range population projections may not be far off.

New Sewickley's year 2020 population is projected to be 8,495, which would represent an increase of about 15% for the decade. If the persons per household fell from 2.82 persons in 1990 to 2.35 persons in 2010 (See Chapter 4, Housing and Households), a weighted average for the most recent decade would be about 2.46 persons per household. Given that 518 permits

for housing units were issued between 2000 and 2009 (Chapter 4, Table 4-10), that would equate to a population increase of approximately 1,274 persons, which would result in a year 2010 population of 8,350 persons, however according to the U.S. Census Bureau, the 2010 New Sewickley Township population was 7,360, as stated. This significant discrepancy most likely related to the permit count recorded by the U.S. Department of Housing and Urban Development (HUD), and further research is indicated. As a point of information, research on the SPC Municipal Profile Database produced the identical permit numbers reported by HUD on a year by year basis. However, SPC put New Sewickley Township's 2009 population at 7,567 persons, which would equate to an increase between the year 2000 and 2010 of 6.5% instead of 4% as reported by the U.S. Census Bureau. A review of Township permit records will be completed and compared to the two secondary statistical data sources utilized in order to produce a reasonably accurate projection beginning with the year 2010.

Key Characteristics

Between 2000 and 2010, the aged 55 to 64 years cohort grew at the highest percentage of any demographic age range of population in the Township from 696 persons to 1,235 persons, or about 75%. This indicates a population aging in place and should be considered in municipal budget planning as persons on the upper end of the range begin to retire and live on fixed incomes. During this decade, as expected, the Township's median age increased from 40.2 in the year 2000 to 47.6 in 2010. There are two trends which need monitoring, first, "empty nester" residents tend to stay in the community and will need to find housing options that fit their economic profile such as quadruplex dwellings, duplexes and small footprint single family homes, and second, older persons from within the region are being attracted by the Township's relatively low tax burden and location. The latter demographic characteristic also relates to the type of housing options currently available in the Township and should be considered in future land-use planning.

Several characteristics demonstrated by the statistical data as well as interaction with property owners also bears consideration as the Township implements comprehensive plan recommendations. The percentage of school-aged children, 5 to 19, declined between 2000 and 2010 to 16% of the total population. Further, population density has increased from 216 persons per square mile in 2000 to a projected density of 308 persons per square mile in the year 2030, an increase of about 42%. This increased suburban trend is also related to housing opportunities as residents in Boroughs within the Beaver Valley where tax bases are shrinking, seek rural areas with lower property taxes, as the costs of delivering municipal services is

increasingly borne by residential property owners. While couples are having fewer children, older persons seeking to stay in the region are considering alternative housing opportunities.

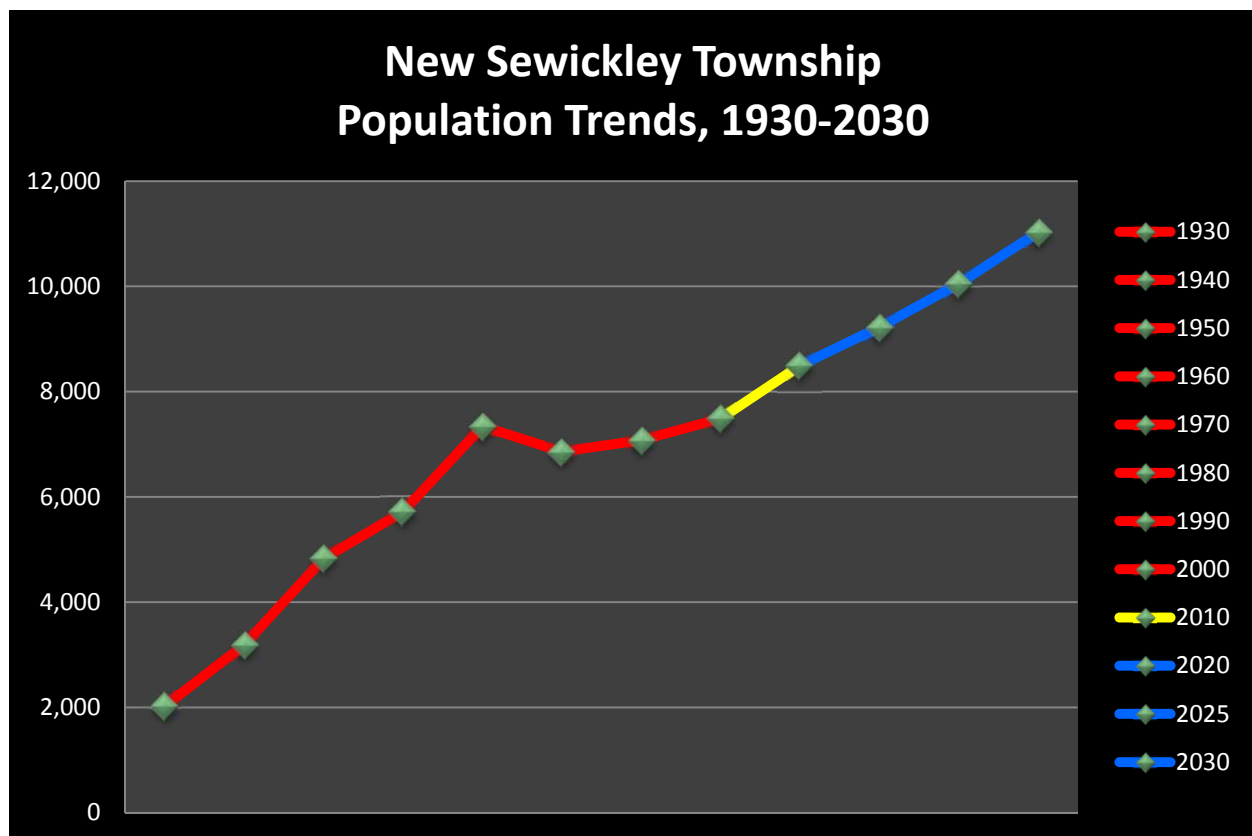
Table 3-1				
Population 2000-2010				
	2000	2010	change	
			#	%
Pennsylvania	12,281,054	12,702,379	421,325	3.4%
Beaver County	181,412	170,539	-10,873	-6.0%
New Sewickley Township	7,076	7,360	284	4.0%
Cranberry Township	23,625	28,098	14,473	18.9
Daugherty Township	3,441	3,187	-254	-7.4%
Economy Borough	9,363	8,970	-393	-4.2%
Freedom Borough	1,763	1,569	-194	-11.0%
Marion Township	940	913	-27	-2.9%
North Sewickley Township	6,120	5,488	-632	-10.3%
Rochester Township	3,129	2,802	-327	-10.5%
Source: http://pasdc.hbg.psu.edu/Data/Census2010/tabid/1489/Default.aspx				

Table 3-2							
Historic Population, 1930-1990							
Municipality	1930	1940	1950	1960	1970	1980	1990
Beaver County	149,062	156,754	175,192	206,948	208,418	204,441	186,093
New Sewickley Twp	1,813	2,029	3,193	4,831	5,719	7,340	6,861
Cranberry Twp	789	959	1,054	3,596	4,873	11,066	14,816
Daugherty Twp	1,115	1,085	1,468	3,118	3,719	3,605	3,433
Economy Borough	1,138	1,804	2,905	5,925	7,176	9,538	9,519
Freedom Borough	3,227	3,227	3,000	2,895	2,643	2,272	1,897
Marion Twp	442	446	582	773	1,292	941	909
North Sewickley Twp	2,219	2,704	3,555	5,379	6,048	6,758	6,178
Rochester Twp	2,380	2,578	2,820	3,863	4,089	3,427	3,247
Source: Southwestern Pennsylvania Commission, Total Population by Municipality in Beaver County							

Table 3-3
Projected Population, 2005-2035

	2005	2010	2020	2025	2030	2035
Beaver County	177,514	177,927	187,824	196,362	205,588	216,147
New Sewickley Township	7,194	7,486	8,495	9,223	10,051	11,030
Cranberry Township	29,055	31,924	36,447	38,889	41,463	44,450
Daugherty Township	3,394	3,418	3,607	3,774	3,970	4,213
Economy Borough	9,154	9,136	9,438	9,752	10,103	10,534
Freedom Borough	1,683	1,666	1,730	1,805	1,835	1,806
Marion Township	945	959	1,023	1,072	1,129	1,196
North Sewickley Township	5,983	5,976	6,204	6,437	6,710	7,051
Rochester Township	3,066	3,081	3,258	3,419	3,609	3,844

Source: Southwestern Pennsylvania Commission, Cycle 8 Forecast of Population, Households & Employment by Municipality, 2005-2035, June 28, 2007.



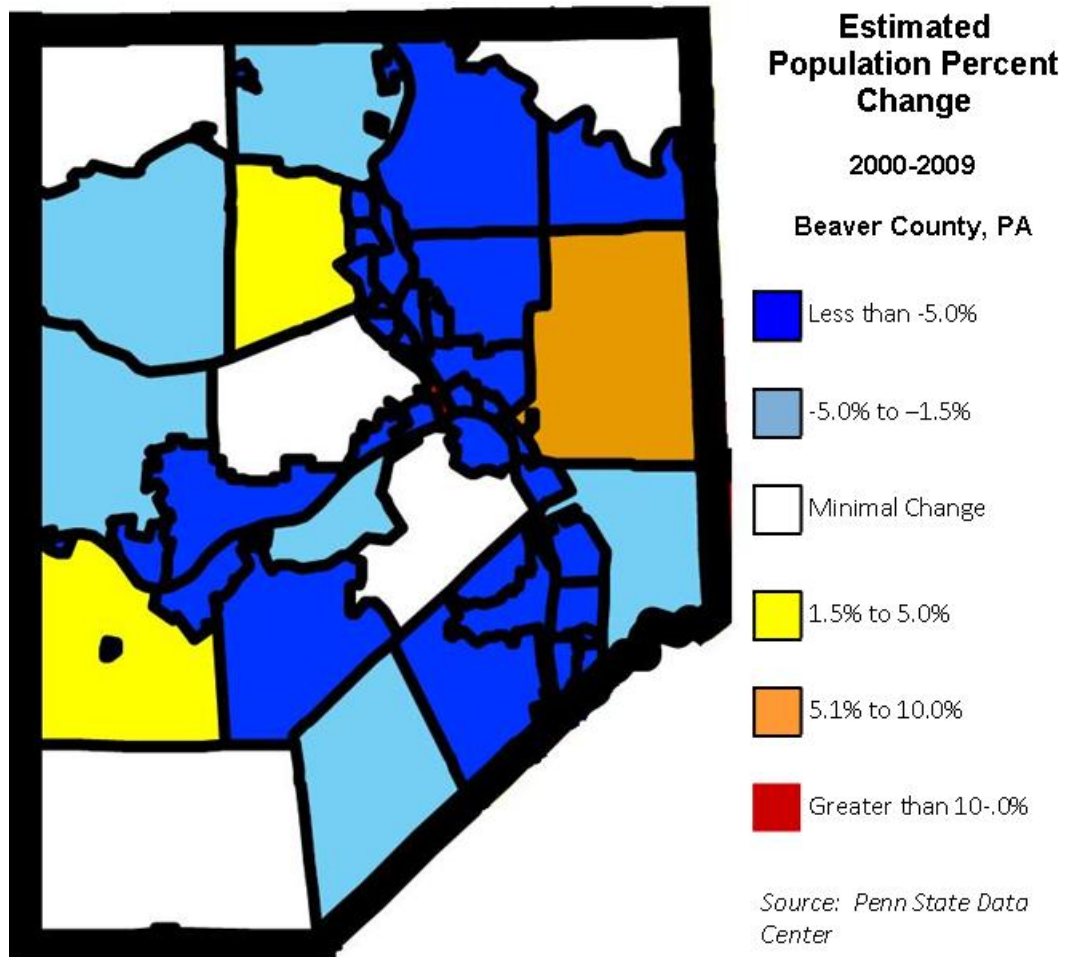


Table 3-4
Age Cohorts, 1980-2010

	Under 5 Years				5-9 Years				10-14 Years			
	1980	1990	2000	2010	1980	1990	2000	2010	1980	1990	2000	2010
New Sewickley Township	662	477	392	310	621	539	438	349	553	530	493	400
Cranberry Township	1,232	1,423	2,181	1,973	1,045	1,339	2,144	2,436	1,184	1,096	1,937	2,302
Daugherty Township	240	222	191	121	278	261	224	155	355	263	256	183
Economy Borough	827	708	486	444	764	676	539	478	849	728	671	457
Freedom Borough	186	134	119	109	174	165	120	104	165	156	135	115
Marion Township	77	67	42	49	83	78	61	40	71	62	79	46
North Sewickley Township	439	368	287	262	408	431	394	276	730	446	513	329
Rochester Township	205	213	134	135	216	212	198	139	246	189	223	134

	15-19 Years				20-24 Years				25-29 Years				30-34 Years			
	1980	1990	2000	2010	1980	1990	2000	2010	1980	1990	2000	2010	1980	1990	2000	2010
New Sewickley Township	642	483	472	430	736	367	351	315	683	536	391	373	577	661	409	349
Cranberry Township	857	901	1,403	1,743	830	757	848	997	1,428	1,432	1,270	1,595	1,333	1,734	2,148	1,826
Daugherty Township	332	238	256	219	240	158	131	154	232	226	152	166	278	260	195	160
Economy Borough	809	620	583	466	630	456	401	349	877	615	375	389	926	892	562	483
Freedom Borough	198	128	147	118	189	99	117	95	182	158	101	100	149	179	105	97

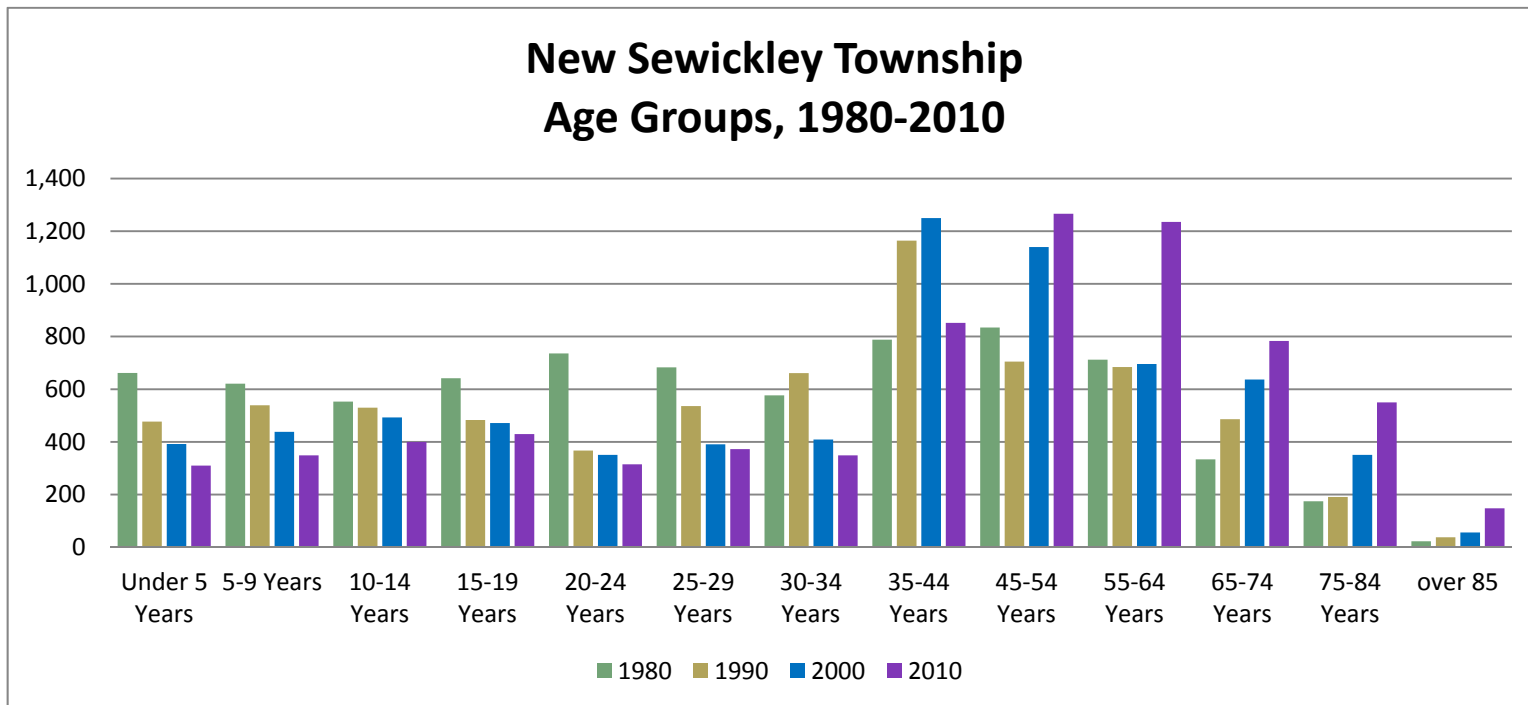
Marion Township	90	50	74	49	68	59	48	51	72	62	44	67	84	98	70	46
North Sewickley Township	672	448	429	377	507	356	273	274	523	396	264	270	437	498	337	269
Rochester Township	356	188	222	172	267	193	126	149	187	251	125	187	260	284	183	114

	35-44 Years				45-54 Years				55-64 Years				65-74 Years			
	1980	1990	2000	2010	1980	1990	2000	2010	1980	1990	2000	2010	1980	1990	2000	2010
New Sewickley Township	788	1,164	1,250	852	834	705	1,140	1,266	712	684	696	1,235	334	486	637	783
Cranberry Township	1,371	2,900	4,904	4,720	833	1,319	3,401	4,773	581	833	1,471	3,252	236	589	862	1,266
Daugherty Township	435	519	578	375	495	384	544	585	407	411	351	531	226	344	327	260
Economy Borough	1,225	1,725	1,697	1,096	1,156	1,114	1,725	1,710	833	926	1,046	1,586	496	718	750	858
Freedom Borough	190	247	305	200	246	162	224	269	268	181	143	181	212	181	139	93
Marion Township	101	134	184	113	91	101	136	178	105	82	95	133	77	77	63	80
North Sewickley Township	867	892	1,007	618	928	751	889	966	641	706	688	777	458	568	572	556
Rochester Township	405	445	536	293	475	393	447	527	460	415	349	407	218	344	338	266

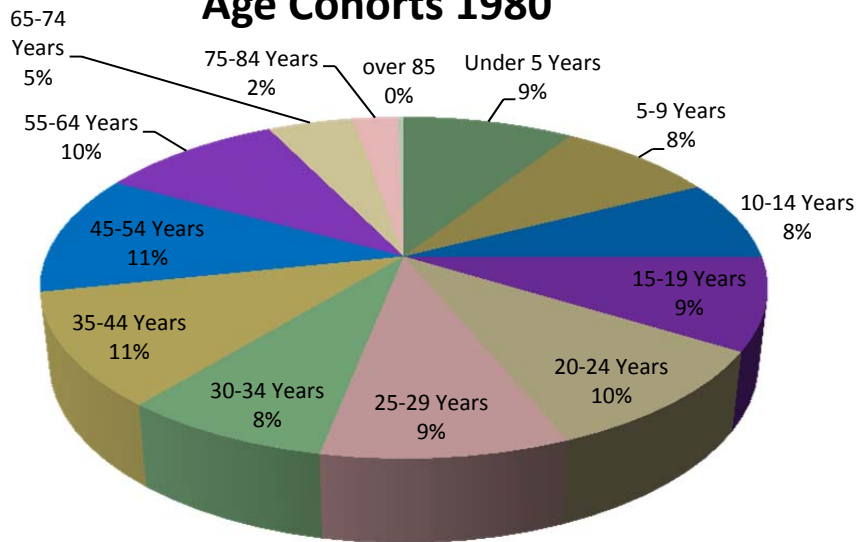
	75-84 Years				Over 85 Years				Total			
	1980	1990	2000	2010	1980	1990	2000	2010	1980	1990	2000	2010
New Sewickley Township	175	191	351	550	23	38	56	148	7,340	6,861	7,076	7,360
Cranberry Township	96	375	716	734	40	118	340	481	11,066	14,816	23,625	28,098
Daugherty Township	61	130	195	213	16	17	41	65	3,595	3,433	3,441	3,187
Economy Borough	112	297	443	499	34	44	85	155	9,538	9,519	9,363	8,970

Freedom Borough	89	86	88	67	24	21	20	21	2,272	1,897	1,763	1,569
Marion Township	20	32	32	46	2	7	12	15	941	909	940	913
North Sewickley Township	106	253	354	390	42	65	113	124	6,758	6,178	6,120	5,488
Rochester Township	94	102	210	218	38	18	38	61	3,427	3,247	3,129	2,802

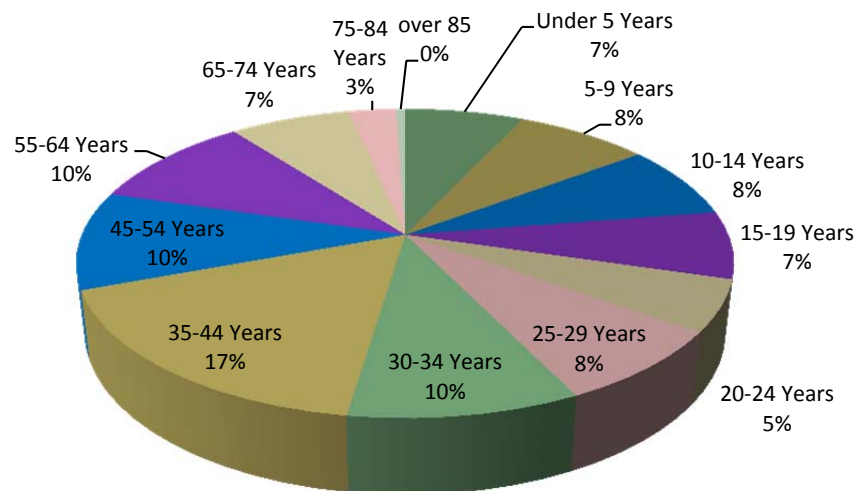
Source: Southwestern Pennsylvania Commission; U.S. Census Bureau, 2010, SFI



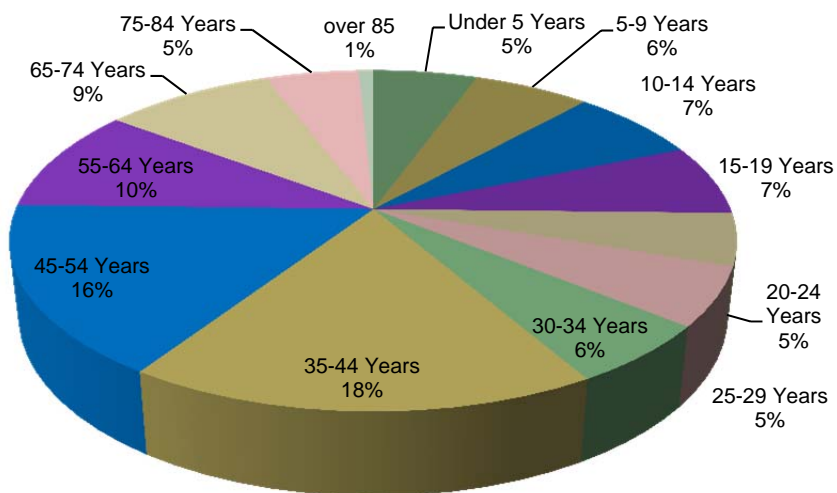
New Sewickley Township Age Cohorts 1980



New Sewickley Township Age Cohorts 1990



New Sewickley Township Age Cohorts 2000



New Sewickley Township Age Cohorts 2010

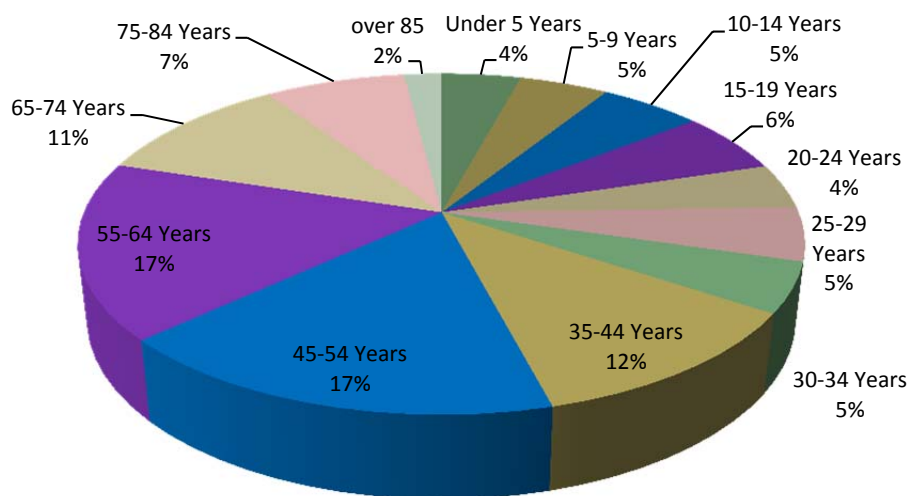


Table 3-5
Age/Sex Cohorts, 2010

	< 5	5-9	10-14	15-19	20-24	25-29	30-34	35-39	40-44	45-49	50-54	55-59	60-64	65-69	70-74	75-79	80-84	85-89	90 & over
Male	158	178	196	213	156	156	182	170	240	306	333	336	253	209	156	136	112	41	15
Female	152	171	204	217	159	175	167	202	240	271	356	342	304	222	196	165	137	72	20

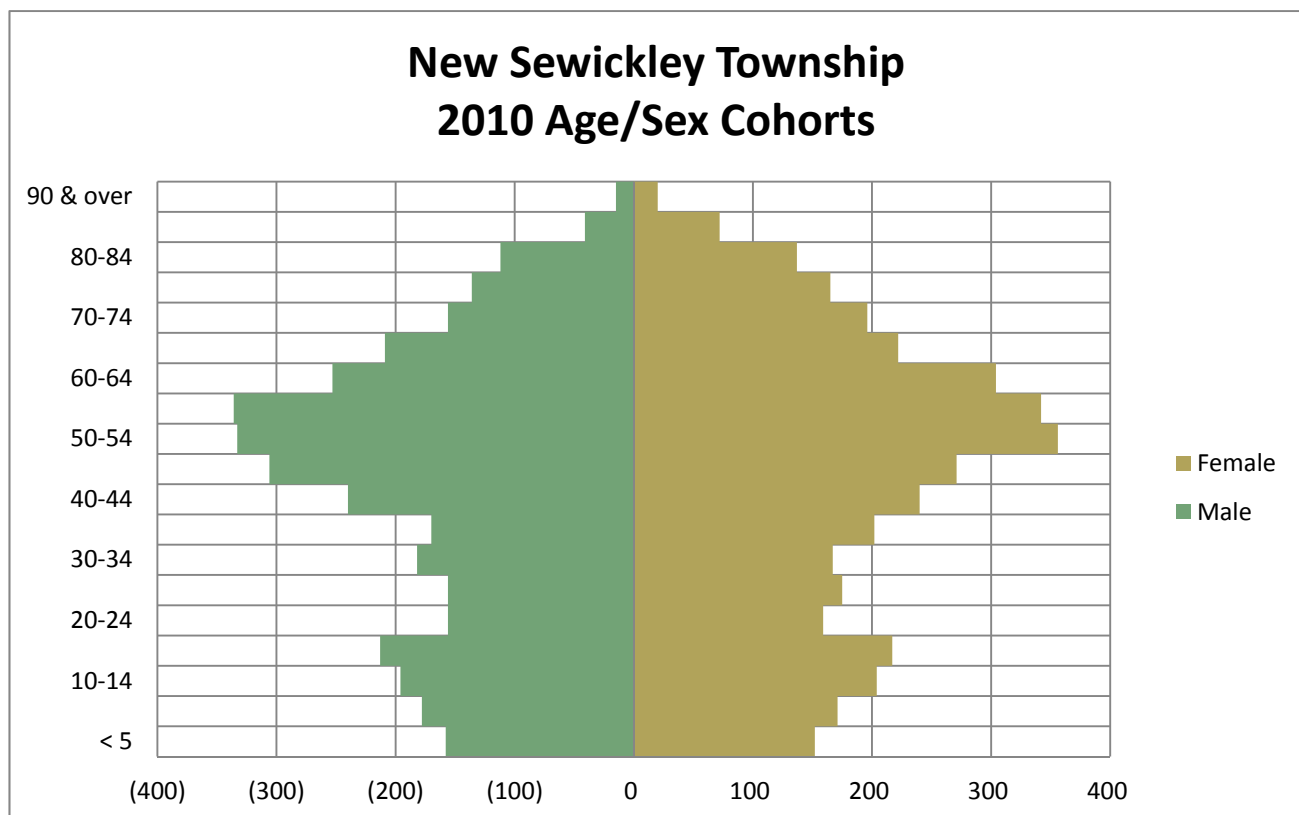
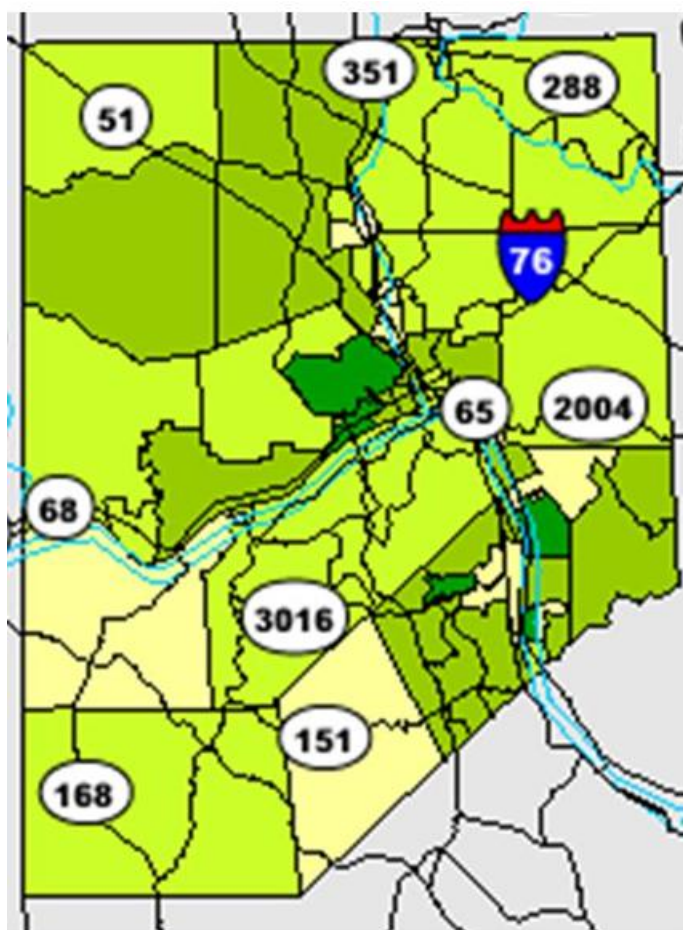


Table 3-6
Median Age, 1990-2010

	1990	2000	2010
Beaver County	n/a	40.7	44.4
New Sewickley Township	33.8	40.2	47.6
Cranberry Township	31.3	34.7	38.0
Daugherty Township	36.5	40.7	46.2
Economy Borough	35.4	41.6	47.1
Freedom Borough	34.3	41.0	37.5
Marion Township	33.9	39.1	44.6
North Sewickley Township	n/a	35.3	46.8
Rochester Township	37.0	41.9	39.9

Source: U.S. Census Bureau, 2000 & 2010, Table DP-1, Penn State Data Center, Municipal Demographic Profile, 1990.

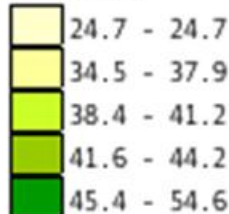


Median Age: 2000

Total population
Census 2000 Summary File 1 (SF 1)
Beaver County, Pennsylvania
by Census Tract

Data Classes

Years



Features



Items in gray text
are not visible
at this zoom level

Table 3-7
Population by Relationship, 2010
By Percentage

	Householder	Spouse	Child	Other Relatives	Nonrelatives
Beaver County	41.9	20.7	26.9	4.4	4.2
New Sewickley Township	42.5	24.4	24.7	4.3	4.1
Cranberry Township	36.5	24.2	33.6	2.2	2.8
Daugherty Township	39.3	24.9	26.1	3.5	3.3
Economy Borough	40.4	27.2	26.0	1.0	2.8
Freedom Borough	39.9	16.1	31.9	2.2	5.6
Marion Township	40.5	25.3	26.5	3.8	3.8
North Sewickley Township	39.3	24.7	26.8	4.4	4.8
Rochester Township	41.6	21.8	26.5	4.7	4.6

Source: U. S. Census Bureau, Table DP-1

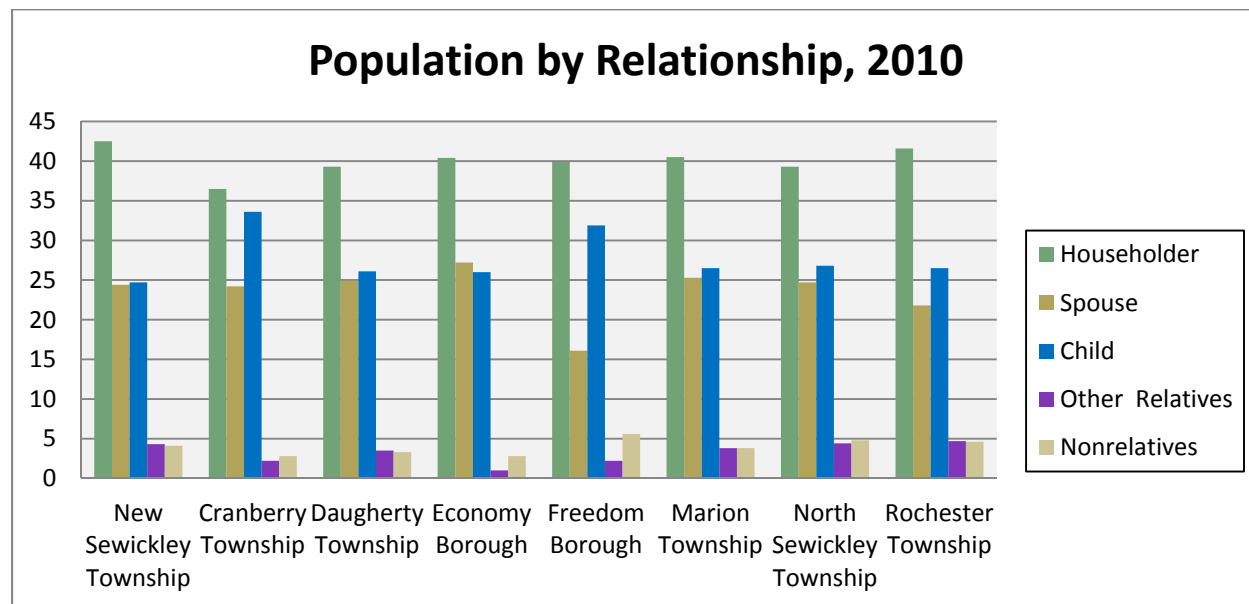


Table 3-8
Population by Relationship, 2000
By Percentage

	Householder	Spouse	Child	Other Relatives	Nonrelatives
Beaver County	40.0	21.8	28.8	20.8	3.0
New Sewickley Township	38.7	25.1	30.0	3.0	3.2
Cranberry Township	35.6	25.1	35.7	1.6	1.9
Daugherty Township	38.2	26.4	29.9	2.9	2.7
Economy Borough	37.7	27.2	30.3	3.1	1.8
Freedom Borough	39.1	17.2	33.3	5.5	4.9
Marion Township	38.4	24.0	32.1	2.3	3.1
North Sewickley Township	37.2	25.1	31.3	3.7	2.6
Rochester Township	39.5	23.7	29.5	4.5	2.8

Source: U. S. Census Bureau, Table DP-1

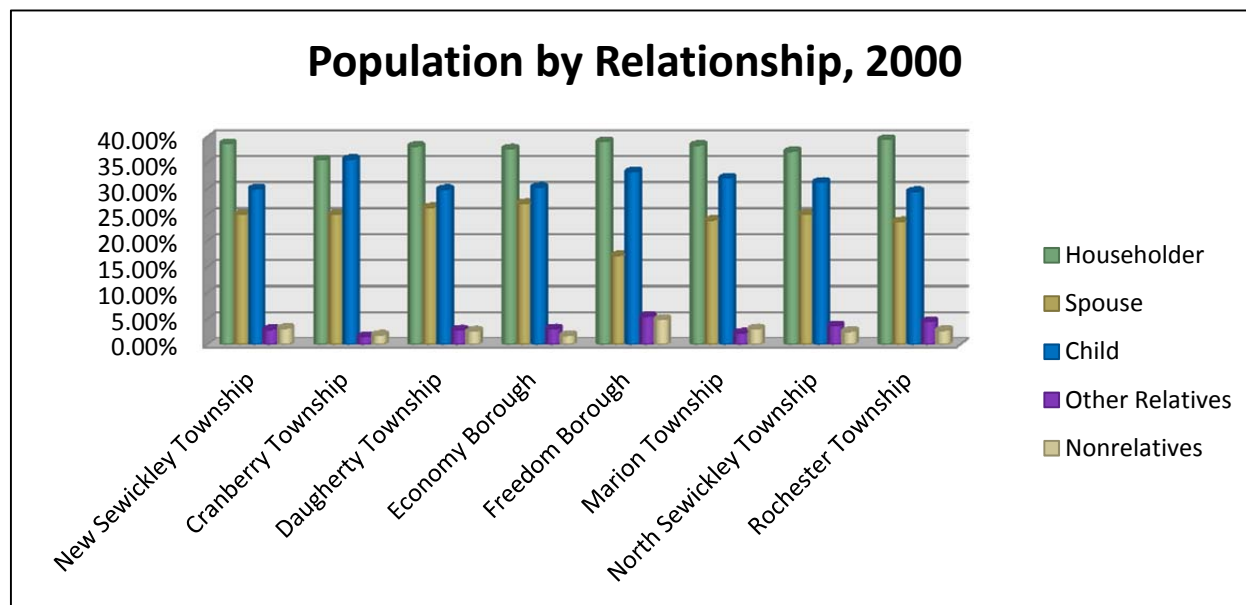


Table 3-9
Population by Relationship, 1990

	Householder	Spouse	Child	Other Relatives	Nonrelatives
Beaver County	28.3%	22.9%	31.0%	2.2%	0.9%
New Sewickley Township	28.9%	25.2%	34.7%	1.5%	0.8%
Cranberry Township	27.9%	25.0%	35.5%	1.3%	0.6%
Daugherty Township	29.4%	26.7%	31.3%	1.3%	0.6%
Economy Borough	29.6%	26.5%	34.7%	1.8%	0.6%
Freedom Borough	27.1%	19.0%	33.2%	3.8%	1.6%
Marion Township	28.5%	26.1%	33.2%	1.2%	0.3%
North Sewickley Township	29.3%	25.5%	33.0%	1.8%	0.9%
Rochester Township	29.0%	24.8%	30.2%	2.3%	0.7%

Source: U.S. Census Bureau, Table DP-1

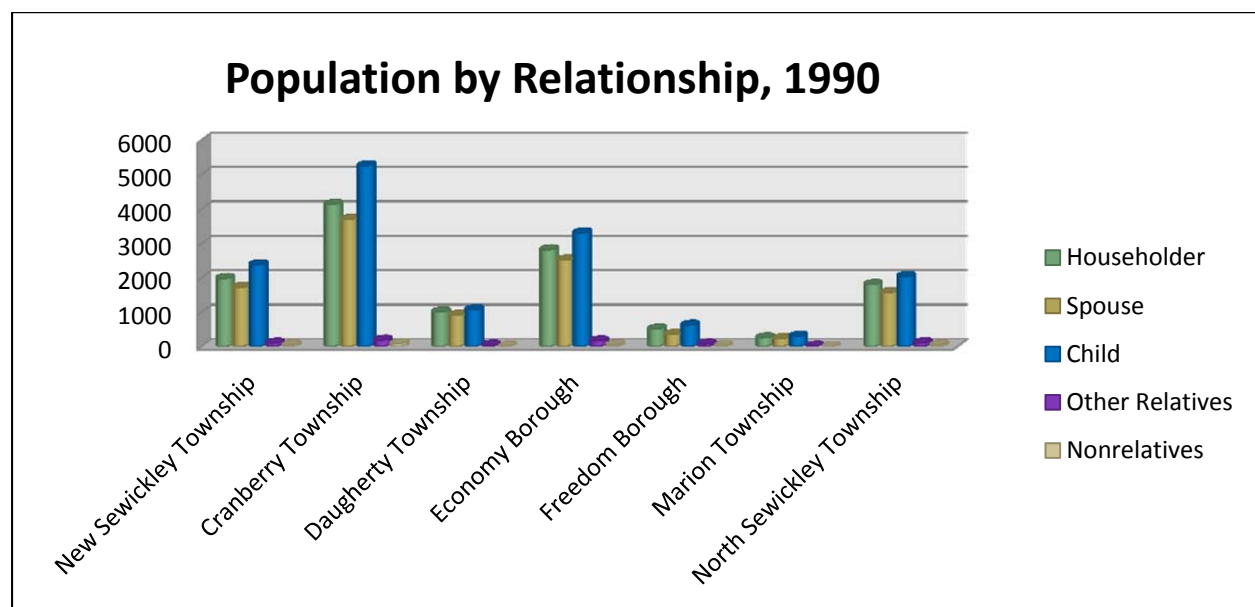


Table 3-10

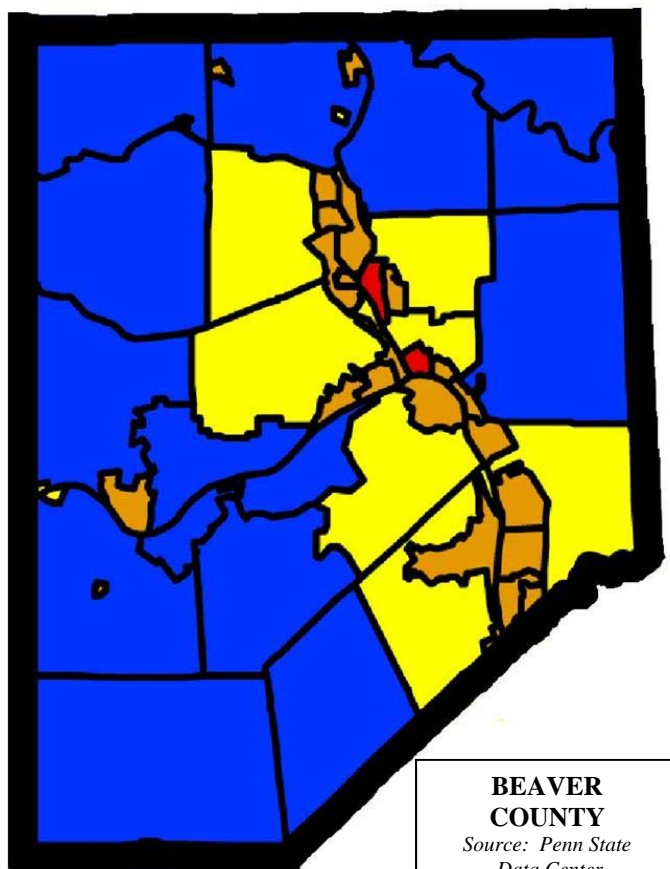
Projected Population Density
Per Square Mile
New Sewickley Township
2000-2035

2000	216
2005	220
2010	229
2020	260
2025	282
2030	308
2035	338

Source: SPC, Cycle 8 Forecast

Municipal Population Density

July 1, 2007 Estimates
Pennsylvania Municipalities 2007

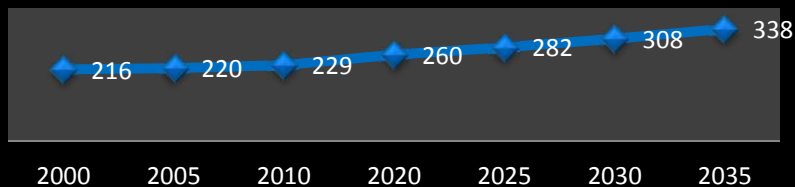


Persons Per Square Mile

Less than 50.0 50.0 to 277.3 277.4 to 1,000.0 1,000.1 to 5,000.0 Greater than 5,000.0

Projected Population Density**2000-2035**

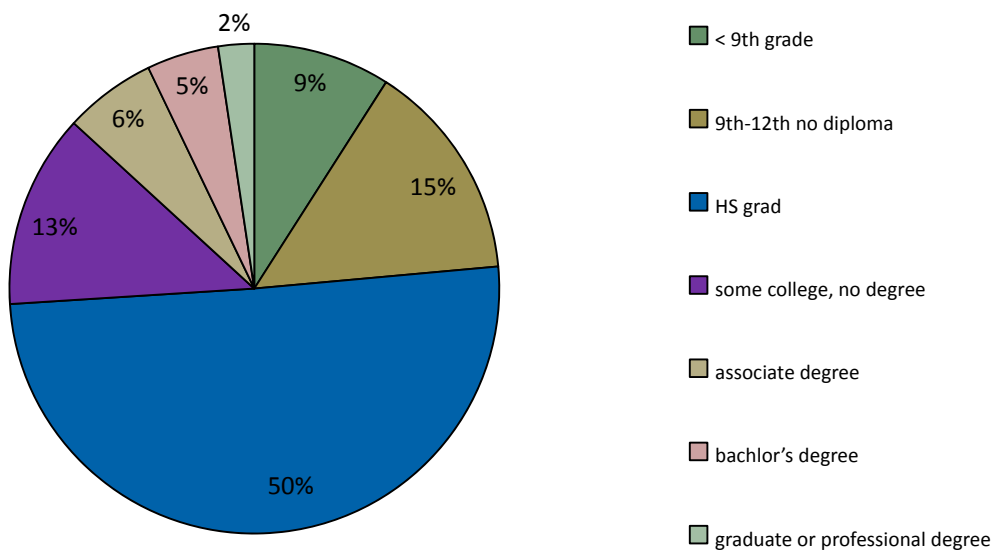
**New Sewickley Township
Population Per Square Mile**



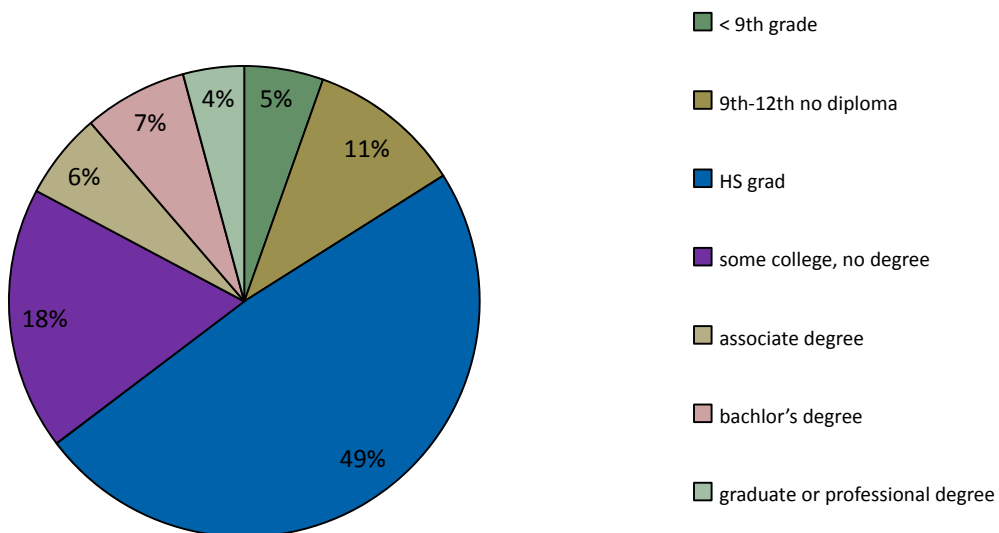
Education Levels

Table 3-11 Education Attainment, 1990 – 2010 By Percentage								
		< 9 TH GRADE	9 TH -12 TH NO DIPLOMA	HS GRAD	SOME COLLEGE, NO DEGREE	ASSOCIATE DEGREE	BACHELOR'S DEGREE	GRADUATE OR PROFESSIONAL DEGREE
Beaver County	1990	9.0	16.1	42.4	14.0	6.6	8.3	3.7
	2000	5.0	11.4	42.4	17.3	8.1	11.1	4.7
	2010	3.0	7.4	42.8	17.7	9.9	13.0	6.2
New Sewickley Township	1990	9.0	14.5	50.4	12.8	6.1	4.7	2.4
	2000	5.4	10.6	48.7	18.1	5.9	7.1	4.2
	2010	3.3	5.90	47.3	19.4	8.9	9.7	5.5
Cranberry Township	1990	2.0	7.5	33.2	18.6	9.1	21.6	7.9
	2000	1.3	3.7	23.1	17.5	7.3	32.2	14.9
	2010	0.4	2.1	21.1	15.1	7.8	35.9	17.6
Daugherty Township	1990	6.9	11.4	44.8	16.1	6.1	11.0	3.7
	2000	3.9	6.2	44.6	17.6	9.7	12.9	5.1
	2010	5.3	3.7	46.8	16.4	10.5	10.6	6.7
Economy Borough	1990	5.3	12.7	44.8	10.7	9.6	11.7	5.1
	2000	2.5	8.3	38.9	17.6	8.9	15.1	8.6
	2010	0.9	6.4	38.5	17.0	10.9	16.4	10.0
Freedom Borough	1990	11.1	17.2	48.9	12.0	5.4	4.0	1.5
	2000	4.8	12.3	49.1	17.1	8.2	5.6	2.9
	2010	3.7	17.4	44.4	14.8	10.4	7.6	1.8
Marion Township	1990	6.4	7.9	53.8	13.0	5.4	11.2	2.3
	2000	3.8	5.8	48.4	17.7	8.8	9.1	6.4
	2010	0.7	2.5	47.4	15.3	10.2	19.0	4.9
North Sewickley Township	1990	7.6	14.4	47.2	16.1	3.3	9.0	2.5
	2000	4.8	8.9	51.5	15.4	5.1	9.3	5.1
	2010	3.0	9.4	51.2	11.8	10.7	9.2	4.8
Rochester Township	1990	8.3	12.8	47.6	15.4	5.1	7.2	3.6
	2000	7.6	9.8	43.6	17.7	9.2	9.5	2.6
	2010	4.9	9.8	41.3	18.0	14.0	9.4	2.7
Source: U.S. Census Bureau, 2000, Table DP3; U.S. Census Bureau, 2006-2010, American Community Survey								

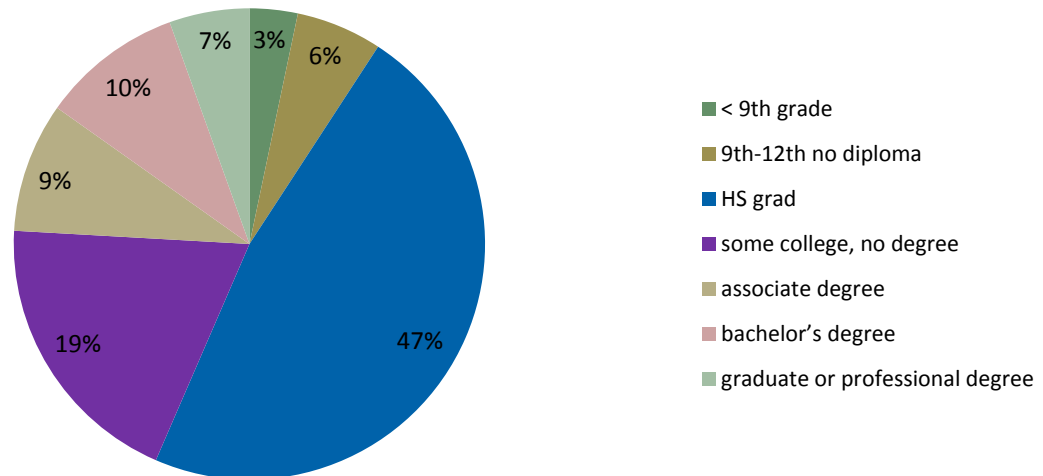
New Sewickley Township Educational Attainment, 1990



New Sewickley Township Educational Attainment, 2000



New Sewickley Township Educational Attainment, 2000



Marital Status

Table 3-12

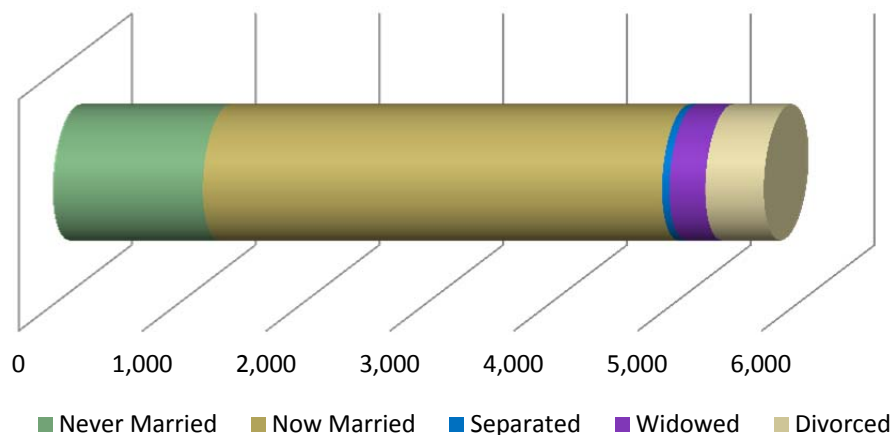
Marital Status, 2000-2010

	Year		Never Married	Now Married	Separated	Widowed	Divorced
Beaver County	2000	#	33,998	85,067	3,022	13,293	12,155
		%	23.0	57.7	2.0	9.0	8.2
	2010	#	20,120	38,411	1,361	2,438	5,599
		%	29.6	56.5	2.0	3.6	8.2
New Sewickley Township	2000	#	1,211	3,710	60	289	472
		%	21.1	64.6	1.0	5.0	8.2
	2010	#	784	1,859	83	56	188
		%	26.4	62.6	2.8	1.9	6.3
Cranberry Township	2000	#	3,132	12,160	222	851	1,034
		%	18.0	69.9	1.3	4.9	5.9
	2010	#	2,183	6,943	277	188	524
		%	21.6	68.6	2.7	1.9	5.2
Daugherty Township	2000	#	534	1,835	40	184	181

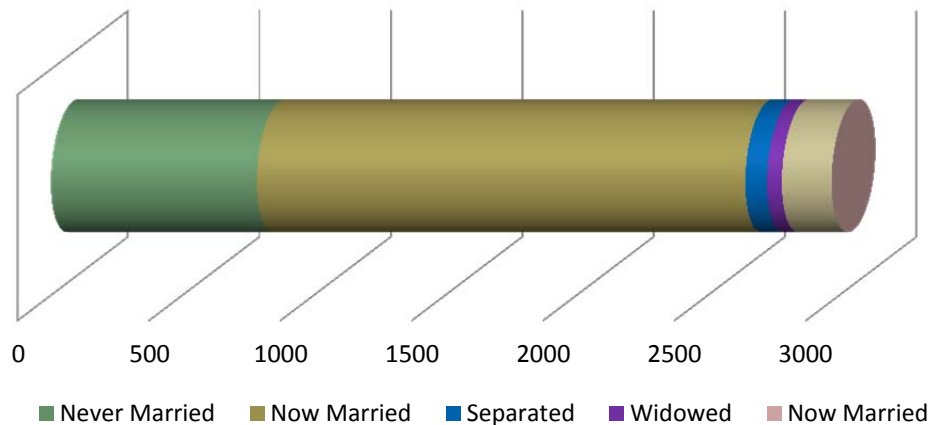
	2010	%	19.3	66.1	1.4	6.6	6.5
		#	434	752	0	100	77
		%	31.8	55.2	0.0	7.3	5.6
Economy Borough	2000	#	1,541	5,336	72	415	299
		%	20.1	69.6	0.9	5.4	3.9
	2010	#	1,024	2,447	61	127	183
		%	26.7	63.7	1.6	3.3	4.8
Freedom Borough	2000	#	415	666	45	108	159
		%	29.8	47.8	3.2	7.8	11.4
	2010	#	207	258	4	15	98
		%	35.6	44.3	0.7	2.6	16.8
Marion Township	2000	#	174	460	9	56	55
		%	23.1	61.0	1.2	7.4	7.3
	2010	#	90	226	13	10	44
		%	23.5	59.0	3.4	2.6	11.5
North Sewickley Township	2000	#	883	3,282	103	327	329
		%	17.9	66.7	2.1	6.6	6.7
	2010	#	559	1,367	100	80	201
		%	24.2	59.3	4.3	3.5	8.7
Rochester Township	2000	#	576	1,521	55	228	181
		%	22.5	59.4	2.1	8.9	7.1
	2010	#	330	659	22	64	112
		%	27.8	55.5	1.9	5.4	9.4

Source: U.S. Census Bureau, 2000, Table DP-2; U.S. Census Bureau, 2006-2010 American Community Survey

New Sewickley Township Marital Status, 2000



New Sewickley Township Marital Status, 2010



Census Glossary

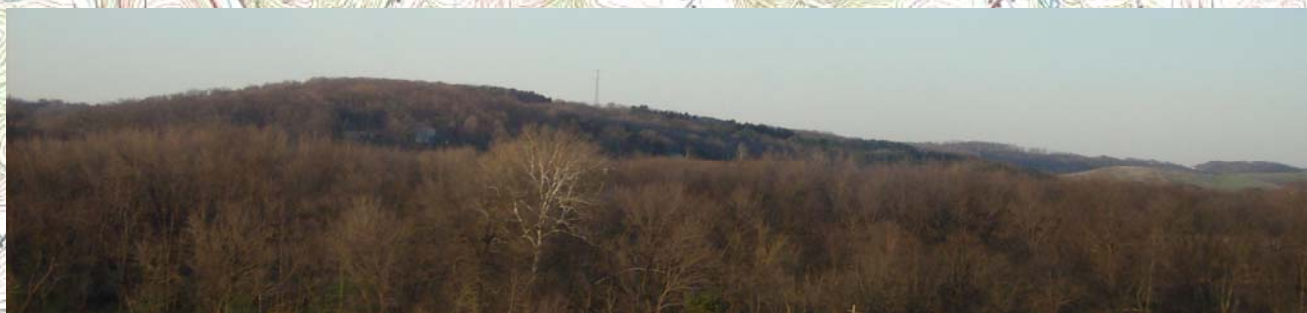
MEDIAN AGE: This measure divides the age distribution in a stated area into two equal parts: one-half of the population falling below the median value and one-half above the median value.

POPULATION: All people, male and female, child and adult, living in a given geographic area.

POPULATION DENSITY: Total population or number of housing units within a geographic entity (for example, United States, state, county, place) divided by the land area of that entity measured in square kilometers or square miles. Density is expressed as both "people (or housing units) per square kilometer" and "people (or housing units) per square mile" of land area.

POPULATION ESTIMATE (Population Estimates Program): The Census Bureau's Population Estimates Program (PEP) produces July 1 estimates for years after the last published decennial census (2000). PEP estimates are used in federal funding allocations, in setting the levels of national surveys, and in monitoring recent demographic changes.

POPULATION PROJECTIONS: Estimates of the population for future dates. They illustrate plausible courses of future population change based on assumptions about future births, deaths, international migration, and domestic migration. For more information: <http://www.census.gov/population/www/projections/aboutproj.html>



NST

NEW SEWICKLEY TOWNSHIP COMPREHENSIVE DEVELOPMENT PLAN

Chapter 4 Housing and Households



OLSEN & ASSOCIATES, LLC

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NEW SEWICKLEY TOWNSHIP

COMPREHENSIVE DEVELOPMENT PLAN

CHAPTER 4

HOUSING AND HOUSEHOLDS

Characteristics of Housing Stock

New Sewickley's most active decade for new housing construction was between 1970 and 1980, when 728 residential structures were built (Table 4-7). U.S. Census Bureau Table DP-1 puts the 2010 total housing units at 3,349, which means 22% of all housing units were

Table 4-1
Household by Type
New Sewickley Township, 1990-2010

	1990		2000		2010	
	#	%	#	%	#	%
Family households	1,983	81.4	2,094	76.5	2,201	70.3
Married couple families	1,728	71.0	1,779	65.0	1,799	57.5
Female householder	452	7.4	220	8.0	268	6.8
Male householder	75	3.1	n/a	n/a	134	4.3
Nonfamily households	452	15.8	642	23.5	929	29.7
Householder living alone	387	15.8	535	19.6	765	24.4
In group quarters	0	0	0	0		

Source: U.S. Census Bureau, 2000-2010, Table DP-1, Penn State Data Center, Municipal Demographic Profile, 1990.

built in the decade of the 1970's. Further, 61% of all housing was built prior to 1979, according to the 2010 statistical data. Table 4-7 runs through the year 2000, however permit trends indicate that nearly 400 permits for housing units were issued between 2001 and 2009. During the 1980's, 266 structures were built, followed by 560 built between 1990 and March of 2000, an increase of about 52.5% between the 1980's and 1990's. At 400 plus housing units built during the preceding decade, the Township continues to experience demand for single family residential dwellings, including a significant number of manufactured homes.

One third of New Sewickley's housing stock was build prior to 1960 (33.5%), and about another third was built after 1980, so the Township's housing structures are a mixture of older, wood frame construction and newer energy efficient dwellings. While property maintenance is not an issue of concern at this point, the accumulation of unregistered vehicles, discarded appliances, and construction debris is a common problem in rural areas with low density

residential development patterns. The proliferation of modular and manufactured housing in higher density developments can also present health and safety issues as infrastructure in these developments may need additional maintenance. However, following passage of the National Manufactured Housing Construction and Safety Standards Act of 1974, mobile and modular homes are built to higher standards, and mobile home park design and construction criteria has evolved for better overall infrastructure layout. Closer monitoring by the Pennsylvania Department of Environmental Protection (PaDEP) of privately operated utility systems has also made mobile home parks legitimate choices for younger families looking for starter homes.

More than half of all residential structures in the Township (55.7%) have five or six rooms, similar to North Sewickley at 52.9%, Rochester Township at about 54.8% and Daugherty Township at 50.3%. This configuration typically includes a kitchen, bathroom, living/dining room and two bedrooms. In Cranberry Township, 58.2% of the total housing structures have seven or more rooms. This configuration assumes separate living and dining rooms and one or more additional bedrooms. As a point of interest, Economy Borough's most active period for home construction was between 1940 and 1959, with 1,047 structures built or almost 29% of the total (Table 4-8) and with 72% of residential structures with six or more rooms as of 2000, the types of housing constructed more closely resembles Cranberry's housing stock than New Sewickley Township's.

Table 4-2 Housing Occupancy 1990-2010										
		1990			2000			2010		
		Total Housing Units	Occupied	Vacant	Total Housing Units	Occupied	Vacant	Total Housing Units	Occupied	Vacant
Pennsylvania	#	4,938,140	4,495,966	442,174	5,249,750	4,777,003	472,747	5,567,315	5,018,904	548,411
	%	100.0	91.0	9.0	100.0	91.0	9.0	100.0	90.1	9.9
Beaver County	#	76,336	71,939	4,397	77,765	72,576	5,189	78,211	71,383	6,828
	%	100.0	94.2	5.8	100.0	93.3	6.7	100.0	91.3	8.7
New Sewickley Township	#	2,523	2,435	234	2,879	2,736	143	3,349	3,130	219
	%	100.0	96.5	3.5	100.0	95.0	5.0	100	93.5	6.5
Cranberry Township	#	5,449	5,203	246	8,724	8,352	372	10,769	10,248	521
	%	100.0	95.5	4.5	100.0	95.7	4.3	100.0	95.2	4.8
Daugherty Township	#	1,256	1,223	120	1,317	1,269	48	1,312	1,251	61
	%	100.0	97.4	2.6	100.0	96.4	3.6	100.0	95.4	4.6
Economy Borough	#	3,373	3,305	68	3,629	3,528	101	3,797	3,623	174
	%	100.0	98.0	2.0	100.0	97.2	2.8	100.0	95.4	4.6
Freedom Borough	#	774	726	48	731	687	44	712	625	87
	%	100.0	93.8	6.2	100.0	94.0	6.0	100.0	87.8	12.2
Marion Township	#	386	338	48	388	361	27	402	370	32
	%	100.0	87.6	12.4	100.0	93.0	7.0	100.0	92.0	8.0
North Sewickley Township	#	2,248	2,187	61	2,326	2,238	88	2,311	2,159	152
	%	100.0	97.3	2.7	100.0	96.2	3.8	100.0	93.4	6.6
Rochester Township	#	1,246	1,205	41	1,268	1,213	55	1,262	1,167	95
	%	100.0	96.7	3.3	100.0	95.7	4.3	100.0	92.5	7.5
Source: U.S. Census Bureau, 2000-2010, Table DP-1										

Table 4-3
Occupancy and Tenure
1990-2010

		1990			2000			2010		
		Occupied Housing Units	Owner Occupied	Renter Occupied	Occupied Housing Units	Owner Occupied	Renter Occupied	Occupied Housing Units	Owner Occupied	Renter Occupied
Pennsylvania	#	4,495,966	3,176,121	1,319,845	4,777,003	3,406,337	3,406,337	5,018,904	3,491,722	1,527,182
	%	100.0	70.6	29.4	100.0	71.3	28.7	100.0	69.6	30.4
Beaver County	#	71,939	52,729	19,210	72,576	54,367	18,209	71,383	52,335	19,048
	%	100.0	73.3	26.7	100.0	74.9	25.1	100.0	73.3	26.7
New Sewickley Township	#	2,435	2,201	231	2,736	2,494	242	3,130	2,635	495
	%	100.0	90.4	9.5	100.0	91.2	8.8	100.0	84.2	15.8
Cranberry Township	#	5,203	4,312	891	8,352	7,003	1,349	10,248	8,561	1,687
	%	100.0	82.9	17.1	100.0	83.8	16.2	100.0	83.5	16.5
Daugherty Township	#	1,223	1,103	120	1,269	1,165	104	1,251	1,133	118
	%	100.0	90.2	9.8	100.0	91.8	8.2	100.0	90.6	9.4
Economy Borough	#	3,305	3,113	192	3,528	3,341	187	3,797	3,623	174
	%	100.0	94.2	5.8	100.0	94.7	5.3	100.0	95.4	4.6
Freedom Borough	#	726	481	245	687	476	211	712	625	87
	%	100.0	66.3	33.7	100.0	69.3	30.7	100.0	87.8	12.2
Marion Township	#	338	270	68	361	279	82	402	370	32
	%	100.0	79.9	20.1	100.0	77.3	22.7	100.0	92.0	8.0
North Sewickley Township	#	2,187	1,905	282	2,238	1,967	271	2,159	1,864	295
	%	100.0	87.1	12.9	100.0	87.5	12.5	100.0	86.3	13.7
Rochester Township	#	1,205	1,010	195	1,213	1,009	204	1,167	951	216
	%	100.0	83.8	16.2	100.0	83.2	16.8	100.0	81.5	18.5

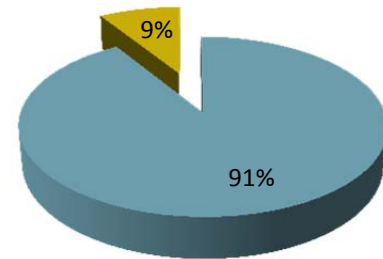
Source: U.S. Census Bureau, 2000-2010, Table DP-1

Household Size

According to U.S. Census Bureau data, Table DP-1, average household size decreased from 2.82 persons in New Sewickley Township in 1990 to 2.35 persons in 2010. Owner occupied households were slightly higher than renter occupied households in all three Census years. In comparison, no other community, including Cranberry Township, in the region recorded as significant a decline in household size as New Sewickley between 1990 and 2010. Most municipalities recorded a decline of between .12 persons and .26 persons, with Economy Borough recording a .40 person decline and New Sewickley Township recording a decline of .47 persons on average. This could indicate that families are having fewer children or that an increase in single parent households has occurred. A review of mortality rate in Chapter 3 could also reveal a trend in average household sizes in New Sewickley Township.

New Sewickley Township Occupancy, 2000

■ Owner Occupied ■ Renter Occupied



New Sewickley Township Occupancy, 2010

■ Owner Occupied ■ Renter Occupied

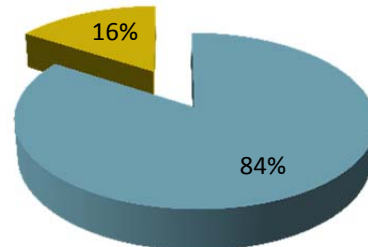


Table 4-4
Average Household Size, 1990 – 2010

	1990			2000			2010		
	HH	OO	RO	HH	OO	RO	HH	OO	RO
Beaver County	2.54	2.65	2.26	2.44	2.55	2.09	2.34	2.45	2.06
New Sewickley Township	2.82	2.82	2.79	2.59	2.62	2.26	2.35	2.41	2.03
Cranberry Township	2.84	2.98	2.14	2.81	2.95	2.03	2.72	2.86	2.04
Daugherty Township	2.72	2.74	2.57	2.62	2.64	2.38	2.47	2.49	2.31
Economy Borough	2.88	2.91	2.47	2.65	2.67	2.36	2.48	2.48	2.36
Freedom Borough	2.61	2.63	2.57	2.56	2.66	2.34	2.51	2.54	2.44
Marion Township	2.69	2.79	2.28	2.60	2.70	2.27	2.47	2.58	2.15
North Sewickley Township	2.80	2.80	2.78	2.69	2.72	2.44	2.54	2.56	2.42
Rochester Township	2.62	2.66	2.42	2.53	2.58	2.31	2.38	2.41	2.28
Source: U.S. Census Bureau, Table DP-1, 1990-2010 HH – Households; OO – Owner Occupied; RO – Renter Occupied									

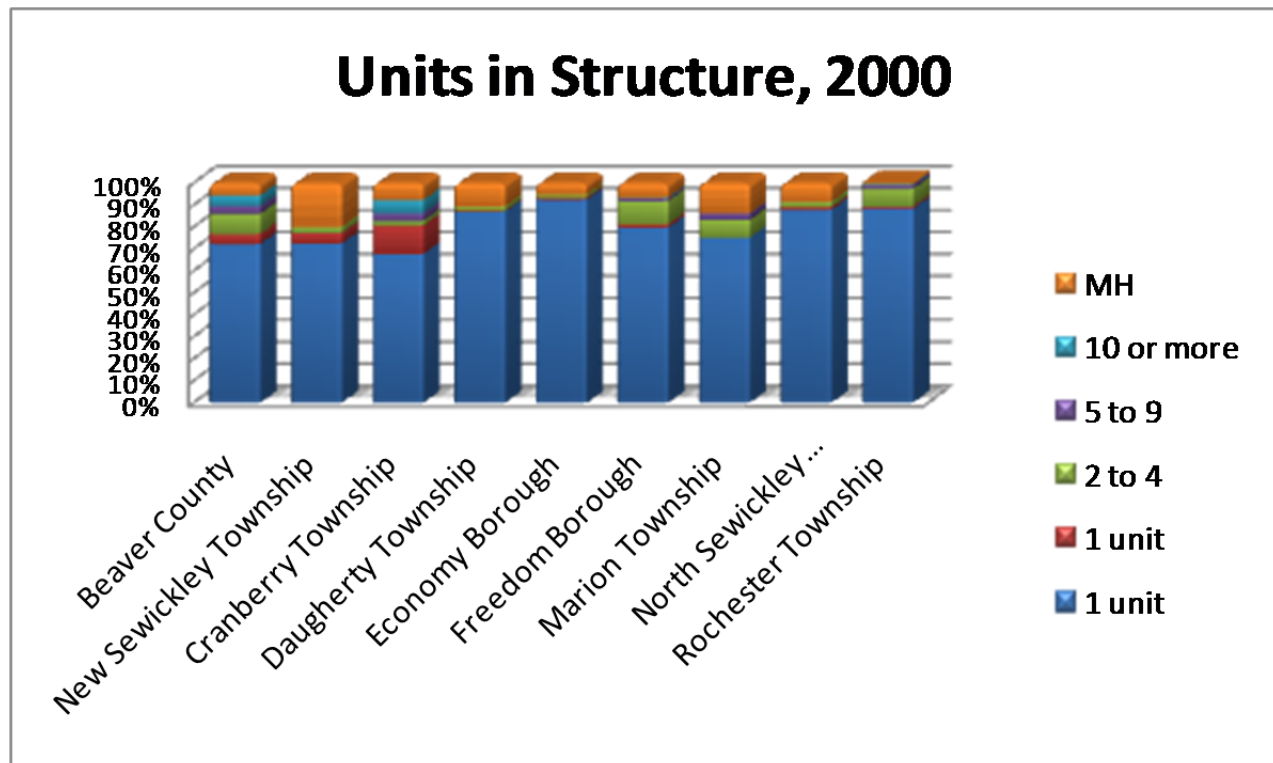
Table 4-5
Units in Structure, 1990-2010
By Number

		1 unit Detached	1 unit Attached	2 to 4 units	5 to 9 units	10 or more units	Mobile Home, Trailer or Other
Beaver County	1990	54,319	2,617	7,173	2,857	3,816	5,554
	2000	56,933	2,600	7,220	2,758	3,843	4,411
	2010	57,439	3,593	7,175	2,817	3,588	3,860
New Sewickley Township	1990	1,850	16	41	0	7	609
	2000	2,114	103	77	0	0	585
	2010	2,062	196	132	56	51	740
Cranberry Township	1990	3,391	822	69	161	299	707
	2000	5,906	1,133	180	303	529	675
	2010	7,529	1,252	209	258	800	604
Daugherty Township	1990	1,101	8	26	2	0	119
	2000	1,147	5	27	0	0	139
	2010	1,121	16	10	0	0	129
Economy Borough	1990	2,944	45	40	1	1	342
	2000	3,359	28	53	0	0	189

	2010	3,400	44	33	0	10	159
Freedom Borough	1990	595	25	93	8	33	20
	2000	587	11	78	7	3	49
	2010	593	19	68	8	57	11
Marion Township	1990	287	5	28	12	0	54
	2000	292	0	31	12	0	53
	2010	342	0	1	29	0	51
North Sewickley Township	1990	1,949	16	50	3	0	230
	2000	2,045	25	57	0	0	199
	2010	2,002	26	24	44	22	193
Rochester Township	1990	1,128	13	72	21	1	11
	2000	1,121	13	101	21	5	7
	2010	1,171	176	368	95	167	0
Source: U.S. Census Bureau, Table DP-4, 1990- 2000; U. S. Census Bureau, 2006-2010, American Community Survey							

Table 4-6 Units in Structure, 1990-2010 By Percentage							
		1 unit Detached	1 unit Attached	2 to 4 units	5 to 9 units	10 or more units	Mobile Home, Trailer or Other
Beaver County	1990	71.2%	3.4%	9.4%	3.7%	5.0%	7.3%
	2000	73.2%	4.6%	9.3%	3.5%	4.9%	5.7%
	2010	73.2%	4.6%	9.1%	3.6%	4.6%	4.9%
New Sewickley Township	1990	73.3%	0.6%	1.6%	0.0%	0.3%	24.1%
	2000	73.4%	4.9%	2.7%	0.0%	0.0%	20.3%
	2010	63.7%	6.1%	4.1%	1.7%	1.6%	22.9%
Cranberry Township	1990	62.2%	15.1%	1.3%	3.0%	5.5%	13.0%
	2000	67.7%	13.0%	2.1%	3.5%	6.0%	7.7%
	2010	70.7%	11.8%	2.0%	2.4%	7.5%	5.7%
Daugherty Township	1990	87.7%	0.6%	2.1%	0.2%	0.0%	9.5%
	2000	87.0%	0.4%	2.0%	0.0%	0.0%	10.6%
	2010	87.9%	1.3%	0.8%	0.0%	0.0%	10.1%
Economy Borough	1990	87.3%	1.3%	1.2%	0.0%	0.0%	10.1%
	2000	92.6%	0.8%	1.5%	0.0%	0.0%	5.2%
	2010	93.3%	1.2%	0.9%	0.0%	0.3%	4.4%
Freedom	1990	76.9%	3.2%	12.0%	1.0%	4.3%	2.6%

Borough	2000	79.9%	1.5%	10.6%	1.0%	0.5%	6.7%
	2010	78.4%	2.5%	9.0%	1.1%	7.5%	1.5%
Marion Township	1990	74.4%	1.3%	7.3%	3.1%	0.0%	14.0%
	2000	75.3%	0.0%	8.0%	3.1%	0.0%	13.7%
	2010	80.9%	0.0%	0.2%	6.9%	0.0%	12.1%
North Sewickley Township	1990	86.7%	0.7%	2.2%	0.1%	0.0%	10.2%
	2000	87.9%	1.1%	2.5%	0.0%	0.0%	8.5%
	2010	86.6%	1.1%	1.0%	1.9%	1.0%	8.4%
Rochester Township	1990	90.5%	1.0%	5.8%	1.7%	0.1%	0.9%
	2000	88.4%	1.0%	8.0%	1.7%	0.4%	0.6%
	2010	59.2	8.9	9.3	4.8	4.3	0.0
Source: U.S. Census Bureau, Table DP-4, 1990- 2000; U. S. Census Bureau, 2006-2010, American Community Survey							



Units in Structure, 2010

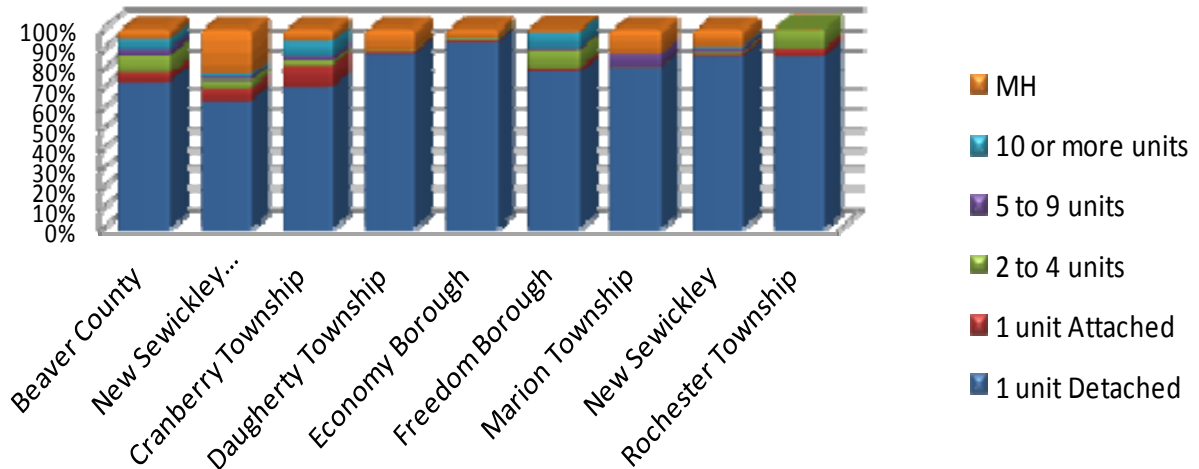


Table 4-7
Year Structure Built, 2010

		2005 or later	2000- 2004	1990- 1999	1980- 1989	1970- 1979	1960- 1969	1950- 1959	1940- 1949	1939 or earlier
Beaver County	#	1,085	2,812	5,413	4,575	10,325	8,584	14,751	9,928	20,999
	%	1.4%	3.6%	6.9%	5.8%	13.2%	10.9%	18.8%	12.7%	26.8%
New Sewickley	#	214	433	635	297	496	315	340	120	387
	%	6.6	13.4	19.6	9.2	15.3	9.7	10.5	3.7	12.0
Cranberry Township	#	477	1,661	3,104	2,220	1,782	568	579	74	187
	%	4.5	15.6	29.1	20.8	16.7	5.3	5.4	0.7	1.8
Daugherty Township	#	21	29	48	68	192	240	339	110	229
	%	1.6	2.3	3.8	5.3	15.0	18.8	26.6	8.6	17.9
Economy Borough	#	46	231	444	287	1,074	482	549	239	293
	%	1.3	6.3	12.2	7.9	29.5	13.2	15.1	6.6	8.0
Freedom Borough	#	0	0	11	12	25	85	126	60	437
	%	0.0	0.0	1.5	1.6	3.3	11.2	16.7	7.9	16.7
Marion Township	#	6	37	51	25	71	62	64	29	78
	%	1.4	8.7	12.1	5.9	16.8	14.7	15.1	6.9	18.4
North	#	39	72	216	207	342	268	657	150	360

Sewickley	%	1.7	3.1	9.3	9.0	14.8	11.6	28.4	6.5	15.6
Rochester	#	0	28	38	55	110	245	174	293	315
Township	%	0.0	2.2	3.0	4.4	8.7	19.5	13.8	23.3	25.0
Source: U.S. Census Bureau, 2006-2010, American Community Survey										

Year Structure Built, 2010

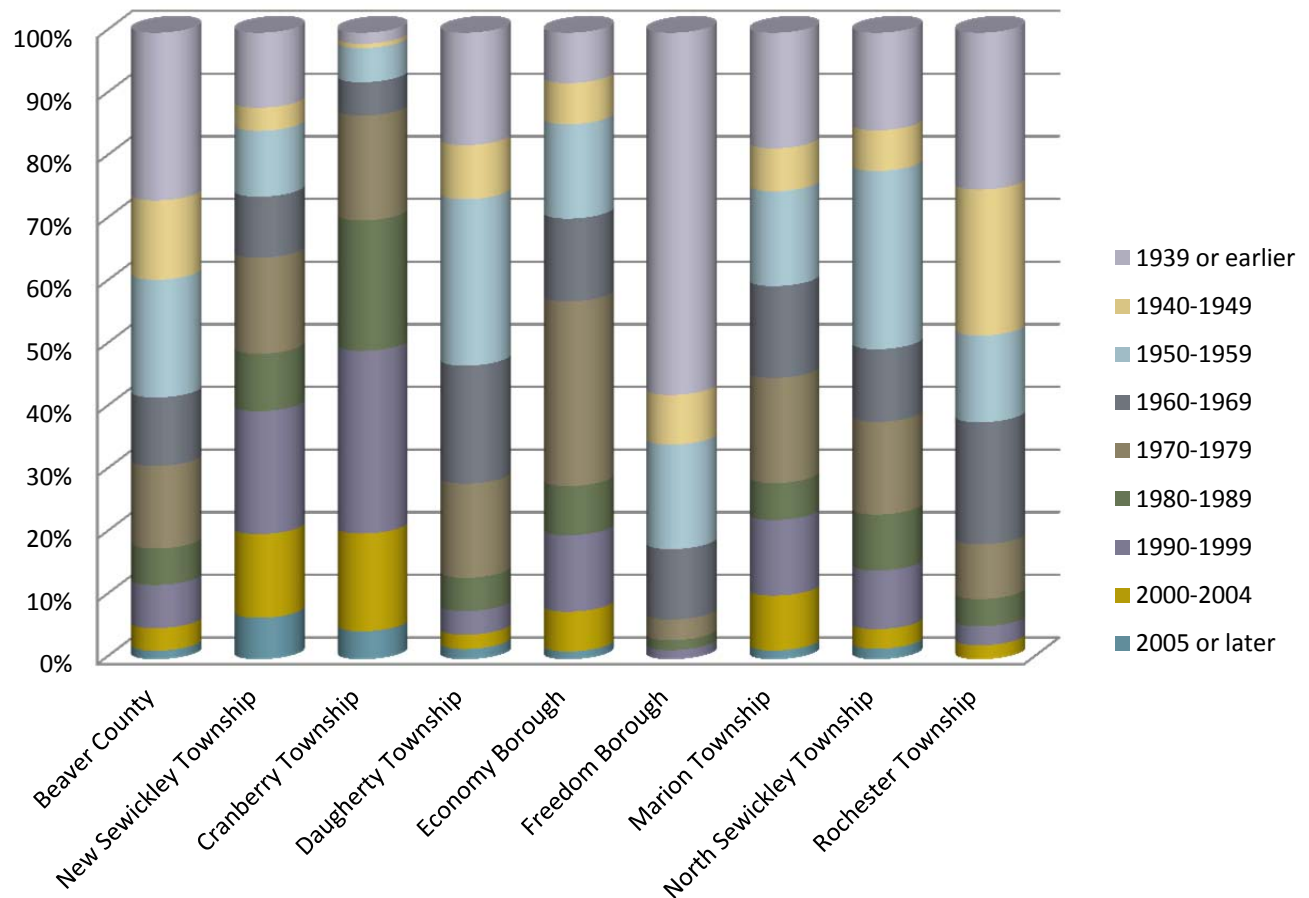


Table 4-8
Rooms, 2010

		1	2	3	4	5	6	7	8	9 >	Median
Beaver County	#	585	994	4,274	11,773	16,782	18,692	11,560	7,136	6,676	5.8
	%	0.7	1.3	5.4	15	21.4	23.8	14.7	9.1	8.5	--
New Sewickley	#	0	13	166	462	846	730	460	422	138	5.7
	%	0.0	0.4	5.1	14.3	26.1	22.6	14.2	13	4.3	--
Cranberry Township	#	0	69	527	1129	992	1,613	1,540	1,987	1,795	7.1
	%	0.0%	0.6	4.9	10.6	9.3	15.1	14.5	18.7	26.2	--
Daugherty Township	#	0	0	30	161	296	274	240	140	138	6.1
	%	0.0	0.0	2.4	12.6	23.2	21.2	18.8	11	10.8	--
Economy Borough	#	0	0	29	183	741	894	657	611	530	6.5
	%	0.0	0.0	0.8	5	20.3	24.5	18	16.8	14.5	--
Freedom Borough	#	26	11	70	155	135	176	87	64	32	5.4
	%	3.4	1.5	9.3	20.5	17.9	23.3	11.5	8.5	4.2	--
Marion Township	#	4	5	5	61	96	64	65	53	70	6.1
	%	0.9	1.2	1.2	14.4	22.7	15.1	15.4	12.5	16.5	--
North Sewickley	#	0	23	45	183	542	830	309	179	200	5.9
	%	0.0	1	1.9	7.9	23.5	35.9	13.4	7.7	8.7	--
Rochester Township	#	10	39	26	119	292	219	287	111	155	6.2
	%	1.6	3	10	14.9	18.1	26.3	16.2	4.6	5.4	--

Source: U.S. Census Bureau, 2006-2010, American Community Survey

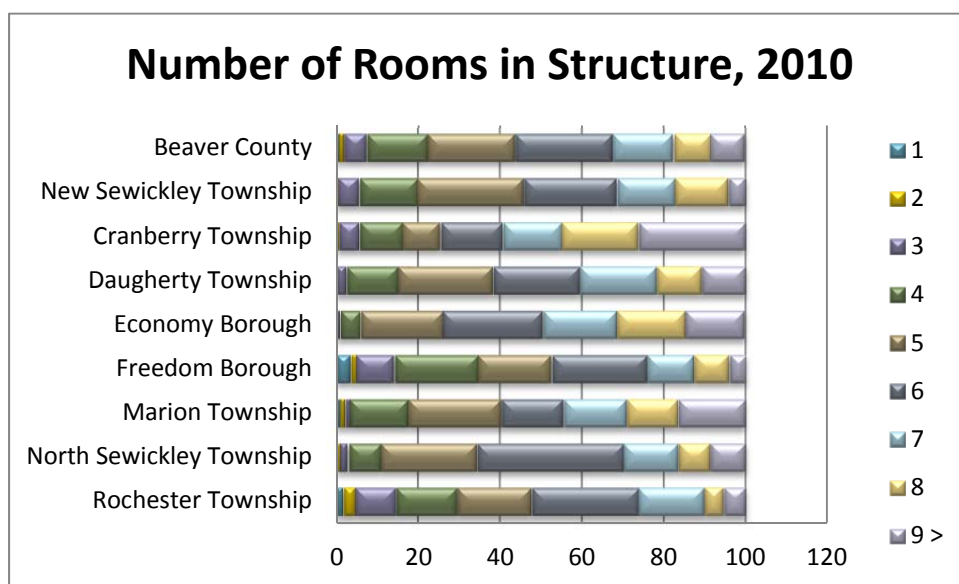
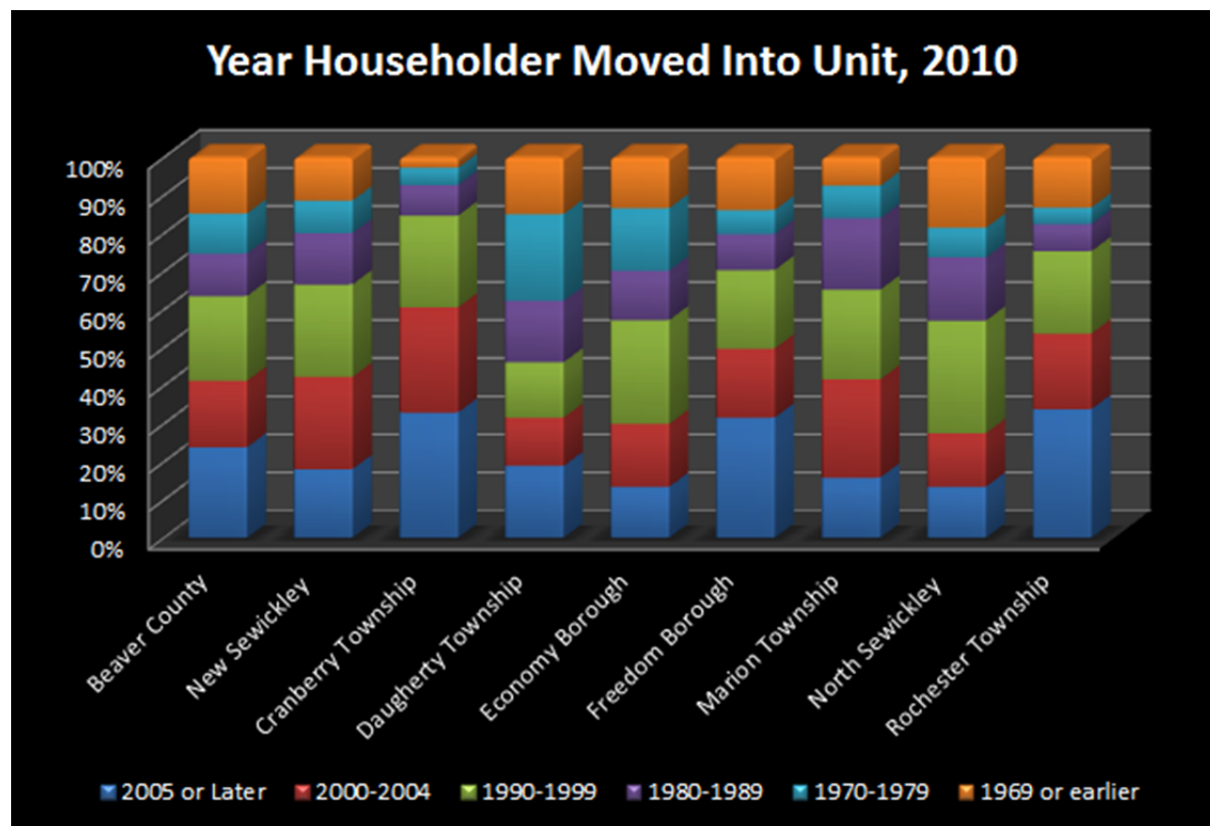


Table 4-9
Year Householder Moved Into Unit, 2010

		Occupied Housing Units	2005 or later	2000- 2004	1990- 1999	1980- 1989	1970- 1979	1969 or earlier
Beaver County	#	70,350	16,675	12,259	15,620	7,863	7,356	10,397
	%	100.0	23.7	17.4	22.2	11.2	10.7	14.8
New Sewickley	#	3,037	547	737	737	411	259	346
	%	100.0	18.0	24.3	24.3	13.5	8.5	11.4
Cranberry Township	#	10,097	3,322	2,791	2,432	814	455	283
	%	100.0	32.9	27.6	24.1	8.1	4.5	2.8
Daugherty Township	#	1,157	218	147	168	187	264	173
	%	100.0	18.8	12.7	14.5	16.2	22.8	15.0
Economy Borough	#	3,388	453	560	923	442	556	454
	%	100.0	13.4	16.5	27.2	13.0	16.4	13.4
Freedom Borough	#	678	214	123	140	64	43	94
	%	100.0	31.6	18.1	20.6	9.4	6.3	13.9
Marion Township	#	399	63	103	94	75	34	30
	%	100.0	15.8	25.8	23.6	18.8	8.5	7.5
North Sewickley	#	2,229	298	314	659	371	173	414
	%	100.0	13.4	14.1	29.6	16.6	7.8	18.6
Rochester Township	#	1,661	561	330	359	119	72	220
	%	100.0	33.8	19.9	21.6	7.2	4.3	13.2

Source: U.S. Census Bureau, 2006-2010, American Community Survey



Housing Value

Median housing value in New Sewickley Township went from \$57,000 in 1990 to \$103,900 in the year 2000, an increase of 45%. The Township's median value was ranked 5th to comparable communities in 1990 and 4th in 2000, both years exceeding Beaver County's median value of \$50,500 in 1990 and \$85,000 in 2000 (Table 4-11). In the year 2000, Cranberry Township, Economy Borough, and Marion Township's median value exceed New Sewickley Township's.

Table 4-10 provides information regarding the range of housing values and where the greatest numbers of housing units in communities in the region fall within those ranges. It should be noted that not all housing units are evaluated for this data set. In the year 2000, New Sewickley Township reported 2,736 occupied housing units (Table 4-3), while only 1,692 units were evaluated, about 62% of all occupied units. Based on market value ranges, 39% of the housing units evaluated in the year 2000 fell into the \$50,000 to \$99,999 range, with 31% in the \$100,000 to \$149,999 range, and about 17.5% in the \$150,000 to \$199,999 range. There

were 140 housing units evaluated at less than \$50,000 in 2000, and 70 units valued at more than \$200,000. In comparison, in 1990 there were only 12 housing units valued at \$150,000 or more and 514 units valued at less than \$50,000, with only 1,349 units evaluated. This demonstrates a positive trend in housing values and the 2010 housing data is expected to reinforce that positive housing value trend.

Table 4-10
Housing Value

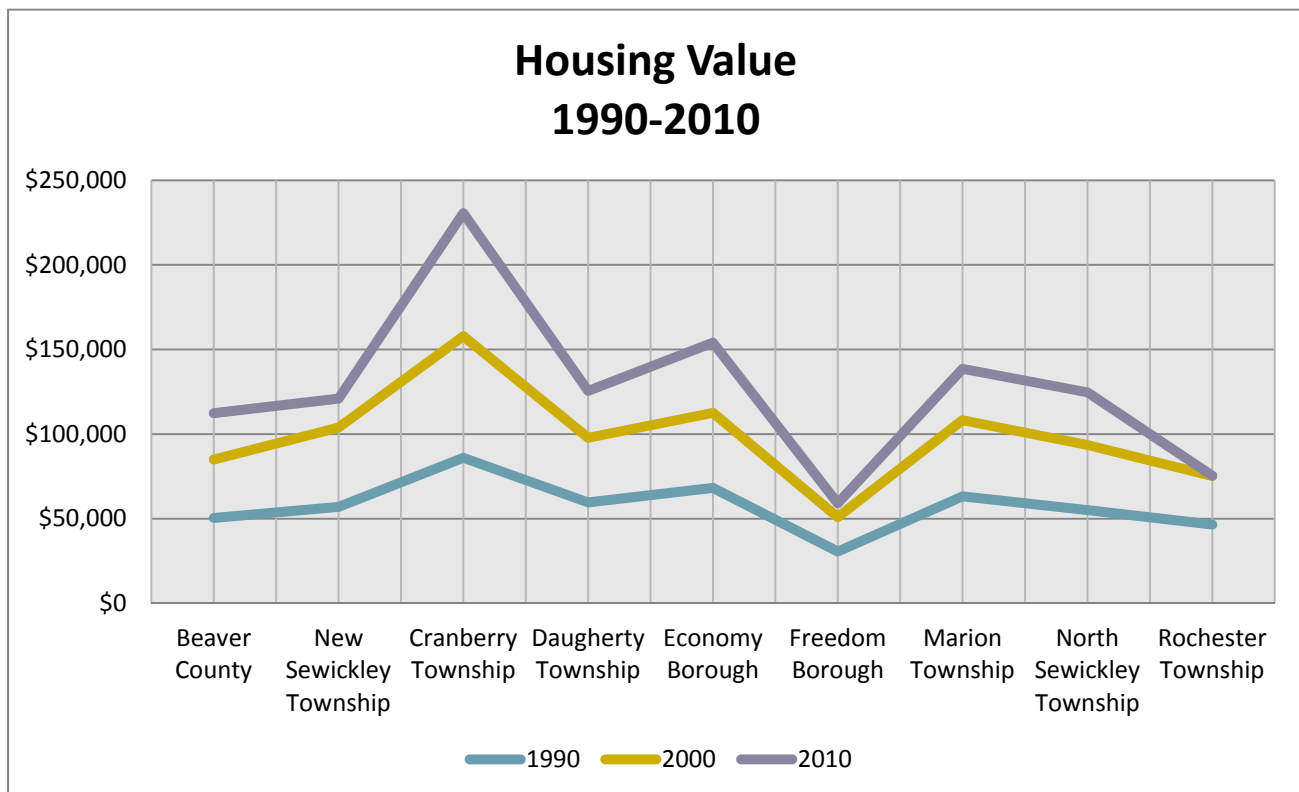
		# Units Evaluated	< \$50,000	\$50,000 to \$99,999	\$100,000 to \$149,999	\$150,000 to \$199,999	\$200,000 to \$299,999	\$300,000 >
Beaver County	1990	42,884	21,127	18,597	2,336	620	172	32
	2000	48,498	8,420	22,007	10,451	3,694	1,579	347
	2010	52,870	6,162	16,368	13,406	8,616	5,644	2,540
New Sewickley Township	1990	1,349	514	743	80	9	2	1
	2000	1,692	140	659	525	298	70	0
	2010	2,613	473	565	545	459	423	148
Cranberry Township	1990	3,367	174	2,153	567	339	91	43
	2000	6,161	6	931	1,950	1,304	1,503	467
	2010	8,471	379	328	1,093	1,514	2,790	2,367
Daugherty Township	1990	884	283	550	38	11	2	0
	2000	972	47	475	384	48	18	0
	2010	1,028	64	260	377	215	100	12
Economy Borough	1990	2,581	548	1,605	310	98	19	1
	2000	3,031	106	1,031	1,173	461	219	41
	2010	3,253	167	556	810	882	694	144
Freedom Borough	1990	434	383	49	2	0	0	0
	2000	459	222	229	6	2	0	0
	2010	420	138	216	47	8	11	0
Marion Township	1990	148	43	89	10	3	1	2
	2000	177	12	66	60	18	17	4
	2010	328	23	48	113	25	58	61
North Sewickley Township	1990	1,519	638	796	71	11	2	1
	2000	1,677	239	753	518	158	9	0
	2010	2,041	132	412	890	448	67	92
Rochester Township	1990	914	463	402	43	5	1	0
	2000	949	188	515	194	45	7	0
	2010	861	97	663	56	17	19	9

Source: U.S. Census Bureau, Table DP-4, 1990, 2000; U.S. Census Bureau, 2006-2010, American Community Survey

Table 4-11
Median Value of Home
 (in dollars)

	1990	2000	2010
Beaver County	50,500	85,000	\$112,400
New Sewickley Township	57,000	103,900	\$121,000
Cranberry Township	86,000	157,900	\$230,600
Daugherty Township	59,600	97,800	\$125,500
Economy Borough	68,200	112,600	\$154,100
Freedom Borough	30,600	50,900	\$59,200
Marion Township	63,200	108,200	\$138,600
North Sewickley Township	55,100	93,600	\$124,700
Rochester Township	46,600	75,200	\$75,400

Source: U.S. Census Bureau, 1990, 2000, Table DP-4; U.S. Census Bureau, 2006-2010, American Community Survey.



Mortgage and Rent Costs

Throughout the region, most homeowners with mortgages paid between \$300.00 and \$699.00 a month, or \$500.00 and \$900.00 a month in 1990. Median monthly payments were lowest in Marion and Rochester Townships at \$550.00 and \$573.00 respectively. While Freedom Borough was actually lowest in 1990 at \$450.00, the housing stock is older and less varied than in the Townships of the Second Class being compared. New Sewickley Township and North Sewickley Township at \$589.00 and \$601.00 a month were in the middle to low end and Cranberry Township, Economy Borough and Daugherty Townships were on the high end at \$783.00, \$694.00 and \$649.00 in 1990. Only Rochester and Marion Township's median monthly mortgages (excluding Freedom Borough) were below the Beaver County median of \$582.00 in 1990.

In the year 2000, monthly mortgage payments increased in ranges starting at \$700.00 to \$1,499.00 in most comparable communities in the region. Not only was the cost of money higher in the 1990's, but the trend in new residential developments was "bigger is better" and many new housing units built during this period were 3,000 to 4,000 square feet in floor area. While New Sewickley Township still reported some monthly mortgage payments in the \$500.00 to \$699.00 range or even lower, the majority of mortgage costs were in the \$700.00 to \$1,400.00 range and, for the first time, 123 reported house payments were over \$1,500.00 or \$2,000.00 a month. The highest median mortgage payments were still reported in Cranberry Township, Economy Borough and Daugherty Township, with New Sewickley and North Sewickley Townships positioned in the middle of the ranges at \$951.00 and \$943.00 per month, respectively.

The highest percentage of rental units as a percentage of total housing units, and the lowest median rent were both reported in Freedom Borough. At \$207.00 in 1990, Freedom Borough, followed by North Sewickley Township at \$242.00, and New Sewickley Township at \$251.00 per month were the lowest median rents reported. Further at 233 rental units, Freedom Borough reported more rental units than North Sewickley Township (226) or New Sewickley Township (175). Countywide median rent was \$230.00, and Beaver County reported 17,538 rental units or 25% of the total occupied housing stock. In 2000 that percentage fell to 21.5% of the total and median rent was reported at \$438.00 (Table 4-15). New Sewickley Township's median rent was \$482.00 in 2000 with Rochester Township and Freedom Borough lower at \$477.00 and \$440.00 respectively. Rental units remained static between 1990 and 2000 in New Sewickley Township at 175, while Freedom Borough reported 30 fewer units in

2000, and North Sewickley Township reported five additional rental units between 1990 and 2000.

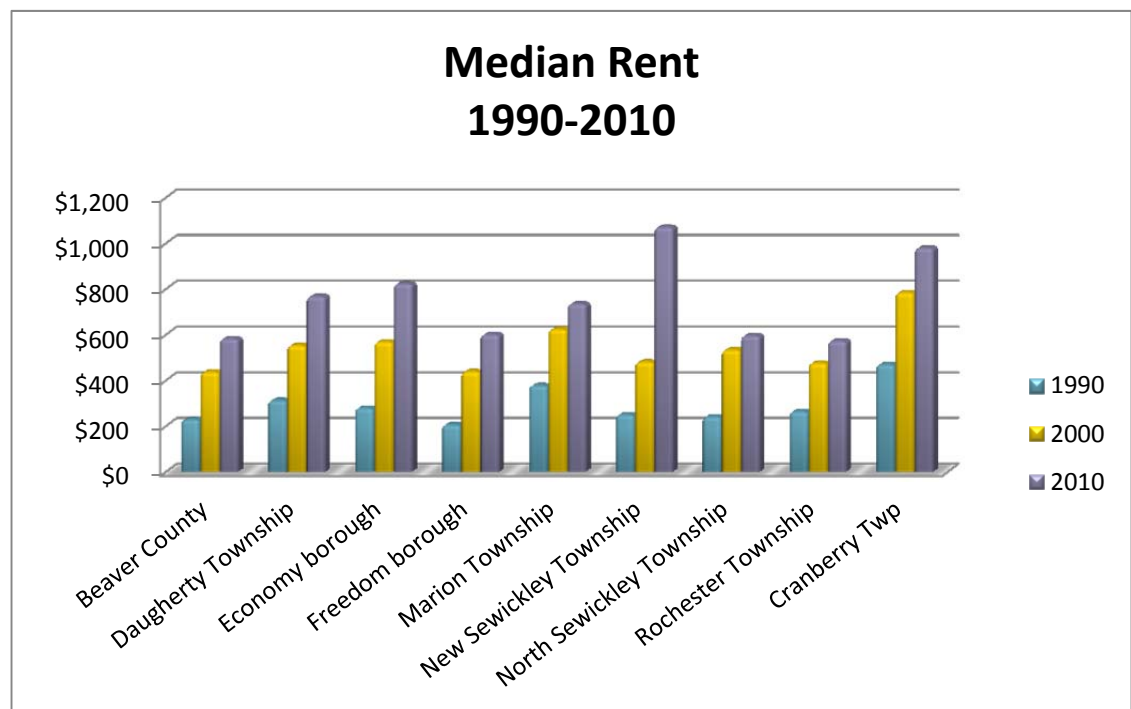
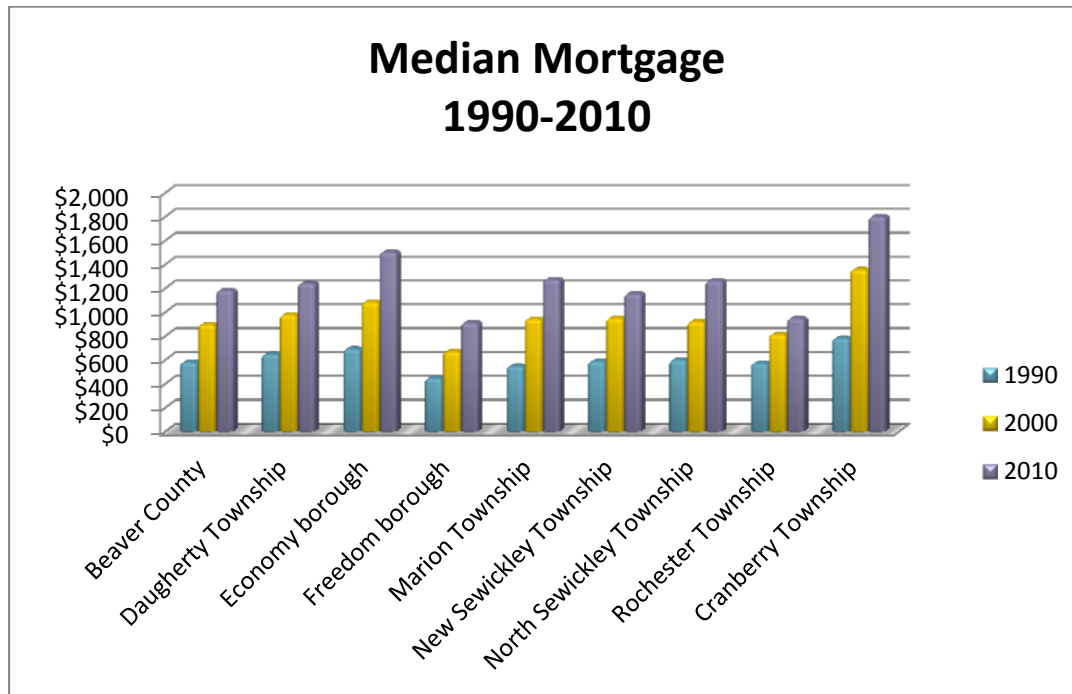


Table 4-12
Mortgage Status and Monthly Costs
1990-2010

	Year	Beaver County	Daugherty Township	Economy borough	Freedom borough	Marion Township	New Sewickley Township	North Sewickley Township	Rochester Township	Cranberry Township
Less than \$300	1990	730	4	49	8	5	15	18	0	35
	2000	95	0	0	2	0	9	0	0	0
	2010	39	0	0	3	0	0	0	0	11
\$300 to \$499	1990	6,341	93	240	101	23	277	254	148	331
	2000	1,758	18	44	42	3	35	31	42	47
	2010	879	12	78	11	3	21	60	0	54
\$500 to \$699	1990	6,924	130	542	53	29	250	330	137	656
	2000	5,231	89	147	97	30	142	160	121	306
	2010	2,457	43	80	50	21	112	67	67	134
\$700 to \$999	1990	4,703	160	576	11	7	220	129	94	1,183
	2000	9,206	181	608	78	36	411	387	198	937
	2010	7,378	117	213	92	35	371	284	286	390
\$1,000 to \$1,499	1990	1,369	22	197	3	0	54	58	15	518
	2000	7,260	221	664	35	39	332	284	108	1,939
	2010	12,273	255	678	82	74	603	508	195	1,492
\$1,500 to \$1,999	1990	219	0	23	0	0	0	7	0	130
	2000	1,935	30	248	0	8	81	57	20	1,466
	2010	5,429	98	636	14	18	247	263	21	2,005
\$2,000 or more	1990	56	0	0	0	2	0	0	0	18
	2000	935	6	184	0	6	42	10	7	687
	2010	3,239	39	425	3	52	138	39	0	2,564

Median mortgage	1990	\$582	\$649	\$694	\$450	\$550	\$589	\$601	\$573	\$783
	2000	\$898	\$979	\$1,086	\$672	\$943	\$951	\$923	\$815	\$1,358
	2010	\$1,184	\$1,243	\$1,505	\$914	\$1,275	\$1,156	\$1,266	\$948	
<i>Source: U.S. Census Bureau, 1990-2000, Table DP-4; U.S. Census Bureau, 2006-2010, American Community Survey</i>										

Table 4-13
Rent Status and Monthly Costs
1990-2010

	Year	Beaver County	Daugherty Township	Economy borough	Freedom borough	Marion Township	New Sewickley Township	North Sewickley Township	Rochester Township	Cranberry Township
Less than \$200	1990	6,796	22	20	108	6	52	63	30	22
	2000	1,486	0	0	44	0	0	0	0	0
	2010	813	0	0	21	0	0	0	49	0
\$200 to \$299	1990	6,182	22	62	98	10	70	100	89	27
	2000	2,441	15	31	26	0	11	16	9	12
	2010	1,034	0	0	31	0	0	0	54	0
\$300 to \$499	1990	4,195	46	52	25	37	50	62	46	445
	2000	6,506	11	27	54	20	87	74	95	70
	2010	4,141	20	10	49	3	88	8	169	40
\$500 to \$749	1990	n/a	4	5	2	4	3	1	4	166
	2000	4,887	45	56	69	42	46	123	40	383
	2010	5,711	28	29	87	32	48	151	294	94
\$750 to \$999	1990	n/a	0	2	0	0	0	0	0	25

	2000	1,238	10	36	10	8	23	18	19	497
	2010	2,811	60	36	34	24	25	29	115	682
\$1,000 to \$1,499	1990	*	*	*	*	*	*	*	*	*
	2000	142	0	8	0	2	8	0	4	111
	2010	1,486	0	34	29	<u>1</u>	<u>175</u>	0	86	338
\$1,500 or more	1990	n/a	0	1	0	0	0	0	0	79
	2000	22	0	0	0	0	0	0	0	170
	2010	125	0	0	0	0	45	0	0	352
Median rent	1990	\$230	\$314	\$280	\$207	\$379	\$251	\$242	\$265	\$471
	2000	\$438	\$554	\$570	\$440	\$625	\$482	\$535	\$477	\$786
	2010	\$584	\$769	\$824	\$602	\$736	\$1,072	\$597	%574	%981

Source: U.S. Census Bureau, 1990-2000, Table DP-4; U.S. Census Bureau, 2006-2010, American Community Survey

*Category changed from \$1,000 to \$1,499 to \$1,000 & more

Permit Trends

Between 1990 and 2009, New Sewickley Township reported building permits for 862 housing units, all but 22 of those units classified as single family dwellings. In addition, based on U.S. Census Bureau DP-4 (Demographic Profile) statistics, in 1990 and 2000 New Sewickley Township reported the highest percentage of mobile homes of any community in the region at 24.1% of all dwelling units in 1990 and 20.3% in 2000. Marion Township ranked second in both Census periods at 14.0% and 13.7% respectively, significantly lower than New Sewickley's numbers. However, building permits in Marion Township for the same period analyzed, 1990 to 2009, totaled only 57 or about 6.5% of New Sewickley Township's total (Table 4-16).

There were two years of significant residential development in the last decade which accounted for more than a third (35%) of all housing permits issued in New Sewickley Township during the twenty year period analyzed. In 2000, 120 permits were recorded and in 2004, 181 permits were reported, all of which were categorized as single family dwellings. In comparison, Economy Borough, which ranked third after Cranberry Township and New Sewickley Township in total permits issued, at 694 between 1990 and 2009, experienced peak years in 1990 and 1993 (Table 4-16). No other community in the region, other than Cranberry Township, reported residential development activity close to either New Sewickley or Economy Borough between 1990 and 2009.

In terms of long range averages, while Cranberry Township's growth rate is anomalous to the region due to its accessibility to regional and local arterial corridors, the most recent decade, 2000 to 2009, witnessed a significant decline in new housing permits, especially in the latter half of the decade. Cranberry Township issued an average of 321 permits for housing units, predominantly single family detached housing, annually between 1990 and 1999, and only 224 permits annually between 2000 and 2009. In the latter half of the most recent decade, the Township issued 140 permits annually, a decline of 56% from the 1990's average. Between 1990 and 1999, New Sewickley Township issued an average of 34 permits for new housing units and between 2000 and 2009 the annual average actually grew to about 52 permits annually, an increase of about 35%. As pointed out earlier, two years, 2000 and 2004 represented the bulk of all permits issued during the most recent decade. Increased residential permit activity in New Sewickley Township while comparable communities in the region saw significant declines, may indicate a trend toward capturing a larger percentage of the single family dwelling market. Without public water and sanitary sewer service to potential growth areas, significant development activity is not projected, however, steady residential growth is likely to continue.

While New Sewickley Township and Economy Borough generated slightly over 20% of all housing unit permits issued in Beaver County between 1990 and 2009 (1,556 of 7,614 total permits issued), neighboring communities including Daugherty Township, Marion Township, North Sewickley Township and Rochester Township combined for a total of 413 permits, or about 5.5% of the Beaver County total. Freedom Borough's permit rate was essentially stagnant throughout the period analyzed. New Sewickley Township and Economy Borough's geographic location at the County's eastern boundary abutting growth areas in two adjacent counties, Jackson and Cranberry Townships in Butler County and Marshall Township and Franklin Park Borough in Allegheny County, provides indirect access to the highest volume north/south transportation corridor in the region, Interstate 79. This regional access opens up a larger market for persons seeking employment and particularly housing, and growth along the entire I-79 corridor between Pittsburgh and Erie is projected well into the first half of the new century.

Table 4-14
New Sewickley Township
Building Permits Issued

YEAR	TOWNSHIP REOCRDS	DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT RECORDS
2000	131	120
2001	74	49
2002	61	43
2003	62	14
2004	209	181
2005	27	11
2006	33	19
2007	40	30
2008	25	25
2009	41	26
2010	57	n/a
TOTAL	760	518

Source: New Sewickley Township records and US Department of HUD

Table 4-15

Housing Unit Building Permits for:
BEAVER COUNTY, PA
1990-2009

	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
Total Units	470	377	383	420	473	373	333	371	421	432	467	424	394	412	581	387	284	284	176	152
Units in Single-Family Structures	449	337	368	388	428	328	324	338	413	384	457	363	359	358	550	323	256	237	165	142
Units in All Multi-Family Structures	21	40	15	32	45	45	9	33	8	48	10	61	35	54	31	64	28	47	11	10
Units in 2-unit Multi-Family Structures	6	0	8	4	10	10	4	4	2	2	2	6	6	18	0	20	4	0	0	2
Units in 3- and 4-unit Multi-Family Structures	4	40	7	4	12	11	0	18	0	16	8	50	29	30	4	20	24	12	11	8
Units in 5+ Unit Multi-Family Structures	11	0	0	24	23	24	5	11	6	30	0	5	0	6	27	24	0	35	0	0

Housing Unit Building Permits for:
NEW SEWICKLEY TOWNSHIP, PA

	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
Total Units	27	33	25	17	28	22	16	36	51	89	120	49	43	14	181	11	19	30	25	26
Units in Single-Family Structures	27	33	25	17	28	22	16	22	51	89	120	49	43	10	181	11	19	30	21	26
Units in All Multi-Family Structures	0	0	0	0	0	0	0	14	0	0	0	0	0	4	0	0	0	0	4	0
Units in 2-unit Multi-Family Structures	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Units in 3- and 4-unit Multi-Family Structures	0	0	0	0	0	0	0	14	0	0	0	0	0	4	0	0	0	0	4	0
Units in 5+ Unit Multi-Family Structures	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Housing Unit Building Permits for:
CRANBERRY TOWNSHIP, PA

	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
Total Units	35 2	26 7	31 4	33 9	54 8	35 0	30 5	20 1	27 9	25 7	30 6	48 6	24 7	28 1	22 9	29 3	87	96	13 3	91
Units in Single-Family Structures	28 8	20 3	28 2	30 7	51 6	35 0	30 5	20 1	27 9	25 7	26 6	26 8	24 5	24 3	17 7	20 1	87	96	10 9	91
Units in All Multi-Family Structures	64	64	32	32	32	0	0	0	0	0	40	21 8	2	38	52	92	0	0	24	0
Units in 2-unit Multi-Family Structures	0	0	0	0	0	0	0	0	0	0	0	2	2	0	0	0	0	0	0	0
Units in 3- and 4-unit Multi-Family Structures	0	0	0	0	0	0	0	0	0	0	0	4	0	0	0	0	0	0	0	0
Units in 5+ Unit Multi-Family Structures	64	64	32	32	32	0	0	0	0	0	40	21 2	0	38	52	92	0	0	24	0

Housing Unit Building Permits for:
DAUGHERTY TOWNSHIP, PA

	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
Total Units	11	12	20	26	11	4	4	5	4	5	8	7	10	8	10	2	3	4	3	2
Units in Single-Family Structures	11	12	20	26	11	4	4	5	4	5	8	7	10	8	10	2	3	4	3	2
Units in All Multi-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Family Structures																				
Units in 2-unit Multi-Family Structures	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Units in 3- and 4-unit Multi-Family Structures	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Units in 5+ Unit Multi-Family Structures	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Housing Unit Building Permits for:
ECONOMY BOROUGH, PA

	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
Total Units	55	32	38	42	41	37	34	36	36	34	32	27	41	31	24	21	35	32	28	38
Units in Single-Family Structures	55	32	38	42	41	37	34	36	36	34	32	27	41	31	24	21	35	32	28	38
Units in All Multi-Family Structures	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Units in 2-unit Multi-Family Structures	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Units in 3- and 4-unit Multi-Family Structures	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Units in 5+ Unit	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

**Multi-Family
Structures**
**Housing Unit Building Permits for:
FREEDOM BOROUGH, PA**

	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
Total Units	0	0	0	0	1	0	1	1	2	0	1	0	0	0	0	0	0	0	0	0
Units in Single-Family Structures	0	0	0	0	1	0	1	1	2	0	1	0	0	0	0	0	0	0	0	0
Units in All Multi-Family Structures	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Units in 2-unit Multi-Family Structures	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Units in 3- and 4-unit Multi-Family Structures	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

**Housing Unit Building Permits for:
MARION TOWNSHIP, PA**

	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
Total Units	0	2	3	2	1	6	5	4	9	7	3	0	2	0	1	0	4	3	1	4
Units in Single-Family Structures	0	2	3	2	1	6	5	4	9	7	3	0	2	0	1	0	4	3	1	4

Units in All Multi-Family Structures	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Units in 2-unit Multi-Family Structures	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Units in 3- and 4-unit Multi-Family Structures	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Units in 5+ Unit Multi-Family Structures	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Housing Unit Building Permits for:
NORTH SEWICKLEY TOWNSHIP, PA

	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
Total Units	7	10	13	10	19	11	9	8	4	7	5	4	5	3	3	0	2	14	7	2
Units in Single-Family Structures	7	10	13	10	19	11	9	8	4	7	5	4	5	3	3	0	2	10	7	2
Units in All Multi-Family Structures	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	0	0
Units in 2-unit Multi-Family Structures	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Units in 3- and 4-unit Multi-Family	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	0	0

Structures																					
Units in 5+ Unit Multi-Family Structures	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Housing Unit Building Permits for: ROCHESTER TOWNSHIP, PA																					
	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	
Total Units	5	3	5	7	11	3	4	1	0	1	3	2	2	0	1	2	1	2	1	0	
Units in Single-Family Structures	3	3	3	7	5	1	4	1	0	1	3	2	2	0	1	2	1	2	1	0	
Units in All Multi-Family Structures	2	0	2	0	6	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Units in 2-unit Multi-Family Structures	2	0	2	0	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Units in 3- and 4-unit Multi-Family Structures	0	0	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Units in 5+ Unit Multi-Family Structures	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Source: SOCDS Building Permits Database, Department of Housing and Urban Development																					

Census Glossary

Group quarters (GQ): The Census Bureau classifies all people not living in households as living in group quarters. There are two types of group quarters: institutional (for example, correctional facilities, nursing homes, and mental hospitals) and non-institutional (for example, college dormitories, military barracks, group homes, missions, and shelters).

Group quarters population: Includes all people not living in households. This term includes those people residing in group quarters as of the date on which a particular survey was conducted. Two general categories of people in group quarters are recognized: 1) the institutionalized population which includes people under formally authorized supervised care or custody in institutions at the time of enumeration (such as correctional institutions, nursing homes, and juvenile institutions) and 2) the noninstitutionalized population which includes all people who live in group quarters other than institutions (such as college dormitories, military quarters, and group homes). The noninstitutionalized population includes all people who live in group quarters other than institutions.

Family: A family is a group of two people or more (one of whom is the householder) related by birth, marriage, or adoption and residing together; all such people (including related subfamily members) are considered as members of one family. Beginning with the 1980 Current Population Survey, unrelated subfamilies (referred to in the past as secondary families) are no longer included in the count of families, nor are the members of unrelated subfamilies included in the count of family members. The number of families is equal to the number of family households, however, the count of family members differs from the count of family household members because family household members include any non-relatives living in the household.

Family group: A family group is any two or more people (not necessarily including a householder) residing together, and related by birth, marriage, or adoption. A household may be composed of one such group, more than one, or none at all. The count of family groups includes family households, related subfamilies, and unrelated subfamilies.

Family household (Family): A family includes a householder and one or more people living in the same household who are related to the householder by birth, marriage, or adoption. All people in a household who are related to the householder are regarded as members of his or her family. A family household may contain people not related to the householder, but those people are not included as part of the householder's family in census tabulations. Thus, the number of family households is equal to the number of families, but family households may include more members than do families. A household can contain only one family for purposes of census tabulations. Not all households contain families since a household may comprise a group of unrelated people or one person living alone.

Homeowner vacancy rate: The homeowner vacancy rate is the proportion of the homeowner housing inventory which is vacant for sale. It is computed by dividing the number of vacant units for sale only by the sum of owner-occupied units and vacant units that are for sale only, and then multiplying by 100.

Household: A household includes all the people who occupy a housing unit as their usual place of residence.

Household size: The total number of people living in a housing unit.

Household type and relationship: Households are classified by type according to the sex of the householder and the presence of relatives. Examples include: married-couple family; male householder, no wife present; female householder, no husband present; spouse (husband/wife); child; and other relatives.

Homeowner Vacancy Rate: The homeowner vacancy rate is the proportion of the homeowner housing inventory which is vacant for sale. It is computed by dividing the number of vacant units for sale only by the sum of owner-occupied units and vacant units that are for sale only, and then multiplying by 100.

Householder: The person, or one of the people, in whose name the home is owned, being bought, or rented. If there is no such person present, any household member 15 years old and over can serve as the householder for the purposes of the census. Two types of householders are distinguished: a family householder and a nonfamily householder. A family householder is a householder living with one or more people related to him or her by birth, marriage, or adoption. The householder and all people in the household related to him are family members. A nonfamily householder is a householder living alone or with nonrelatives only.

Housing unit: A house, an apartment, a mobile home or trailer, a group of rooms, or a single room occupied as separate living quarters, or if vacant, intended for occupancy as separate living quarters. Separate living quarters are those in which the occupants live separately from any other individuals in the building and which have direct access from outside the building or through a common hall. For vacant units, the criteria of separateness and direct access are applied to the intended occupants whenever possible.

Nonfamily Household,: A nonfamily household consists of a householder living alone (a one-person household) or where the householder shares the home exclusively with people to whom he/she is not related.

Nonrelatives: Any household member, including foster children, living in the housing unit but not related to the householder by birth, marriage, or adoption.



NEW SEWICKLEY TOWNSHIP COMPREHENSIVE DEVELOPMENT PLAN

Chapter 5 Socio-Economic Profile

OLSEN & ASSOCIATES, LLC

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NEW SEWICKLEY TOWNSHIP

COMPREHENSIVE DEVELOPMENT PLAN

CHAPTER 5

SOCIO-ECONOMIC PROFILE

LABOR FORCE CHARACTERISTICS

Between 2000 and 2010, while the total number of employed persons (those 16 years and older) increased slightly in New Sewickley Township, the percentage of persons unemployed increased from 3% to 4.9% which was higher than Beaver County's 3.9% unemployed statistic. Several communities in the region reported moderate increases over the last two decades of government workers from 5.6% to 8.5% and the percentage of self-employed workers grew to 7.5% in 2000, but fell to 5.1% in 2010, similar to the 4.7% reported in 1990.

Occupation trends shifted from sales and office occupations in 2000 at about 28.5%, to management, business and science in 2010 at 27.4%. Nuances in reporting formats and how occupations are defined by the American Community Survey (ACS) make it difficult to identify long term trends, but retail and service industries and the health care sector have provided increasing numbers of employment opportunities for Township residents.

The highest percentage of employed persons in New Sewickley Township in 2010 were in industries defined as education, health and social services, at 21.4% of the labor force, with retail trade at 12.5% and transportation, warehousing and utilities also at 12.5% (Table 5-10). According to the 2007 Economic Census, the private sectors producing the greatest local economic impact in 2010 were the administrative/waste management/remediation services sector and retail trade. Ten establishments in each sector produced a total of 5.4 million dollars in annual payrolls, administrative services at 3.7 million and retail trade with 1.7 million. Given the small areas designated for nonresidential development, and the impacts of a relatively few businesses on the Township's socio-economic health, consideration for expanding areas for commercial and service land uses was discussed and will be addressed as an implementation objective when focusing on the current zoning regulations. A broader

tax base can offset, to some extent, individual residential property owner's tax burdens by generating revenue for municipal service delivery costs, while increasing employment opportunities for Township residents entering the labor force.

INCOMES

Wage earners in New Sewickley Township have reported increases in both family and household incomes during the last two decades. In 2010 more than 40% (40.6% of all households) reported income in the \$50,000 to \$99,999 range (Table 5-13) whereas in the year 2000 42.2% of all households reported income in the \$35,000 to \$74,999 ranges and in 1990, 44.4% of all households reported income in the \$25,000 to \$49,999 ranges. In 1990, another 20.6% of all households reported income in the \$15,000 to \$24,999 range which translates into 65% of all households with income less than \$50,000. Data for 2010 indicates that 413 households or 13.7% of all households also reported income of \$100,000 to more than \$150,000.

Median household incomes increased by about 85% from 1990 to 2010 from \$29,049 to \$53,911. Median family income which includes income from all persons in a household grew by 93% from \$31,243 in 1990 to \$60,106 in 2010. Both increases exceeded the rate of inflation established by the Consumer Price Index for the period analyzed.

Table 5-1
Labor Force Status, 16 years and over
1990-2010

		1990		2000		2010	
		In Labor Force	Not in Labor Force	In Labor Force	Not in Labor Force	In Labor Force	Not in Labor Force
Beaver County	#	82,722	64,646	87,264	57,833	87,269	53,433
	%	56.1	43.9	60.1	39.9	62.0	38.0
New Sewickley Township	#	3,383	1,798	3,847	1,814	3,988	2,060
	%	65.3	34.7	68.0	32.0	65.9	34.1
Cranberry Township	#	8,072	2,729	12,619	74.0	15,282	5,012
	%	74.7	25.3	4,426	26.0	75.3	24.7
Daugherty Township	#	1,531	1,105	1,618	59.8	1,556	1,191
	%	58.1	41.9	1,086	40.2	56.6	43.4
Economy	#	4,675	2,628	4,958	2,551	5,142	2,210

Borough	%	64.0	36.0	66.3	34.0	69.9	30.1
Freedom Borough	#	802	628	871	63.6	725	488
	%	56.1	43.9	499	36.4	59.8	40.2
Marion Township	#	436	250	513	69.5	542	188
	%	63.6	36.4	225	30.5	74.2	25.8
North Sewickley Township	#	2,933	1,841	2,995	61.7	2,961	1,510
	%	61.4	38.6	1,856	38.3	66.2	33.8
Rochester Township	#	1,538	1,067	1,454	57.8	1,493	896
	%	59.0	41.0	1,063	42.2	62.5	37.5

Source: U.S. Census Bureau, Table DP-3; U.S. Census Bureau, 2006-2010, American Community Survey

Table 5-2
Labor Force Type (% in Labor Force)
1990-2010

		1990			2000			2010		
		Employed	Unemployed	Armed Forces	Employed	Unemployed	Armed Forces	Employed	Unemployed	Armed Forces
Beaver County	#	75,901	6,643	178	82,493	4,667	104	81,589	5,528	152
	%	51.5	4.5	0.1	56.9	3.2	0.1	58.0	3.9	0.1
New Sewickley Township	#	3,175	200	8	3,679	168	0	3,693	295	0
	%	61.3	3.9	0.2	65.0	3.0	0.0	61.1	4.9	0.0
Cranberry Township	#	7,704	368	0	12,292	322	5	14,451	801	30
	%	71.3	3.4	0.0	72.1	1.9	0.0	71.2	3.9	0.1
Daugherty Township	#	1,405	126	0	1,481	137	0	1,515	41	0
	%	53.3	4.8	0.0	54.8	5.1	0.0	55.2	1.5	0.0
Economy Borough	#	4,418	257	0	4,753	197	8	4,984	158	0
	%	60.5	3.5	0.0	63.3	2.6	0.1	67.8	2.1	0.0
Freedom Borough	#	736	64	2	811	60	0	648	77	0
	%	51.5	4.5	0.1	59.2	4.4	0.0	53.4	6.3	0.0
Marion Township	#	415	18	3	504	7	2	509	29	4
	%	60.5	2.6	0.4	68.3	0.9	0.3	69.7	4.0	0.5
North Sewickley	#	2,699	234	0	2,960	35	0	2,736	225	0

Township	%	56.5	4.9	0.0	61.0	0.7	0.0	61.2	5.0	0.0
Rochester	#	1,414	118	6	1,386	68	0	1,373	120	0
Township	%	54.3	4.5	0.2	55.1	2.7	0.0	57.5	5.0	0.0

Source: U.S. Census Bureau, Table DP-3; U.S. Census Bureau, 2006-2010, American Community Survey

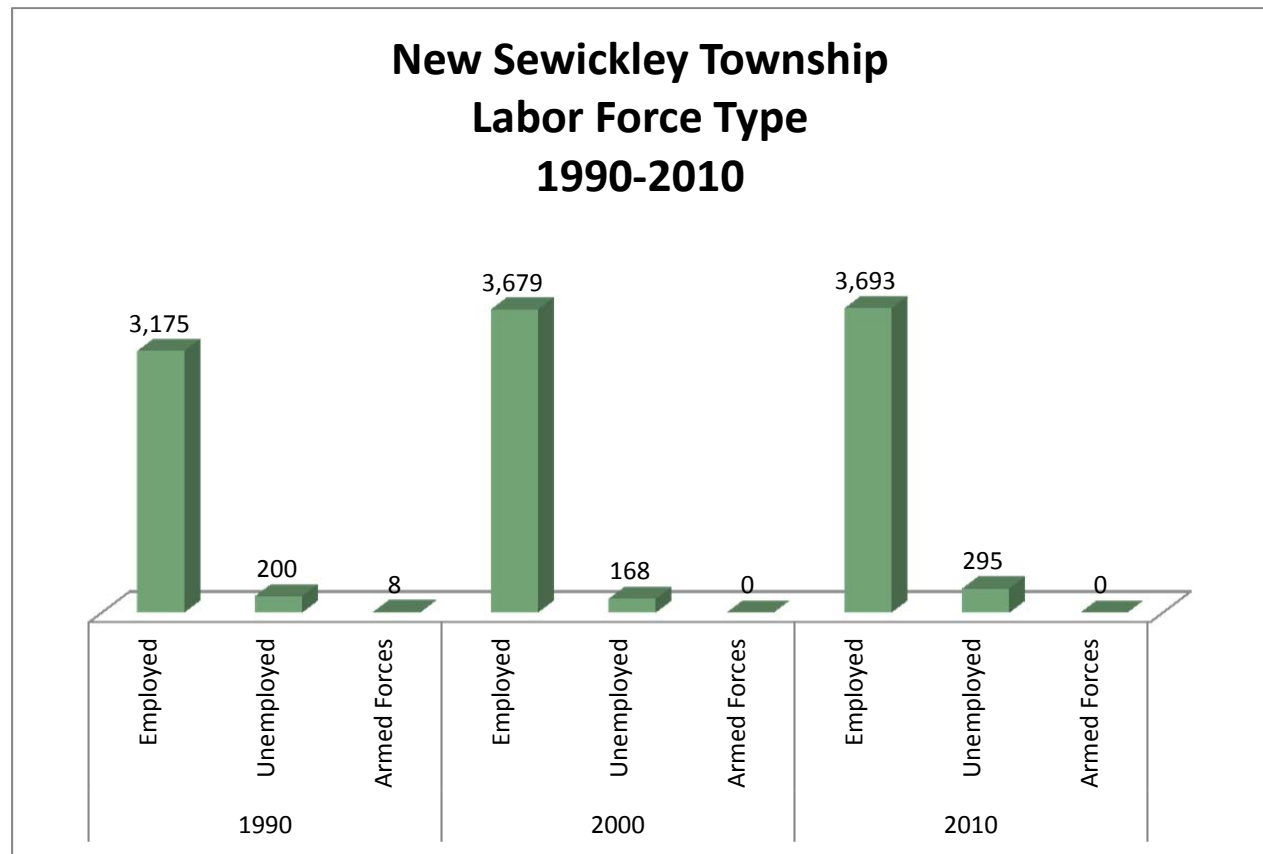


Table 5-3
Labor Force by Category, 16 years and over
1990-2010

			Employed Workers 16 and over	Private Wage and Salary	Government Workers	Self- Employed	Unpaid Family Workers
Beaver County	1990	#		63,934	7,257	4,347	363
		%	75,901	84.2	9.6	5.7	0.5
	2000	#	82,493	70,576	7,426	4,343	148
		%		85.6	9.0	5.3	0.2
	2010	#	81,589	68,412	9,007	3,983	187
		%		83.8	11.0	4.9	0.2
New Sewickley Township	1990	#	3,175	2,804	178	150	43
		%		88.3	5.6	4.7	1.4
	2000	#	3,679	3,222	175	276	6
		%		87.6	4.8	7.5	0.2
	2010	#	3,693	3,172	319	190	12
		%		85.9	8.6	5.1	0.3
Cranberry Township	1990	#	7,704	6,624	606	438	36
		%		86.0	7.9	5.7	0.5
	2000	#	12,292	10,817	897	569	9
		%		88.0	7.3	4.6	0.1
	2010	#	14,451	12,893	958	600	0
		%		89.2	6.6	4.2	0.0
Daugherty Township	1990	#	1,405	1,169	134	91	11
		%		83.2	9.5	6.5	0.8
	2000	#	1,481	1,266	198	17	0
		%		85.5	13.4	1.1	0.0
	2010	#	1,515	1,246	147	122	0
		%		82.2	9.7	8.1	0.0
Economy Borough	1990	#	4,418	3,744	399	266	9
		%		84.7	9.0	6.0	0.2
	2000	#	4,753	4,094	409	237	13
		%		86.1	8.6	5.0	0.3

Freedom Borough	2010	#	4,984	4,371	416	197	0
		%		87.7	8.3	4.0	0.0
	1990	#	736	664	55	17	0
		%		90.2	7.5	2.3	0.0
	2000	#	811	734	64	11	2
		%		90.5	7.9	1.4	0.2
Marion Township	2010	#	648	580	51	17	0
		%		89.5	7.9	2.6	0.0
	1990	#	415	332	39	43	1
		%		80.0	9.4	10.4	0.2
	2000	#	504	438	20	42	4
		%		86.9	4.0	8.3	0.8
North Sewickley Township	2010	#	509	437	22	50	0
		%		85.9	4.3	9.8	0.0
	1990	#	2,699	2,224	182	276	17
		%		82.4	6.7	10.2	0.6
	2000	#	2,960	2,602	203	136	19
		%		87.9	6.9	4.6	0.6
Rochester Township	2010	#	2,736	2,370	224	142	0
		%		86.6	8.2	5.2	0.0
	1990	#	1,414	1,218	115	65	16
		%		86.1	8.1	4.6	1.1
	2000	#	1,386	1,164	140	82	0
		%		84.0	10.1	5.9	0.0
	2010	#	1,373	1,062	255	56	0
		%		77.3	18.6	4.1	0.0
Source: U.S. Census Bureau, Table DP-3; U.S. Census Bureau, 2006-2010, American Community Survey							

Table 5-4
Commuting to Work
1990-2010

			Workers 16 & over	Drove Alone	Carpooled	Public Transportation	Other Means	Walked*	Worked at Home*
Beaver County	1990	#	74,530	59,712	8,321	1,035	515	4,947	
		%		80.1	11.2	1.4	0.7	6.6	

	2000	#	81,203	67,877	7,867	976	568	2,375	1,540
		%		83.6	9.7	1.2	0.7	2.9	1.9%
	2010	#	79,545	65,281	7,752	1,362	2,476	811	1,863
		%		82.1	9.7	1.7	3.1	1.0	2.3
New Sewickley Township	1990	#	3,115	2,521	359	9	28	198	
		%		80.9	11.5	0.3	0.9	6.4	
	2000	#	3,597	3,048	401	18	29	48	53
		%		84.7	11.1	0.5	0.8	1.3	1.5%
	2010	#	3,566	3,099	218	81	22	18	128
		%		86.9	6.1	2.3	0.6	0.5	3.6
Cranberry Township	1990	#	7,614	6,441	838	39	41	255	
		%		84.6	11.0	0.5	0.5	3.3	
	2000	#	12,079	10,571	869	47	55	92	445
		%		87.5	7.2	0.4	0.5	0.8	3.7%
	2010	#	14,185	11,873	1,015	219	166	141	771
		%		83.7	7.2	1.5	1.2	1.0	5.4
Daugherty Township	1990	#	1,389	1,206	137	7	6	33	
		%		86.8	9.9	0.5	0.4	2.4	
	2000	#	1,450	1,238	174	8	6	4	20
		%		85.4	12.0	0.6	0.4	0.3	1.4%
	2010	#	1,456	1,216	138	22	11	22	47
		%		83.5	9.5	1.5	0.8	1.5	3.2
Economy Borough	1990	#	4,339	3,586	508	97	0	148	
		%		82.6	11.7	2.2	0.0	3.4	
	2000	#	4,707	4,131	363	44	40	48	81
		%		87.8	7.7	0.9	0.8	1.0	1.7%
	2010	#	4,853	4,234	341	61	38	31	148
		%		87.2	7.0	1.3	0.8	0.6	3.0
Freedom Borough	1990	#	728	527	117	36	8	40	
		%		72.4	16.1	4.9	1.1	5.5	
	2000	#	804	685	79	16	8	9	7
		%		85.2	9.8	2.0	1.0	1.1	0.9%
	2010	#	610	499	89	11	6	0	5
		%		81.8	14.6	1.8	1.0	0.0	0.8
Marion Township	1990	#	406	333	34	0	0	39	
		%		82.0	8.4	0.0	0.0	9.6	
	2000	#	503	397	52	6	6	5	37
		%		78.9	10.3	1.2	1.2	1.0	7.4%

	2010	#	498	434	36	0	21	0	7
		%		87.1	7.2	0.1	4.2	0.0	1.4
North Sewickley Township	1990	#	2,628	2,159	310	0	18	141	
		%		82.2	11.8	0.0	0.7	5.4	
	2000	#	2,903	2,425	341	0	20	67	50
		%		83.5	11.7	0.0	0.7	2.3	1.7%
	2010	#	2,684	2,271	353	0	0	12	48
		%		84.6	13.2	0.0	0.0	0.4	1.8
Rochester Township	1990	#	1,381	1,188	136	6	7	44	
		%		86.0	9.8	0.4	0.5	3.2	
	2000	#	1,369	1,253	76	0	11	13	16
		%		91.5	5.6	0.0	0.8	0.9	1.2%
	2010	#	1,358	1,231	114	2	0	0	11
		%		90.6	8.4	0.1	0.0	0.0	0.8
Source: U.S. Census Bureau, Table DP-3; U.S. Census Bureau, 2006-2010, American Community Survey *Statistics combined in 1990 Census									

OCCUPATION

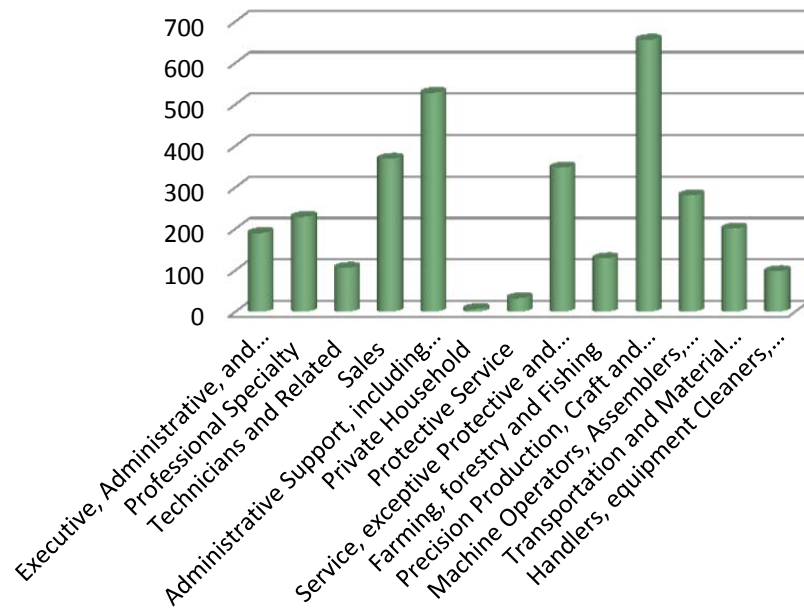
Table 5-5
Occupation, 1990

		Workers 16 Years and Over	Executive, Administrative, and Management	Professional Specialty	Technicians and Related	Sales	Administrative Support, including Clerical	Private Household	Protective Service	Service, exceptive Protective and Household	Farming, forestry and Fishing	Precision Production, Craft and Repair	Machine Operators, Assemblers, and Inspectors	Transportation and Material Moving	Handlers, equipment Cleaners, Helpers and Laborers
Beaver County	#	75,901	7,095	8,860	2,895	8,396	12,838	190	1,417	10,854	983	9,520	4,967	3,718	4,168
	%		9.3	11.7	3.8	11.1	16.9	0.3	1.9	14.3	1.3	12.5	6.5	4.9	5.5
New Sewickley Township	#	3,175	190	229	106	369	528	7	33	348	129	656	281	201	98
	%		6.0	7.2	3.3	11.6	16.6	0.2	1.0	11.0	4.1	20.7	8.9	6.3	3.1
Cranberry Township	#	7,704	1,287	1,070	358	1,375	1,308	22	57	821	54	619	257	251	225
	%		16.7	13.9	4.6	17.8	17.0	0.3	0.7	10.7	0.7	8.0	3.3	3.3	2.9
Daugherty Township	#	1,405	169	194	57	165	215	7	26	102	19	231	90	57	73
	%		12.0	13.8	4.1	11.7	15.3	0.5	1.9	7.3	1.4	16.4	6.4	4.1	5.2
Economy Borough	#	4,418	461	588	278	636	668	8	54	539	61	617	156	169	183
	%		10.4	13.3	6.3	14.4	15.1	0.2	1.2	12.2	1.4	14.0	3.5	3.8	4.1
Freedom Borough	#	736	45	42	28	91	108	2	15	110	7	73	85	41	89
	%		6.1	5.7	3.8	12.4	14.7	0.3	2.0	14.9	1.0	9.9	11.5	5.6	12.1
Marion Township	#	415	45	41	6	44	42	0	2	39	43	75	39	26	13
	%		10.8	9.9	1.4	10.6	10.1	0.0	0.5	9.4	10.4	18.1	9.4	6.3	3.1

North Sewickley Township	#	2,699	255	206	75	383	382	16	86	419	67	366	180	133	131
	%		9.4	7.6	2.8	14.2	14.2	0.6	3.2	15.5	2.5	13.6	6.7	4.9	4.9
Rochester Township	#	1,414	119	167	28	159	240	0	29	181	14	223	85	70	99
	%		8.4	11.8	2.0	11.2	17.0	0.0	2.1	12.8	1.0	15.8	6.0	5.0	7.0

Source: U.S. Census Bureau, Table DP-3

New Sewickley Township Occupation, 1990



New Sewickley Township Occupation 2000

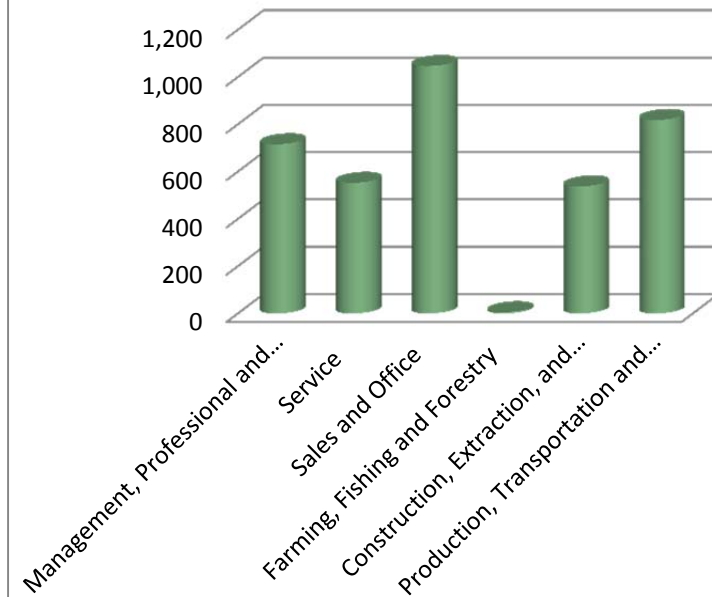


Table 5-6
Occupation, 2000

		Workers 16 Years and Over	Management, Professional and Related	Service	Sales and Office	Farming, Fishing and Forestry	Construction, Extraction, and Maintenance	Production, Transportation and Material Moving
Beaver County	#		21,625	14,147	23,009	171	8,599	14,942
	%	82,493	26.2	17.1	27.9	0.2	10.4	18.1
New Sewickley Township	#		716	553	1,047	6	538	819
	%	3,679	19.5	15.0	28.5	0.2	14.6	22.3
Cranberry Township	#		5,674	1,196	3,773	12	666	971
	%	12,292	46.2	9.7	30.7	0.1	5.4	7.9
Daugherty Township	#		437	165	393	4	150	332
	%	1,481	29.5	11.1	26.5	0.3	10.1	22.4
Economy Borough	#		1,566	548	1,410	37	605	587
	%	4,753	32.9	11.5	29.7	0.8	12.7	12.4
Freedom Borough	#		130	187	230	3	65	196
	%	811	16.0	23.1	28.4	0.4	8.0	24.2
Marion Township	#		129	68	123	12	61	111
	%	504	25.6	13.5	24.4	2.4	12.1	22.0
North Sewickley Township	#		617	447	824	7	309	756
	%	2,960	20.8	15.1	27.8	0.2	10.4	25.5
Rochester Township	#		260	283	402	6	139	296
	%	1,386	18.8	20.4	29.0	0.4	10.0	21.4

Source: U.S. Census Bureau, Table DP-3

Table 5-7
Occupation, 2010

		Workers 16 Years and Over	Management, business, science, and arts	Service	Sales and Office	Natural resources, construction and maintenance	Production, transportation, and material moving
Beaver County	#	81,589	24,361	14,964	21,852	7,770	12,642
	%		29.9	18.3	26.8	9.5	15.5
New Sewickley Township	#	3,693	1,013	621	1,140	335	584
	%		27.4	16.8	20.9	9.1	15.8
Cranberry Township	#	14,451	7,329	1,530	3,745	902	945
	%		50.7	10.6	25.9	6.2	6.5
Daugherty Township	#	1,515	419	186	500	153	257
	%		27.7	12.3	33.0	10.1	17.0
Economy Borough	#	4,984	2,001	663	1,165	493	662
	%		40.1	13.3	23.4	9.9	13.3
Freedom Borough	#	648	82	125	196	66	179
	%		12.7	19.3	30.2	10.2	27.6
Marion Township	#	509	136	71	107	79	116
	%		26.7	13.9	21.0	15.5	22.8
North Sewickley Township	#	2,736	874	508	519	408	427
	%		31.9	18.6	19.0	14.9	15.6
Rochester Township	#	1,373	429	301	334	123	186
	%		31.2	21.9	24.3	9.0	13.5

Source: U.S. Census Bureau, 2006-2010, American Community Survey

New Sewickley Township
Occupation 2010

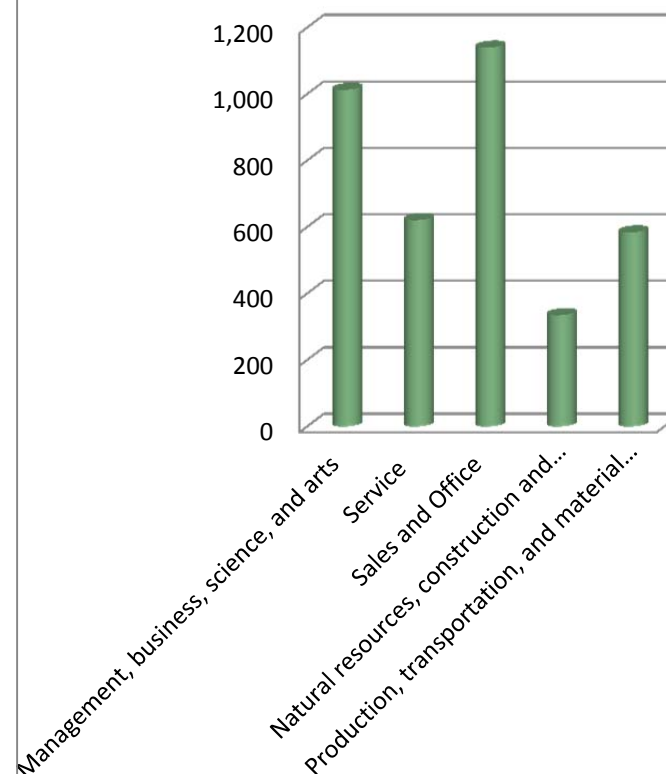


Table 5-8
Industry, 1990

		Employed Persons 16 and over	Agriculture, Forestry and Fisheries	Mining	Construction	Manufacturing, Nondurable Goods	Manufacturing, Durable Goods	Transportation	Communications and Other Public Utilities	Wholesale Trade	Retail Trade	Finance, Insurance and Real Estate	Business and Repair Services	Personal Services	Entertainment and Recreation Services	Health Services	Educational Services	Other Professional and Related Services	Public Administration
Beaver County	#	75,901	987	290	4,809	3,105	9,239	7,150	2,374	2,441	15,154	3,909	3,658	2,211	788	7,686	5,902	4,317	1,881
	%		1.3	0.4	6.3	4.1	12.2	9.4	3.1	3.2	20.0	5.2	4.8	2.9	1.0	10.1	7.8	5.7	2.5
New Sewickley Township	#	3,175	114	11	331	140	390	337	87	104	659	138	158	86	37	271	144	120	48
	%		3.6	0.3	10.4	4.4	12.3	10.6	2.7	3.3	20.8	4.3	5.0	2.7	1.2	8.5	4.5	3.8	1.5
Cranberry Township	#	7,704	74	13	446	373	771	582	199	590	1,569	603	315	220	33	713	378	676	149
	%		1.0	0.2	5.8	4.8	10.0	7.6	2.6	7.7	20.4	7.8	4.1	2.9	0.4	9.3	4.9	8.8	1.9
Daugherty Township	#	1,405	19	14	85	34	209	87	60	60	250	86	62	27	6	120	134	117	35
	%		1.4	1.0	6.0	2.4	14.9	6.2	4.3	4.3	17.8	6.1	4.4	1.9	0.4	8.5	9.5	8.3	2.5
Economy Borough	#	4,418	53	0	280	172	436	416	164	200	891	261	370	90	88	382	299	250	66
	%		1.2	0.0	6.3	3.9	9.9	9.4	3.7	4.5	20.2	5.9	8.4	2.0	2.0	8.6	6.8	5.7	1.5
Freedom Borough	#	736	7	2	43	32	104	44	13	36	187	26	28	27	4	67	57	44	15
	%		1.0	0.3	5.8	4.3	14.1	6.0	1.8	4.9	25.4	3.5	3.8	3.7	0.5	9.1	7.7	6.0	2.0
Marion Township	#	415	49	8	36	14	65	22	7	20	57	22	25	9	0	30	22	22	7
	%		11.8	1.9	8.7	3.4	15.7	5.3	1.7	4.8	13.7	5.3	6.0	2.2	0.0	7.2	5.3	5.3	1.7
North Sewickley Township	#	2,699	103	0	157	115	334	178	85	102	596	152	106	76	24	300	192	164	15
	%		3.8	0.0	5.8	4.3	12.4	6.6	3.1	3.8	22.1	5.6	3.9	2.8	0.9	11.1	7.1	6.1	0.6
Rochester Township	#	1,414	12	8	151	79	200	84	33	60	254	87	83	13	14	137	81	69	49
	%		0.8	0.6	10.7	5.6	14.1	5.9	2.3	4.2	18.0	6.2	5.9	0.9	1.0	9.7	5.7	4.9	3.5

Source: U.S. Census Bureau, Table DP-3

New Sewickley Township Industry, 1990

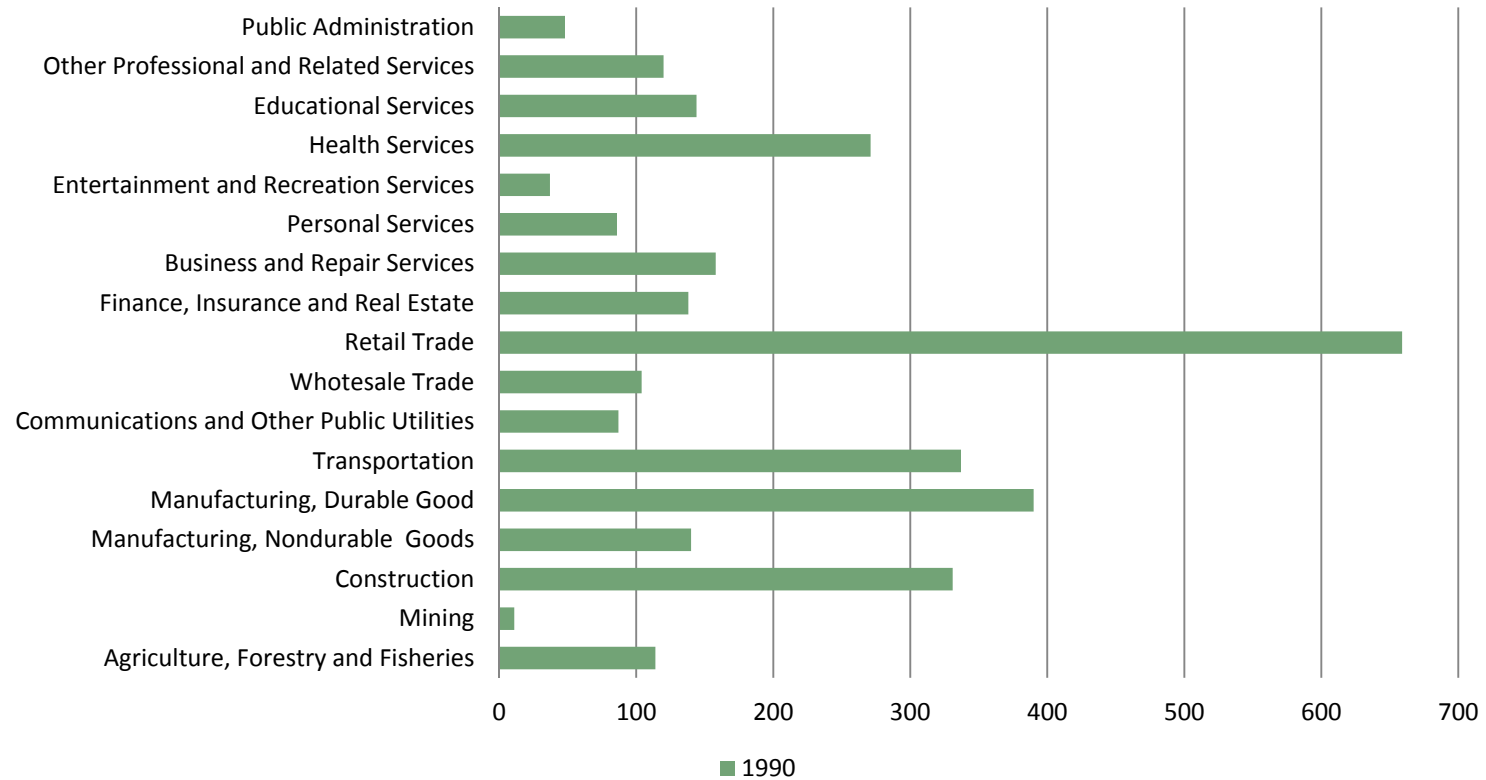


Table 5-9
Industry, 2000-2010

			Employed Persons 16 and over	Agriculture, Forestry, Fishing and Hunting and Mining	Construction	Manufacturing	Wholesale Trade	Retail Trade	Transportation and Warehousing, Utilities	Information	Finance, Insurance, Real Estate, and Rental and Leasing	Scientific, Management, Administrative and Waste Management	Educational, Health and Social Services	Arts, Entertainment, Recreation, Accommodation and Food Services	Other Services	Public Administration
Beaver County	1990	#	82,493	400	5,212	12,566	2,452	10,930	9,516	1,287	4,212	5,848	17,093	6,542	4,133	2,302
		%		0.5	6.3	15.2	3.0	13.2	11.5	1.6	5.1	7.1	20.7	7.9	5.0	2.8
	2000	#	81,559	507	4,906	10,002	2,413	10,311	7,764	1,425	4,422	6,976	20,406	6,091	3,791	2,575
		%		0.6	6.0	12.3	3.0	12.6	9.5	1.7	5.4	8.6	25.0	7.5	4.6	3.2
New Sewickley	1990	#	3,679	55	384	598	176	609	390	22	141	233	498	261	261	51
		%		1.5	10.4	16.3	4.8	16.6	10.6	0.6	3.8	6.3	13.5	7.1	7.1	1.4
	2000	#	3,693	88	247	402	159	460	461	126	176	278	791	311	124	70
		%		2.4	6.7	10.9	4.3	12.5	12.5	3.4	4.8	7.5	21.4	8.4	3.4	1.9
Cranberry Township	1990	#	12,292	20	668	1,602	742	1,724	883	405	984	1,411	2,184	932	519	218
		%		0.2	5.4	13.0	6.0	14.0	7.2	3.3	8.0	11.5	17.8	7.6	4.2	1.8
	2000	#	14,451	35	668	1,918	920	1,615	786	436	1,381	1,811	2,961	1,326	379	215
		%		0.2	4.6	13.3	6.4	11.2	5.4	3.0	9.6	12.5	20.5	9.2	2.6	1.5
Daugherty Township	1990	#	1,481	9	87	229	52	177	204	23	115	67	326	65	84	43
		%		0.6	5.9	15.5	3.5	12.0	13.8	1.6	7.8	4.5	22.0	4.4	5.7	2.9
	2000	#	1,515	33	108	197	47	170	45	78	85	146	337	117	82	70
		%		2.2	7.1	13.0	3.1	11.2	3.0	5.1	5.6	9.6	22.2	7.7	5.4	4.6
Economy Borough	1990	#	4,753	37	374	619	214	679	476	54	258	473	1,016	275	189	89
		%		0.8	7.9	13.0	4.5	14.3	10.0	1.1	5.4	10.0	21.4	5.8	4.0	1.9
	2000	#	4,984	1	250	640	228	514	547	107	297	540	1,019	343	415	83

	%		0.0	5.0	12.8	4.6	10.3	11.0	2.1	6.0	10.8	20.4	6.9	8.3	1.7	
Freedom Borough	1990	#	811	8	32	133	15	108	86	7	35	56	186	73	52	20
		%		1.0	3.9	16.4	1.8	13.3	10.6	0.9	4.3	6.9	22.9	9.0	6.4	2.5
	2000	#	648	3	33	96	31	98	66	18	11	38	1011	77	59	17
		%		0.5	5.1	14.8	4.8	15.1	10.2	2.8	1.7	5.9	15.6	11.9	9.1	2.6
	Marion Township	1990	#	504	17	48	100	28	64	33	12	23	49	53	37	30
%			3.4		9.5	19.8	5.6	12.7	6.5	2.4	4.6	9.7	10.5	7.3	6.0	2.0
2000		#	509	23	46	96	18	47	33	3	40	45	94	43	21	0
		%		4.5	9.0	18.9	3.5	9.2	6.5	0.6	7.9	8.8	18.5	8.4	4.1	0.0
North Sewickley		1990	#	2,960	23	152	790	97	553	167	78	119	150	405	229	110
	%		0.8		5.1	26.7	3.3	18.7	5.6	2.6	4.0	5.1	13.7	7.7	3.7	2.9
	2000	#	2,736	16	287	388	112	323	102	15	85	270	802	216	75	45
		%		0.6	10.5	14.2	4.1	11.8	3.7	0.5	3.1	9.9	29.3	7.9	2.7	1.6
	Rochester Township	1990	#	1,386	6	84	312	46	125	117	4	66	118	294	107	55
%			0.4		6.1	22.5	3.3	9.0	8.4	0.3	4.8	8.5	21.2	7.7	4.0	3.8
2000		#	1,373	0	76	105	58	183	106	41	67	123	404	83	34	93
		%		0.0	5.5	7.6	4.2	13.3	7.7	3.0	4.9	9.0	29.4	6.0	2.5	6.8
Source: U.S. Census Bureau, Table DP-3; U. S. Census Bureau, 2006-2010, American Community Survey																

New Sewickley Township Industry, 2000-2010

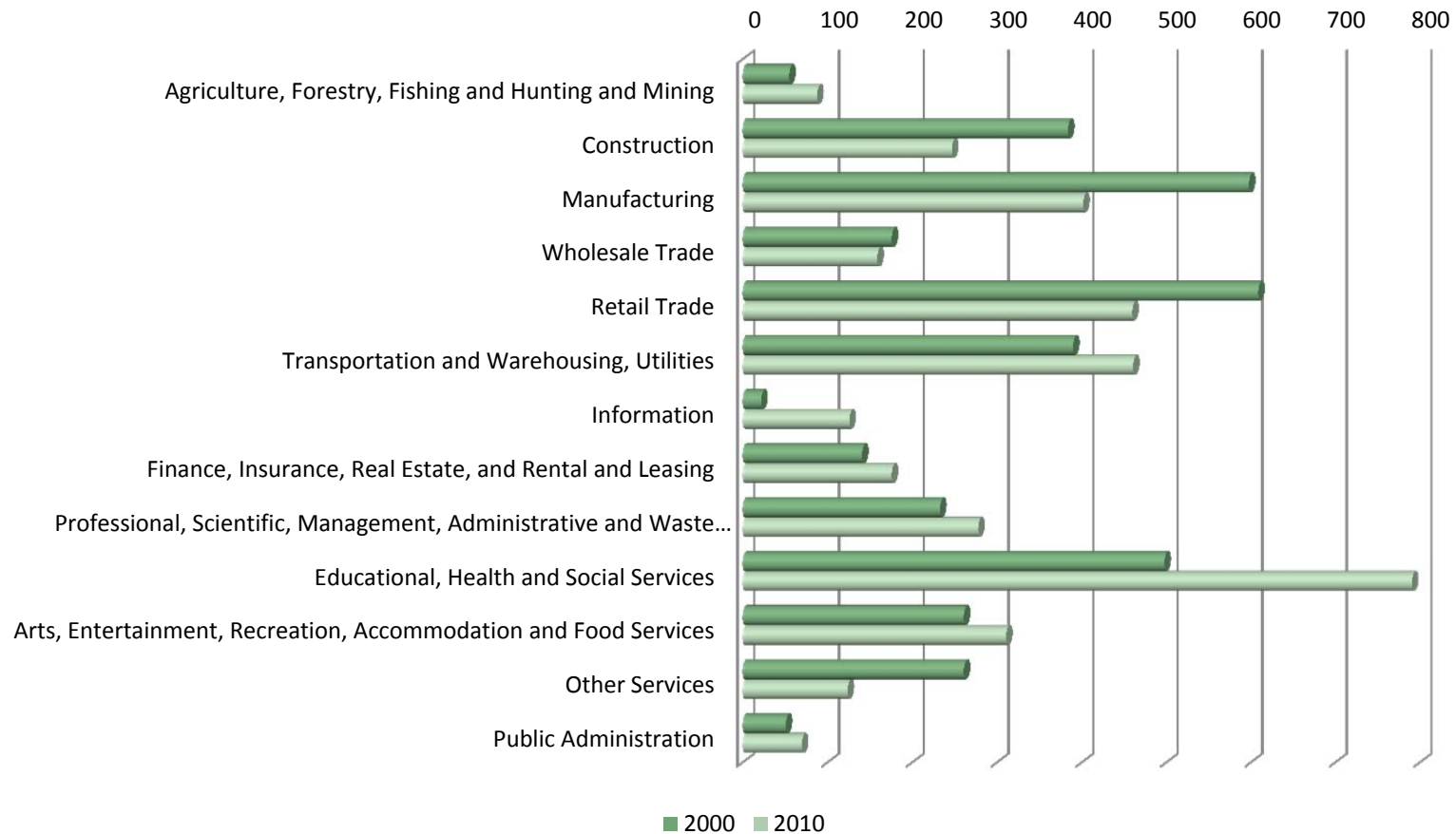


Table 5-10

New Sewickley Township, PA
Selected Statistics by Economic Sector: 2007

[NOTE. Data based on the 2007 Economic Census and the 2007 Nonemployer Statistics. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see [Survey Methodology](#). Data in this table represent those available when this report was created; employer and nonemployer data may not be available for all NAICS industries or geographies. Data in this table are subject to employment- and/or sales-size minimums that vary by industry. United States totals do not include the Island Area data.]

2007 NAICS code	Industry description	Number of employer establishments	Employer sales, shipments, receipts, revenue, or business done (\$1,000)	Annual payroll (\$1,000)	Number of paid employees for pay period including March 12
44-45	Retail trade	10	18,477	1,749	85
53	Real estate and rental and leasing	1	D	D	a
54	Professional, scientific, and technical services	7	D	D	e
56	Administrative and Support and Waste Mang and Remediation Srvs	10	12,654	3,771	102
62	Health care and social assistance	4	D	D	b
71	Arts, entertainment, and recreation	3	D	D	a
72	Accommodation and food services	6	1,215	363	40
81	Other services (except public administration)	6	1,315	444	14

Source: U.S. Bureau of the Census, 2007 Economic Census

a: 0 to 19 employees

b: 20 to 99 employees

e: 250-499 employees

D: -Withheld to avoid disclosing data for individual companies; data are included in higher level totals.

N: Not available or not comparable.

Table 5-11
Expansion of Commercial Building and Projects
New Sewickley Township, 2001-2010

Permit #	Applicant	Type of Use	Square Feet	Parcel Size (In acres)
4208	Novak Auto	Storage	4,000 footprint 4,000 2 nd floor	20.78
4086	Lucky Paws	Indoor play area	4,125	3.06
4068	American Legion	Picnic shelter	960	6.4
3963	Buncher Co	Core shell	80,759	90
3876	Big Knob Grange	Bleachers	2,600	36.5
3873	Buncher Co	Shell	51,063	90
3793	D'Atri	Metal building	1,200	20
3786	George Moving & Storage	Full storage tank	128	115
3754	Brad Kress	Dog kennel	1,000	3
3692	Ron Little	Bow house	720	14.8
3693	Ron Little	Bow house	720	14.8
3689	Three Rivers Paintball	Picnic pavilion	2,288	9.52
3687	Brenckles	Greenhouse	3,420	52
3599	Buncher Co	Warehouse bldg	80,000	90
3586	Buncher Co	Truck repair area	5,000	90
3585	Buncher Co	Office space	14,500	90
3547	NSTMA	Water tank	908	.23
3216	Buncher Co	Building No. 5	80,000	90
3017	PennDOT	Office building	512	3.4
3009	Lock & Go	Storage	6,450	10.65
3010	Lock & Go	Storage	6,750	10.65
3011	Lock & Go	Storage	4,995 (not constructed)	10.62
2996	Kramer	Warehouse	1,780	1.286
2875	Tatko's	Garage addition	1,050	n/a
2743	Guy's Mechanical	Office addition	288	63,000 sq ft

Source: New Sewickley Township Planning Commission

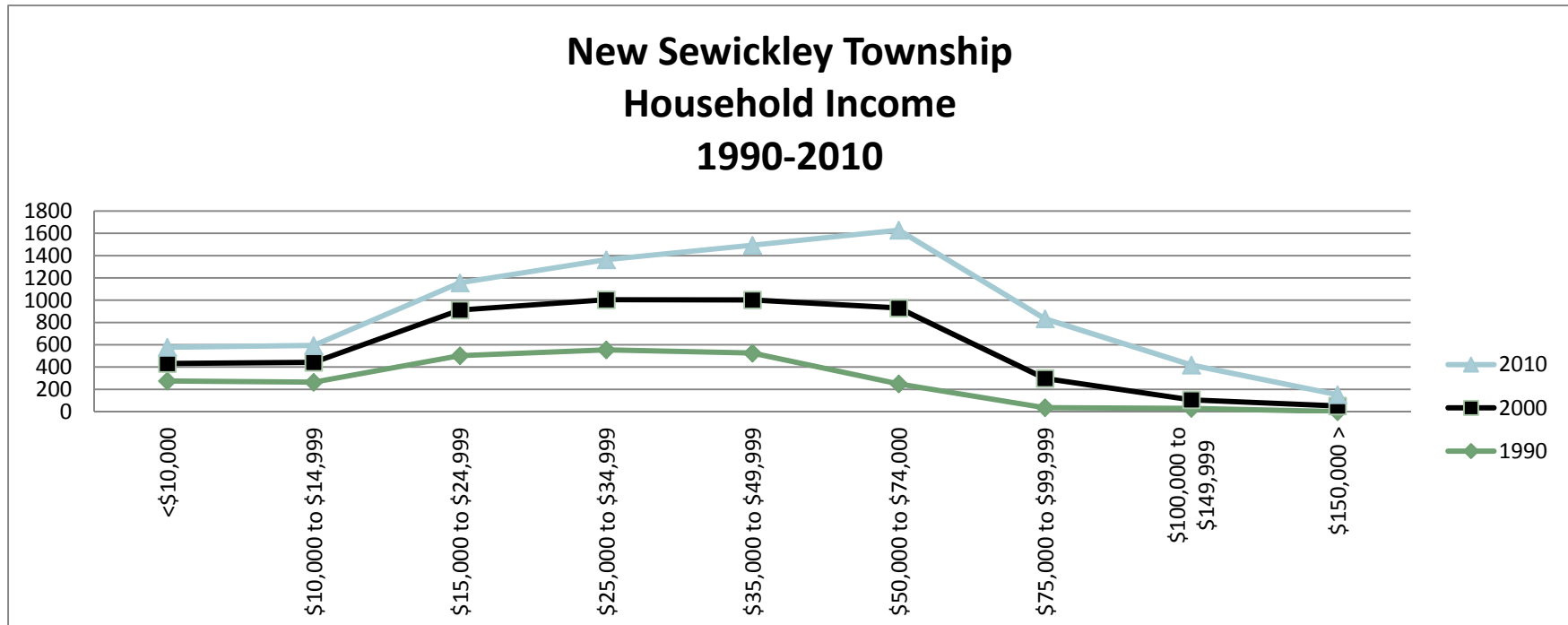
INCOME

Table 5-12
Household Income
1990-2010

			# Households	<\$10,000	\$10,000 to \$14,999	\$15,000 to \$24,999	\$25,000 to \$34,999	\$35,000 to \$49,999	\$50,000 to \$74,000	\$75,000 to \$99,999	\$100,000 to \$149,999	\$150,000 >
Beaver County	1990	#	71,986	13,583	7,894	15,499	12,014	12,281	7,958	1,712	695	350
		%		18.7	10.9	21.3	16.5	16.9	11.0	2.4	1.0	0.5
	2000	#	72,664	6,840	5,855	11,065	10,542	12,914	14,665	6,317	3,435	1031
		%		9.4	8.1	15.2	14.5	17.8	20.2	8.7	4.7	1.4
	2010	#	70,350	5,050	4,023	8,765	8,698	11,096	14,247	8,763	6,781	2,927
		%		7.2	5.7	12.5	12.4	15.8	20.3	12.5	9.3	4.2
New Sewickley Township	1990	#	2,433	275	264	502	554	525	249	35	29	0
		%		11.3	10.9	20.6	22.8	21.6	10.2	1.4	1.2	0.0
	2000	#	2,743	157	178	410	450	477	680	263	77	51
		%		5.7	6.5	14.9	16.4	17.4	24.8	9.6	2.8	1.9
	2010	#	3,037	145	151	244	359	491	699	535	312	101
		%		4.8	5.0	8.0	11.8	16.2	23.0	17.6	10.3	3.4
Cranberry Township	1990	#	5,172	178	269	656	888	1,460	1,249	296	134	42
		%		3.4	5.2	12.7	17.2	28.2	24.1	5.7	2.6	0.8
	2000	#	8,399	261	197	525	578	1,207	2,018	1,542	1,451	620
		%		3.1	2.3	6.3	6.9	14.4	24.0	18.4	17.3	7.4
	2010	#	10,097	148	231	448	689	1,020	1,712	1,483	2,603	1,763
		%		1.5	2.3	4.4	6.8	10.1	17.0	14.7	25.8	17.5

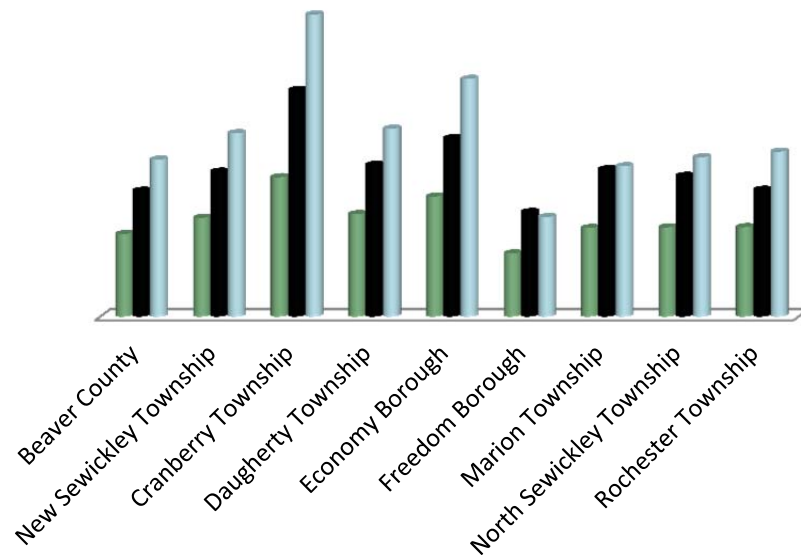
Daugherty Township	1990	#	1,236	109	154	244	258	172	228	29	20	22
		%		8.8	12.5	19.7	20.9	13.9	18.4	2.3	1.6	1.8
	2000	#	1,271	92	101	149	125	263	349	131	56	5
		%		7.2	7.9	11.7	9.8	20.7	27.5	10.3	4.4	0.4
	2010	#	1,157	83	74	95	140	83	331	199	137	15
		%		7.2	6.4	8.2	12.1	7.2	28.6	17.2	11.8	1.3
Economy Borough	1990	#	3,353	237	282	642	494	855	649	145	49	0
		%		7.1	8.4	19.1	14.7	25.5	19.4	4.3	1.5	0.0
	2000	#	3,526	104	125	527	331	586	814	539	394	106
		%		2.9	3.5	14.9	9.4	16.6	23.1	15.3	11.2	3.0
	2010	#	3,388	50	127	182	201	468	876	555	679	250
		%		1.5	3.7	5.4	5.9	13.8	25.9	16.4	20.0	7.3
Freedom Borough	1990	#	727	171	113	183	116	94	44	6	0	0
		%		23.5	15.5	25.2	16.0	12.9	6.1	0.8	0.0	0.0
	2000	#	680	81	56	144	103	112	129	36	10	9
		%		11.9	8.2	21.2	15.1	16.5	19.0	5.3	1.5	1.3
	2010	#	678	111	95	91	94	108	101	41	30	7
		%		16.4	14.0	13.4	13.9	15.9	14.9	6.0	4.4	1.0
Marion Township	1990	#	336	52	38	70	61	37	45	17	5	11
		%		15.5	11.3	20.8	18.2	11.0	13.4	5.1	1.5	3.3
	2000	#	359	26	29	47	39	69	83	34	19	13
		%		7.2	8.1	13.1	10.9	19.2	23.1	9.5	5.3	3.6
	2010	#	399	49	13	48	64	46	85	38	37	19
		%		12.3	3.3	12.0	16.0	11.5	21.3	9.5	9.3	4.8
North Sewickley Township	1990	#	2,175	316	243	438	531	354	201	58	26	8
		%		14.5	11.2	20.1	24.4	16.3	9.2	2.7	1.2	0.4
	2000	#	2,245	117	102	312	330	558	491	201	97	37
		%		5.2	4.5	13.9	14.7	24.9	21.9	9.0	4.3	1.6

	2010	#	2,229	161	52	292	275	412	480	333	165	59
		%		7.2	2.3	13.1	12.3	18.5	21.5	14.9	7.4	2.6
Rochester Township	1990	#	1,204	176	121	267	246	198	158	31	7	0
		%		14.6	10.0	22.2	20.4	16.4	13.1	2.6	0.6	0.0
	2000	#	1,217	86	97	155	223	257	272	80	20	27
		%		7.1	8.0	12.7	18.3	21.1	22.4	6.6	1.6	2.2
	2010	#	1,195	53	46	156	124	266	285	93	134	38
		%		4.4	3.8	13.1	10.4	22.3	23.8	7.8	11.2	3.1
Source: U.S. Census Bureau, Table DP-3; U. S. Census Bureau, 2006-2010, American Community Survey												



Median Household Income Region, 1990-2010

■ 1990 ■ 2000 ■ 2010



Median Household Income

	1990	2000	2010
Beaver County	\$24,276	\$36,995	\$46,190
New Sewickley Township	29,049	42,614	53,911
Cranberry Township	41,006	66,588	88,791
Daugherty Township	30,139	44,628	55,250
Economy Borough	35,304	52,446	69,882
Freedom Borough	18,575	30,741	29,265
Marion Township	26,053	43,365	44,213
North Sewickley Township	26,257	41,375	46,845
Rochester Township	26,319	37,284	48,497

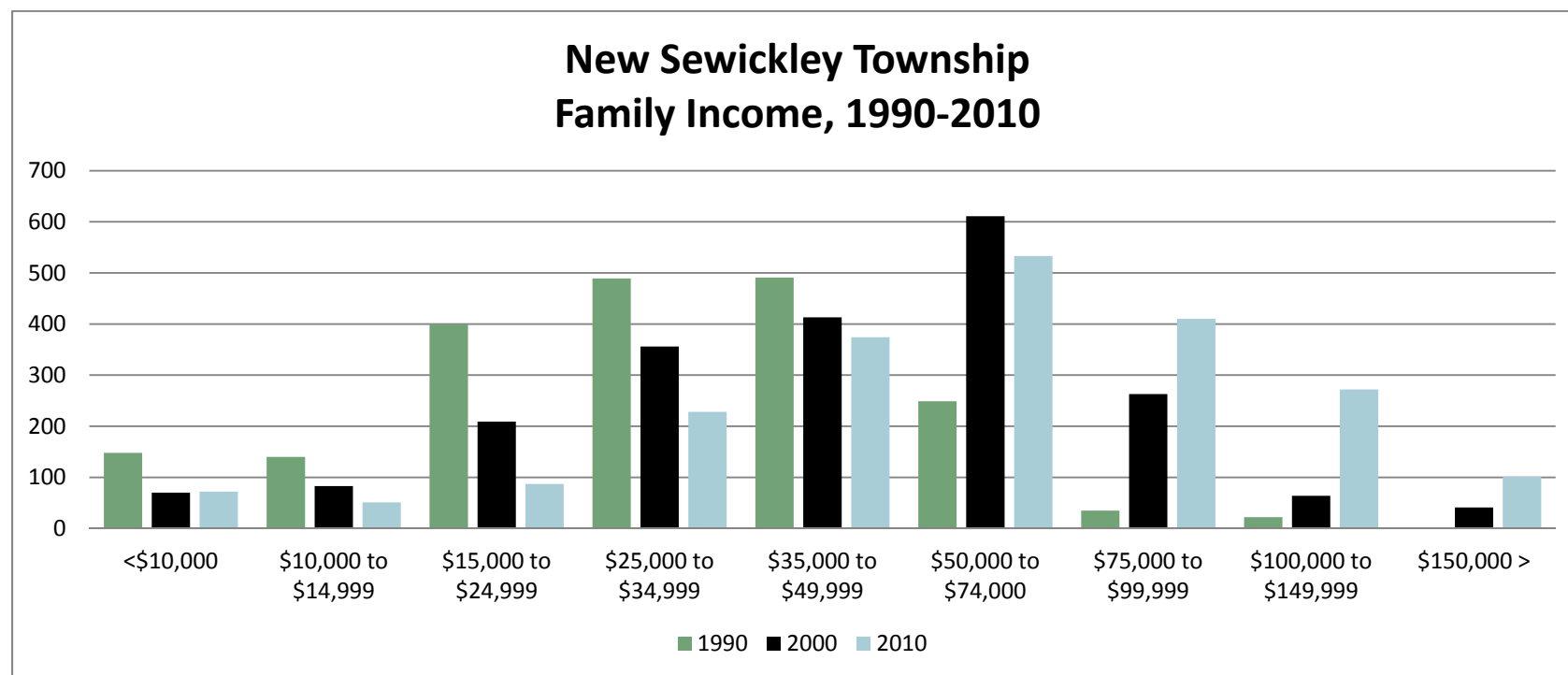
U.S. Census Bureau, Table DP-4; U.S. Census Bureau, 2006-2010, American Community Survey

Table 5-13
Family Income
1990-2010

			# Families	<\$10,000	\$10,000 to \$14,999	\$15,000 to \$24,999	\$25,000 to \$34,999	\$35,000 to \$49,999	\$50,000 to \$74,000	\$75,000 to \$99,999	\$100,000 to \$149,999	\$150,000 >
Beaver County	1990	#	53,163	5,707	4,391	11,749	10,236	11,076	7,421	1,617	651	315
		%		10.7	8.3	22.1	19.3	20.8	14.0	3.0	1.2	0.6
	2000	#	50,800	2,538	1,879	5,863	7,587	10,317	12,849	5,721	3,160	886
		%		5.0	3.7	11.5	14.9	20.3	25.3	11.3	6.2	1.7
	2010	#	47,819	1,771	1,251	3,567	5,198	7,996	11,578	7,570	6,126	2,762
		%		3.7	2.6	7.5	10.9	16.7	24.2	15.8	12.8	5.8
New Sewickley Township	1990	#	1,973	148	140	399	489	491	249	35	22	0
		%		7.5	7.1	20.2	24.8	24.9	12.6	1.8	1.1	0.0
	2000	#	2,110	70	83	209	356	413	611	263	64	41
		%		3.3	3.9	9.9	16.9	19.6	29.0	12.5	3.0	1.9
	2010	#	2,128	72	51	87	228	374	533	410	272	101
		%		3.4	2.4	4.1	10.7	17.6	25	19.3	12.8	4.7
Cranberry Township	1990	#	4,168	78	179	468	659	1,231	1,111	271	129	42
		%		1.9	4.3	11.2	15.8	29.5	26.7	6.5	3.1	1.0
	2000	#	6,574	94	63	348	361	767	1,698	1,341	1,311	591
		%		1.4	1.0	5.3	5.5	11.7	25.8	20.4	19.9	9.0
	2010	#	7,472	59	42	181	288	594	1,198	1,256	2,309	1,545
		%		0.8	0.6	2.4	3.9	7.9	16.0	16.8	30.9	20.7
Daugherty Township	1990	#	1,022	50	106	201	219	172	203	29	20	22
		%		4.9	10.4	19.7	21.4	16.8	19.9	2.8	2.0	2.2

	2000	#	997	33	19	89	125	242	308	120	56	5
		%		3.3	1.9	8.9	12.5	24.3	30.9	12.0	5.6	0.5
	2010	#	787	28	0	10	87	54	275	184	134	15
		%		3.6	0.0	1.3	11.1	6.9	34.9	23.4	17	1.9
Economy Borough	1990	#	2,876	125	135	537	449	807	629	145	49	0
		%		4.3	4.7	18.7	15.6	28.1	21.9	5.0	1.7	0.0
	2000	#	2,838	40	40	284	278	484	754	458	394	106
		%		1.4	1.4	10.0	9.8	17.1	26.6	16.1	13.9	3.7
	2010	#	2,745	28	25	72	145	358	784	482	609	242
		%		1.0	0.9	2.6	5.3	13	28.6	17.6	22.2	8.8
Freedom Borough	1990	#	517	84	75	128	108	82	34	6	0	0
		%		16.2	14.5	24.8	20.9	15.9	6.6	1.2	0.0	0.0
	2000	#	468	36	26	75	68	103	111	32	10	7
		%		7.7	5.6	16.0	14.5	22.0	23.7	6.8	2.1	1.5
	2010	#	425	53	56	37	48	97	71	37	22	4
		%		12.5	13.2	8.7	11.3	22.8	16.7	8.7	5.2	0.9
Marion Township	1990	#	260	25	17	55	51	34	45	17	5	11
		%		9.6	6.5	21.2	19.6	13.1	17.3	6.5	1.9	4.2
	2000	#	260	8	11	24	25	62	73	32	14	11
		%		3.1	4.2	9.2	9.6	23.8	28.1	12.3	5.4	4.2
	2010	#	246	17	6	9	29	30	67	32	37	19
		%		6.9	2.4	3.7	11.8	12.2	27.2	13	15	7.8
North Sewickley Township	1990	#	1,809	150	147	387	478	354	201	58	26	8
		%		8.3	8.1	21.4	26.4	19.6	11.1	3.2	1.4	0.4
	2000	#	1,768	36	33	196	288	478	454	160	97	26
		%		2.0	1.9	11.1	16.3	27.0	25.7	9.0	5.5	1.5

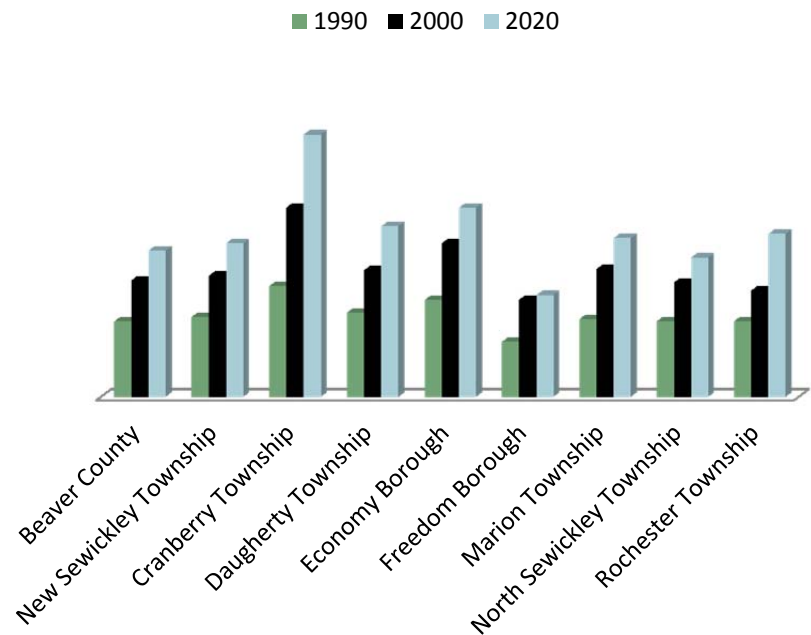
	2010	#	1,661	84	14	175	131	330	404	309	155	59
		%		5.1	0.8	10.5	7.9	19.9	24.3	18.6	9.3	3.6
Rochester Township	1990	#	944	85	60	202	222	185	152	31	7	0
		%		9.0	6.4	21.4	23.5	19.6	16.1	3.3	0.7	0.0
	2000	#	893	60	31	80	171	195	241	73	20	22
		%		6.7	3.5	9.0	19.1	21.8	27.0	8.2	2.2	2.5
	2010	#	761	11	22	53	71	109	230	93	134	38
		%		1.4	2.9	7.0	9.3	14.3	30.2	12.2	17.6	5.0
U.S. Census Bureau, Table DP-3; U.S. Census Bureau,, 2006-2010, American Community Survey.												



Median Family Income

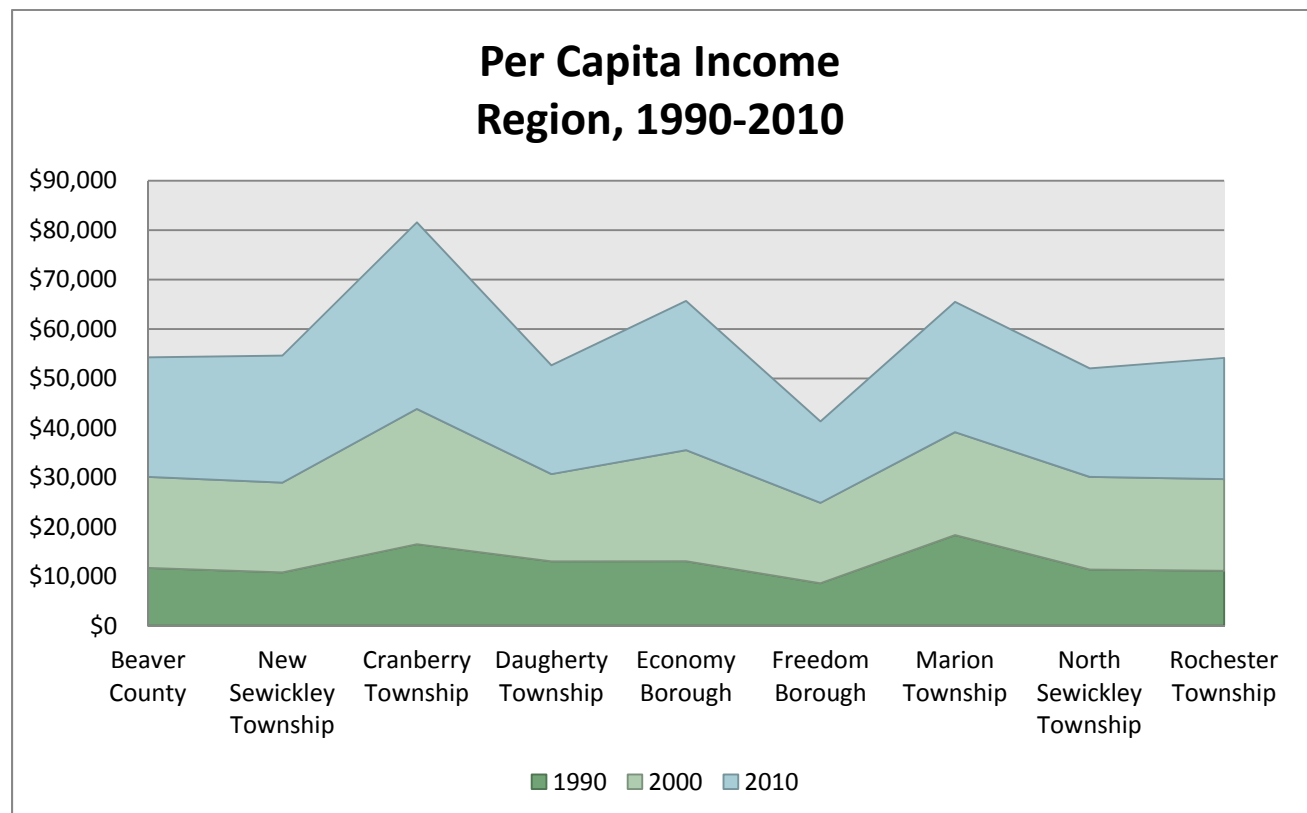
	1990	2000	2020
Beaver County	\$29,455	\$45,495	\$57,201
New Sewickley Township	31,243	47,381	60,106
Cranberry Township	43,308	74,113	102,670
Daugherty Township	32,943	49,534	66,771
Economy Borough	37,857	60,081	73,982
Freedom Borough	21,518	38,000	39,844
Marion Township	30,385	50,000	62,143
North Sewickley Township	29,560	44,736	54,504
Rochester Township	29,613	41,607	63,795
<i>U.S. Census Bureau, Table DP-4; U.S. Census Bureau, 2006-2010, American Community Survey</i>			

Median Family Income Region, 1990-2010



Per Capita Income			
	1990	2000	2010
Beaver County	\$11,683	\$18,402	\$24,168
New Sewickley Township	10,787	18,147	25,687
Cranberry Township	16,494	27,349	37,726
Daugherty Township	13,020	17,646	21,986
Economy Borough	13,056	22,453	30,156
Freedom Borough	8,589	16,261	16,462
Marion Township	18,323	20,808	26,353
North Sewickley Township	11,371	18,731	21,941
Rochester Township	11,113	18,528	24,512

Source: U.S. Census Bureau, Table DP-4; U.S. Census Bureau. 2006-2010, American Community Survey



Median Earnings by Sex				
	2000		2010	
	<i>Male</i>	<i>Female</i>	<i>Male</i>	<i>Female</i>
Beaver County	\$35,992	\$24,219	\$44,361	\$31,620
New Sewickley Township	36,206	21,732	48,048	30,574
Cranberry Township	52,675	33,155	72,259	45,097
Daugherty Township	33,919	24,808	41,380	33,556
Economy Borough	41,756	27,121	48,180	40,028
Freedom Borough	30,303	23,438	38,333	25,909
Marion Township	34,688	24,327	43,011	29,444
North Sewickley Township	33,431	26,179	43,083	33,481
Rochester Township	35,000	23,250	43,119	34,318
<i>Source: U.S. Census Bureau, Table DP-4; U.S. Census Bureau, 2006-2010, American Community Survey</i>				

Table 5-14
Type of Income
1990-2000

			# of Households	w/Wage & Salary	w/Self-Employment	w/Interest, Dividend or Net Rental	w/Social Security	w/Public Assistance	w/Retirement
Beaver County	1990	#	71,986	49,241	6,473	31,576	26,007	6,408	19,096
		%		68.4	9	43.9	36.1	8.9	26.5
	2000	#	72,664	53,092	5,893	28,235	25,692	3,131	17,872
		%		73.1	8.1	38.9	35.4	4.3	24.6
	2010	#	70,350	52,295	6,143	18,342	26,230	2,079	17,352
		%		74.3	8.7	26.1	37.3	3	24.9
New Sewickley Township	1990	#	2,433	2,671	346	1,691	900	98	828
		%		79.7	10.3	50.4	26.8	2.9	24.7
	2000	#	2,743	2,233	377	1,150	775	21	592

		%		81.4	13.7	41.9	28.3	0.8	21.6
	2010	#	3,037	2,250	286	834	1,035	10	733
		%		74.1%	9.4%	27.5%	34.1%	0.3%	24.1%
Cranberry Township	1990	#	5,172	4,533	731	2,688	913	95	637
		%		87.6	14.1	52	17.7	1.8	12.3
	2000	#	8,399	7,367	814	4,671	1,483	62	1,226
		%		87.7	9.7	55.6	17.7	0.7	14.6
	2010	#	10,097	8,848	1,113	4,016	1,927	113	1,598
		%		87.6%	11.0%	39.8%	19.1%	1.1%	15.8%
Daugherty Township	1990	#	1,236	933	178	622	383	73	330
		%		75.5	14.4	50.3	31	5.9	26.7
	2000	#	1,271	964	67	561	421	18	343
		%		75.8	5.3	44.1	33.1	1.4	27
	2010	#	1,157	851	133	301	497	21	401
		%		73.6%	11.5%	26.0%	43.0%	1.8%	34.7%
Economy Borough	1990	#	3,353	2,671	346	1,691	900	98	828
		%		79.7	10.3	50.4	26.8	2.9	24.7
	2000	#	3,526	2,893	355	1,670	1,054	7	825
		%		82	10.1	47.4	29.9	0.2	23.4
	2010	#	3,388	2,774	369	1,161	921	16	802
		%		81.9%	10.9%	34.3%	27.2%	0.5%	23.7%
Freedom Borough	1990	#	727	493	29	203	252	98	166
		%		67.8	4	27.9	34.7	13.5	22.8
	2000	#	680	514	18	186	198	22	127
		%		75.6	2.6	27.4	29.1	3.2	18.7
	2010	#	678	431	22	75	254	33	136
		%		63.6%	3.2%	11.1%	37.5%	4.9%	20.1%
Marion Township	1990	#	336	251	47	182	81	8	59
		%		74.7	14	54.2	24.1	2.4	17.6
	2000	#	359	306	51	152	91	4	48
		%		85.2	14.2	42.3	25.3	1.1	13.4
	2010	#	399	336	56	116	131	0	61
		%		84.2%	14.0%	29.1%	32.8%	0.0%	15.3%
North Sewickley Township	1990	#	2,175	1,886	227	1,056	673	128	506
		%		77.5	9.3	43.4	27.7	5.3	20.8
	2000	#	2,245	1,767	190	888	699	0	526
		%		78.7	8.5	39.6	31.1	0	23.4
	2010	#	2,229	1,778	206	537	818	59	425
		%		79.8%	9.2%	24.1%	36.7%	2.6%	19.1%
Rochester Township	1990	#	1,204	1,599	355	989	602	154	622
		%		73.5	16.3	45.5	27.7	7.1	28.6

	2000	#	1,217	929	99	591	445	15	313
		%		77.2	8.2	49.1	37	1.2	26
	2010	#	1,195	959	76	318	457	45	405
		%		80.3%	6.4%	26.6%	38.2%	3.8%	33.9%

Source: U.S. Census Bureau, Table DP-3; U.S. Census Bureau, 2006-2010, American Community Survey. These statistics will not add up to 100% as many could be answered in more than one category.

REVENUE SOURCES

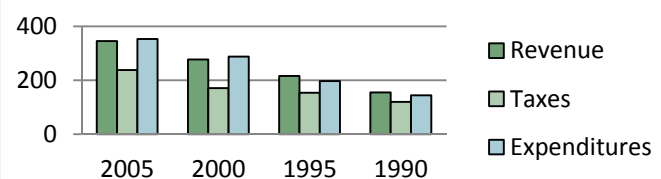
An evaluation of Township revenues, and revenue sources provides an opportunity to gauge the economic health of a community and comparisons to other communities in the region puts that evaluation in perspective. Statistical data in five (5) year intervals, beginning with 1990 through 2009 (2010 data will be updated when released in late 2011) present information which can be used to establish recognized trends. Between 1990 and 2009, New Sewickley Township's total revenues increase from 1.0 million to 3.3 million dollars, an increase of more than 68%. Initial 2010 data from the Bureau of Municipal Statistics indicates a decline from 3.3 million dollars to 2.7 million dollars, a decrease of about 8% between 2009 and 2010. Real Estate Tax revenues increased by more than 66% during the same period, and this revenue source represents the largest single revenue stream for the Township. Between 1990 and 2009, revenues from Real Estate Taxes grew from \$487,360 to \$1,095,253, an indication that property values have continued to rise. The other principal source of revenues from Act 511 taxes is Earned Income Tax. New Sewickley Township's revenues from Earned Income Tax grew from \$290,884 in 1990 to \$748,522 in 2009, an increase of about 61% in two decades (Table 5-18).

Table 5-10

Per Capita
1995-2005

	Revenue	Taxes	Expenditures
2005	345	238	353
2000	277	171	288
1995	216	154	197
1990	155	120	144

New Sewickley Township Per Capita, 1990-2005



In comparison, only Economy Borough's total revenues exceeded New Sewickley Township's consistently within the region when reviewing the five (5) year intervals, 1990, 1995, 2000, 2005, and 2009 (excluding Cranberry). However, between 2005 and 2009, Economy Borough's total revenues declined by about 31% while New Sewickley Township's revenues grew by about 26%. Daugherty and Marion Townships also experienced a decline in total revenues between 2005 and 2009. The second major source of revenue reported, revenue from Earned Income Tax, was actually the principal source of revenue for both North Sewickley and Marion Township throughout the 1990's and into the early 2000's. In North Sewickley Township, Earned Income Tax revenue still exceeds the Real Estate Tax Revenue. This is not uncommon in municipalities that develop with primarily low density residential land uses. "Bedroom communities" reflect predominately residential development characteristics in rural townships where employment centers are situated in older urban cities and boroughs in the region, but this trend also produces longer trip lengths due to commuting times.

Revenues from Realty Transfer also contribute to the overall socio-economic health of local municipalities and provide an indication of development potential depending on the volume of properties being transferred. While only two (2) Townships reported an increase in Realty Transfer Tax between 2005 and 2009, Rochester and North Sewickley Townships, through the year 2000, every community in the region recorded steady increases in tax revenues derived from realty transfers. In Economy Borough, Realty Transfer Taxes increased from \$68,390 in 1990 to a high of \$150,813 in 2005, an increase of about 54%, before a decline in 2009 of about 43% from the peak in 2005. New Sewickley Township Realty Transfer Taxes increased from \$31,899 in 1990 to \$72,753 in 2005, an increase of 70%, before a decline of 18% to \$59,581 in 2009 (Table 5-17). While the recession in the latter part of the first decade of the 21st century has had a negative impact on growth rates throughout the region, several communities, including New Sewickley Township have continued to attract residential development.

Other revenue sources include license and permit fees and monies borrowed at low interest rates, or grants from Commonwealth agencies for capital improvement or other public service projects. In 1990, New Sewickley Township generated \$14,729 from licenses and permits fees, and in 2009 that revenue source was reported at \$7,776, a decrease of about 47% in two decades (Table 5-18). Revenue from Intergovernmental and "Other Financing Sources," combined, which could include municipal bonds and grants from government funding sources, grew from \$155,990 in 1990 to \$965,221 in 2009, an increase of almost 82%. Both Economy Borough and New Sewickley Township reported significant revenues from government and "other"

sources between 2000 and 2009, most likely related to capital improvement projects necessitated by increased development pressure on the local infrastructure.

Table 5-15
New Sewickley Township
2010 Revenues

	Total Revenue	Real Estate	Real Estate Transfer	Earned Income	Occ. Priv.	Licenses and Permits	Fines and Forfeits	Interest, Rents and Royalties	Intergovernmental Revenue	Charges for Services	Misc. Rev	Other Financing Sources
2010	2,702,109	1,198,285	57,816	666,668	54,000	104,440	38,100	2,800	359,200	190,700	21,500	198,800
Source: New Sewickley Township website; PA DCED, Municipal Statistics												

Table 5-16
Revenues, 5-Year Trends
1990-2009 (in dollars)

	Total Revenues	Real Estate Tax	Earned Income Tax	Realty Transfer Tax	EMST/Local Services Tax	Occupational Tax	Intergovernmental State Gov't	Other Charges	Licenses and Permits	Fines and Forfeits	Interest and Rents Revenue	Other Financing Sources
2009												
Daugherty	826,288	329,681	279,941	17,986	25,366	0	109,387	13,586	355	5,150	3,061	9,062
Economy	3,884,299	1,657,912	1,060,105	85,664	5,364	0	436,619	88,311	58,963	30,023	9,292	253,695
Freedom	733,568	226,411	111,164	4,764	1,896	0	65,919	37,219	34,575	21,124	6,061	206,841
Marion	525,563	106,949	101,891	4,458	30,840	0	37,463	4,588	0	8,646	847	0

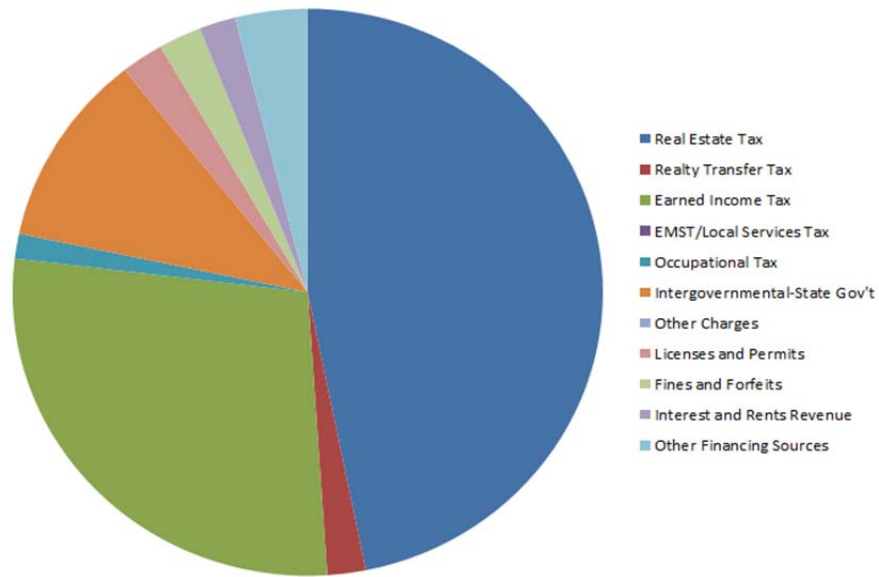
Table 5-16
Revenues, 5-Year Trends
1990-2009 (in dollars)

	Total Revenues	Real Estate Tax	Earned Income Tax	Realty Transfer Tax	EMST/Loc al Services Tax	Occupatio nal Tax	Intergover nmental- State Gov't	Other Charges	Licenses and Permits	Fines and Forfeits	Interest and Rents Revenue	Other Financing Sources
New Sewickley	3,303,007	1,095,253	748,522	59,581	50,877	0	371,814	222,158	7,776	45,378	5,111	593,407
North Sewickley	1,163,985	374,764	461,098	27,650	0	0	214,270	35,159	0	20,784	14,838	9,470
Rochester	1,829,990	772,723	290,302	13,362	37,710	0	183,083	72,158	6,951	44,468	3,384	369,931
2005												
Daugherty	881,843	241,589	235,248	26,263	n/a	23,159	105,825	24,655	14,004	5,187	22,938	172,929
Economy	5,610,814	1,616,732	1,022,587	150,813	n/a	5,923	370,634	116,765	140,059	42,034	156,188	1,899,375
Freedom	588,978	221,333	77,794	9,114	n/a	6,396	140,502	16,149	10,933	6,318	1,609	61,821
Marion	632,632	82,899	72,477	10,524	n/a	28,224	29,953	8,590	0	3,505	5,108	6,043
New Sewickley	2,439,503	967,850	615,080	72,753	n/a	83,077	328,411	105,294	37,942	13,266	13,266	112,502
North Sewickley	946,423	278,507	365,896	22,919	n/a	0	148,866	4,875	6,962	19,385	42,054	48,620
Rochester	1,465,969	722,134	246,041	13,235	n/a	25,560	116,112	66,069	37,240	31,790	5,280	157,335
2000												
Daugherty	648,067	241,975	212,489	19,283	n/a	0	79,236	9,053	10,528	5,088	25,269	35,911
Economy	3,170,280	1,283,571	877,472	94,376	n/a	5,543	289,910	59,764	103,851	35,875	73,882	283,958
Freedom	413,569	180,694	92,726	7,607	n/a	9,610	33,993	18,543	7,129	5,771	5,151	40,620
Marion	636,271	35,100	85,050	5,798	n/a	5,670	25,948	1,899	0	3,436	24,144	1,504
New Sewickley	1,899,517	597,032	476,055	69,217	n/a	55,634	322,573	56,809	26,707	45,566	45,566	144,467
North Sewickley	1,119,198	379,563	395,552	32,570	n/a	0	200,410	14,992	0	20,509	10,353	58,433

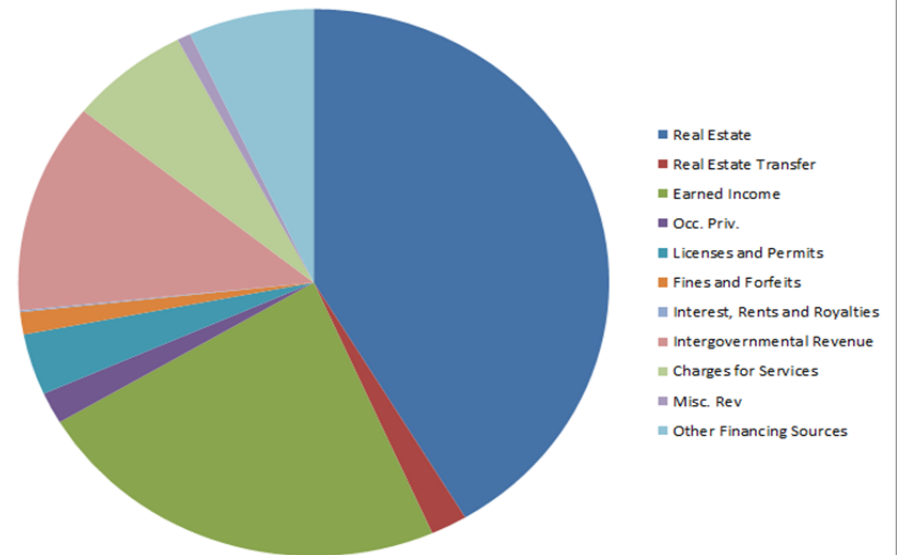
Table 5-16
Revenues, 5-Year Trends
1990-2009 (in dollars)

	Total Revenues	Real Estate Tax	Earned Income Tax	Realty Transfer Tax	EMST/Local Services Tax	Occupational Tax	Intergovernmental-State Gov't	Other Charges	Licenses and Permits	Fines and Forfeits	Interest and Rents Revenue	Other Financing Sources
Rochester	952,539	481,283	173,265	16,663	n/a	7,735	103,377	310,692	19,790	15,524	18,239	0
1995												
Daugherty	642,272	218,687	190,472	11,785	n/a	0	450	0	9,267	4,844	15,401	119,282
Economy	2,514,096	919,069	668,363	63,233	n/a	8,007	36,912	0	46,506	42,226	84,569	27,364
Freedom	332,518	158,169	64,654	4,073	n/a	1,205	3,866	300	0	19,690	16,102	15,477
Marion	229,373	30,778	49,276	9,778	n/a	4,890	2,448	0	0	4,315	4,214	6,025
New Sewickley	1,488,468	600,298	401,572	28,953	n/a	32,463	21,832	0	32,463	26,746	24,274	62,521
North Sewickley	800,019	256,591	315,042	27,283	n/a	0	0	0	5,956	20,276	13,663	21,999
Rochester	641,233	234,302	148,244	10,442	n/a	8,486	0	0	96,526	26,802	29,583	69,132
1990												
Daugherty	528,477	200,071	151,165	8,083	n/a	0	450	0	5,067	9,382	7,099	76,163
Economy	1,426,612	460,242	410,258	68,390	n/a	7,715	76,400	800	39,345	28,530	44,964	12,468
Freedom	316,676	122,743	49,184	3,374	n/a	1,205	350	300	3,879	7,878	16,102	20,798
Marion	141,241	19,190	47,591	6,187	n/a	1,776	150	0	0	3,277	4,355	5,753
New Sewickley	1,064,685	487,360	290,884	21,899	n/a	14,729	114,718	0	14,729	24,427	20,774	41,272
North Sewickley	514,359	102,657	190,732	0	n/a	0	756	0	4,495	13,174	14,337	5,163
Rochester	563,062	186,065	122,642	9,097	n/a	4,534	0	4,791	3,542	22,309	5,211	23,872
<i>Source: PA DCED, Municipal Statistics</i>												

**New Sewickley Township
Revenues, 1990**



**New Sewickley Township
Revenues, 2010**



EXPENDITURES

New Sewickley Township's expenditures, like most communities in the region, fell into two or three categories, Streets and Roads, Police (Fire), and General Administration. In Western Pennsylvania, the primary function of local government is to maintain municipal assets, mainly streets and roads. In 1990, 30% of all revenues were committed to street and road maintenance, while about 26% was spent on police and fire protection, and about 11.5% on general administration. Combined, these categories represented 67.5% of total expenditures. In the year 2000, these categories represented 84.5% of total expenditures with significant increases in police and fire, and general administration expenditures. In 2009, the percentage dropped to 74.5, with less revenues committed to streets and roads. New Sewickley Township has also committed revenue to parks and recreation during the period analyzed, beginning in 1990 with about 1% of total revenues to almost 2% in 2005.

In comparison, Rochester Township's combined expenditures for streets and roads, police and fire protection, and general administration totaled 53.5% in 1990, with the largest percentage committed to streets and road maintenance. In 2000, the combined percentage grew to 72% with streets and roads the largest single expenditure, and in 2009 the combined percentage was 55.5%, again with street and road maintenance representing the largest single line item. Economy Borough, whose total expenditures were consistently the highest of all municipalities analyzed from 1990 to 2009, reported the same profile of expenditures. In 1990 combined streets and roads, police and fire protection and general administration, totaled 62.5%, with police and fire topping the list, and in 2009, Economy Borough's combined expenditures on the three (3) line items examined, totaled 75% with similar priorities. Beginning in 2000 both Rochester Township and Economy Borough committed funds to parks and recreation also (Table 5-19).

In addition to the line items examined and summarized, and the total expenditures of the communities analyzed was also reported as "Other Expenditures" which could be costs related to purchases of anti-skid material or salt, to land acquisition, or even computer and telephone systems. In 2000 and 2005 line items for Planning and Development were reported by every community analyzed also, however prior to 2000 (1990 and 1995) and following 2005, only Freedom Borough logged an expenditure under the category Planning and Development (Table 5-19).

Table 5-17
New Sewickley Township
2010 Expenditures

	Total Expenditure	General Govt	Public Safety	Health and Welfare	Sanitation	Highways, Roads, and Streets	Other	Recreation	Conservatio n and Develop- ment	Fire Building	Misc	Other Expendi- tures
2010	2,898,909	565,300	1,251,200	0	9,400	935,109	2,100	58,400	0	0	77,400	0
Source: New Sewickley Township website, PA DCED, Municipal Statistics												

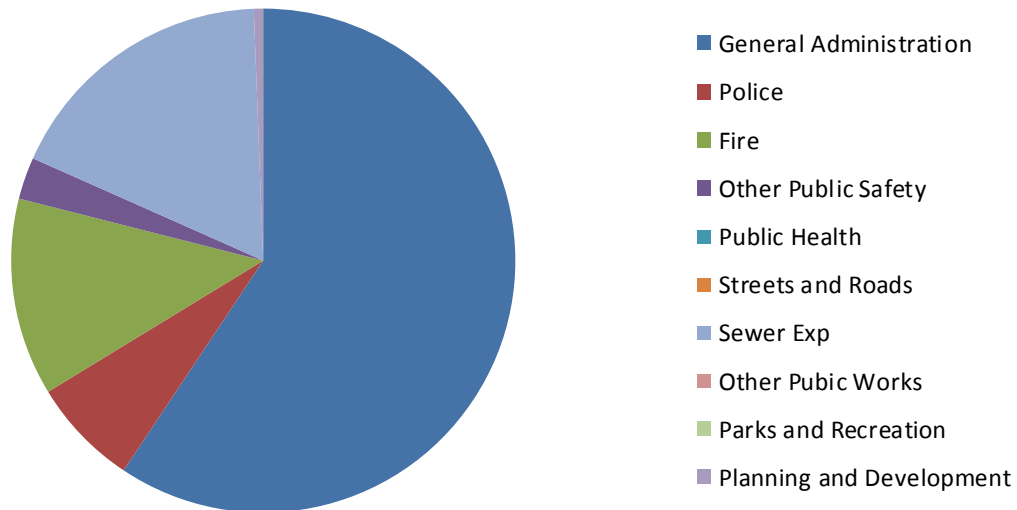
Table 5-18
Expenditures, 5-Year Trends
1990-2009 (in dollars)

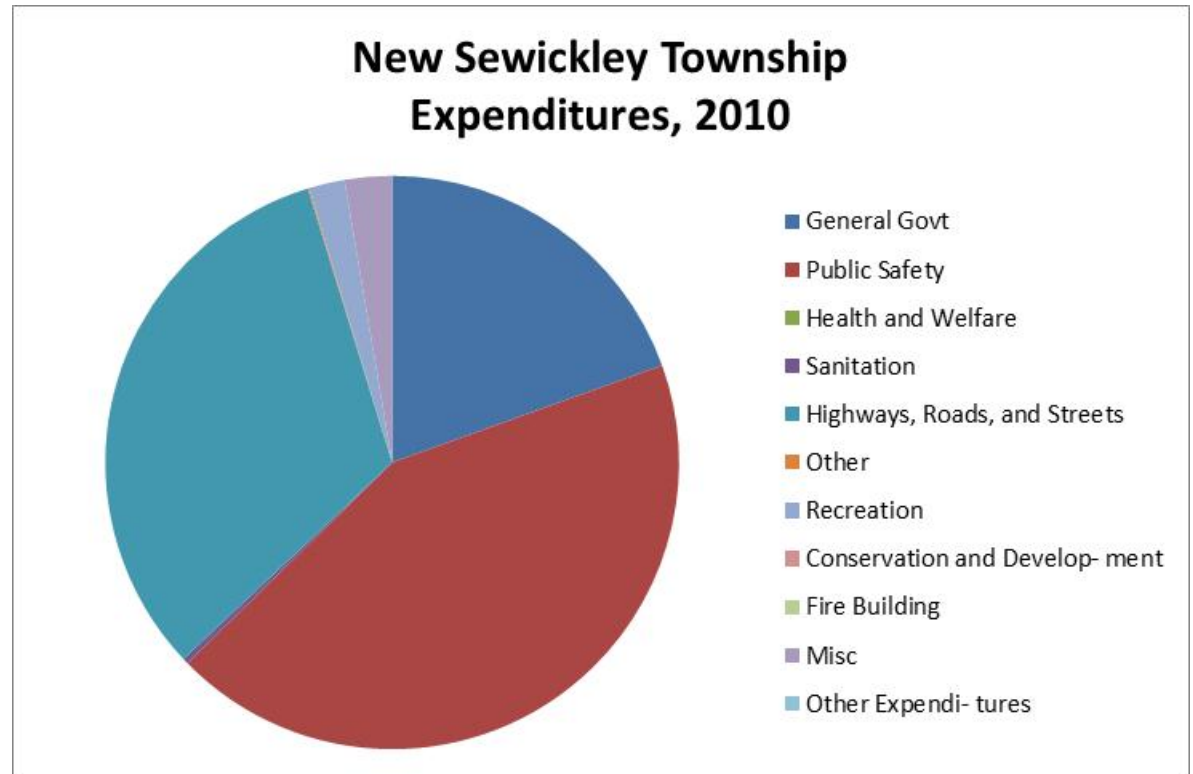
	Total Expendit ures	General Administratio n	Police	Fire	Other Public Safety	Public Health	Streets and Roads	Sewer Exp	Other Public Works	Parks and Recreation	Planning and Development	Other Expenditures
2009												
Daugherty	820,779	152,204	164,403	49,284	1,719	4,643	320,650	0	0	4,370	0	78,590
Economy	3,915,188	382,892	1,365,967	217,859	18,012	0	1,002,677	0	0	11,896	0	331,581

Freedom	778,797	123,420	176,295	16,998	2,845	0	206,696	0	0	5,201	10,708	88,573
Marion	443,123	74,278	72,664	16,323	1,463	0	33,426	22,892	0	1,000	0	24,090
New Sewickley	3,079,455	497,961	925,663	160,542	75,574	15,513	723,506	0	1,550	48,120	0	70,771
North Sewickley	1,147,933	326,121	226,197	111,337	24,292	3,352	380,682	2,430	0	0	0	0
Rochester	1,821,730	249,658	317,027	29,364	15,284	0	416,148	0	0	2,189	0	267,675
2005												
Daugherty	932,835	151,806	134,319	43,901	0	2,528	342,209	0	0	8,672	25,877	218,520
Economy	5,436,374	480,181	1,230,890	164,696	4,220	0	1,056,196	4,936	0	35,227	49,868	534,744
Freedom	517,496	84,515	136,191	14,414	0	0	143,099	0	0	10,341	6,470	87,786
Marion	635,393	74,777	59,482	17,135	0	0	94,162	33,307	0	1,000	3,186	28,203
New Sewickley	2,495,829	527,554	658,234	175,629	n/a	15,717	529,772	1,036	1,110	48,441	92,492	445,844
North Sewickley	1,458,005	558,039	259,344	114,134	72	5,030	384,081	8,161	0	65,369	4,592	15,402
Rochester	1,335,964	231,706	242,372	23,460	0	0	338,494	0	0	25,768	6,609	219,663
2000												
Daugherty	568,435	125,890	115,931	20,210	0	4,525	212,502	0	0	295	1,324	84,258
Economy	2,986,407	414,494	941,735	77,565	760	0	812,192	7,007	0	7,780	36,656	405,568
Freedom	378,054	69,330	974,277	20,260	0	0	96,347	0	0	750	6,078	73,760
Marion	433,584	51,236	43,684	15,400	0	0	39,498	102,310	300	1,361	422	15,992
New Sewickley	1,973,784	390,416	527,316	128,177	n/a	13,490	620,669	0	1,095	39,664	20,050	220,668
North Sewickley	894,368	183,307	141,641	89,718	0	4,975	292,474	15,968	0	4,500	0	124,033
Rochester	1,155,582	187,259	207,685	51,585	0	0	391,086	0	0	11,329	5,440	89,758
1995												
Daugherty	678,521	75,688	97,432	29,747	166,032	n/a	213,291	n/a	n/a	0	n/a	48,844
Economy	3,625,303	317,373	593,976	51,096	86,560	n/a	541,378	n/a	n/a	0	n/a	86,147
Freedom	236,505	30,560	88,563	20,390	0	n/a	48,713	n/a	n/a	0	n/a	38,324
Marion	193,063	35,762	19,474	9,932	0	n/a	10,274	n/a	n/a	0	n/a	9,617
New Sewickley	1,354,788	165,376	267,686	67,223	0	n/a	307,316	n/a	n/a	20,658	n/a	
North Sewickley	835,546	153,669	158,100	94,726	0	n/a	160,175	n/a	n/a	0	n/a	105,321

Rochester	667,761	88,575	148,438	6,758	16,109	n/a	198,856	n/a	n/a	0	n/a	101,300
1990												
Daugherty	487,840	58,832	69,578	17,162	107,653	n/a	159,767	n/a	n/a	0	n/a	55,613
Economy	1,640,695	277,495	342,102	63,276	32,580	n/a	340,346	n/a	n/a	0	n/a	41,322
Freedom	291,481	16,563	70,896	16,746	0	n/a	61,113	n/a	n/a	0	n/a	26,869
Marion	118,931	23,508	21,707	9,582	0	n/a	19,717	n/a	n/a	0	n/a	15,883
New Sewickley	988,533	115,540	211,141	44,875	n/a	n/a	295,721	n/a	n/a	9,952	n/a	n/a
North Sewickley	575,435	159,764	100,976	50,210	13,554	n/a	140,028	n/a	n/a	0	n/a	0
Rochester	541,497	62,492	99,023	8,349	24,486	n/a	117,606	n/a	n/a	0	n/a	72,415
<i>Source: PA DCED, Municipal Statistics</i>												

New Sewickley Township, Expenditures, 1990





CENSUS GLOSSARY

EARNINGS: Earnings is defined as the algebraic sum of wage or salary income and net income from self-employment. Earnings represent the amount of income received regularly before deductions for personal income taxes, Social Security, bond purchases, union dues, Medicare deductions, etc.

EMPLOYED: Employed includes all civilians 16 years old and over who were either (1) "at work" -- those who did any work at all during the reference week as paid employees, worked in their own business or profession, worked on their own farm, or worked 15 hours or more as unpaid workers on a family farm or in a family business; or (2) were "with a job but not at work" -- those who did not work during the reference week but had jobs or businesses from which they were temporarily absent due to illness, bad weather, industrial dispute, vacation, or other personal reasons. Excluded from the employed are people whose only activity consisted of work around the house or unpaid volunteer work for religious, charitable, and similar organizations; also excluded are people on active duty in the United States Armed Forces. The reference week is the calendar week preceding the date on which the respondents completed their questionnaires or were interviewed. This week may not be the same for all respondents.

ESTABLISHMENT: A business or industrial unit at a single location that distributes goods or performs services.

FULL-TIME, YEAR-ROUND WORKERS (in the past 12 months): All people 16 years old and over who usually worked 35 hours or more per week for 50 to 52 weeks in the past 12 months.

INCOME: "Total income" is the sum of the amounts reported separately for wages, salary, commissions, bonuses, or tips; self-employment income from own nonfarm or farm businesses, including proprietorships and partnerships; interest, dividends, net rental income, royalty income, or income from estates and trusts; Social Security or Railroad Retirement income; Supplemental Security Income (SSI); any public assistance or welfare payments from the state or local welfare office; retirement, survivor, or disability pensions; and any other sources of income received regularly such as Veterans' (VA) payments, unemployment compensation, child support, or alimony.

INDUSTRY (population data): Information on industry relates to the kind of business conducted by a person's employing organization. For employed people the data refer to the person's job during the reference week. For those who worked at two or more

jobs, the data refer to the job at which the person worked the greatest number of hours. Some examples of industrial groups shown in products include agriculture, forestry, and fisheries; construction; manufacturing; wholesale or retail trade; transportation and communication; personal, professional and entertainment services; and public administration.

JOURNEY TO WORK: Includes data on where people work, how they get to work, how long it takes to get from their home to their usual workplace, when they leave home to go to their usual workplace, and carpooling.

LABOR FORCE: The labor force includes all people classified in the civilian labor force, plus members of the U.S. Armed Forces (people on active duty with the United States Army, Air Force, Navy, Marine Corps, or Coast Guard). The Civilian Labor Force consists of people classified as employed or unemployed.

MEAN INCOME: Mean income is the amount obtained by dividing the total income of a particular statistical universe by the number of units in that universe. Thus, mean household income is obtained by dividing total household income by the total number of households. For the various types of income, the means are based on households having those types of income.

MEDIAN INCOME: The median income divides the income distribution into two equal groups, one having incomes above the median, and other having incomes below the median.

OCCUPATION: Occupation describes the kind of work the person does on the job. For employed people, the data refer to the person's job during the reference week. For those who worked at two or more jobs, the data refer to the job at which the person worked the greatest number of hours. Some examples of occupational groups shown in this product include managerial occupations; business and financial specialists; scientists and technicians; entertainment; health care; food service; personal services; sales; office and administrative support; farming; maintenance and repair; and production workers.

PER CAPITA INCOME: Average obtained by dividing aggregate income by total population of an area.

PERCENTAGE OF HOUSEHOLD INCOME: This item is used to measure housing affordability and excessive shelter costs. For example, many government agencies define excessive as costs that exceed 30 percent of household income.

POVERTY: Following the Office of Management and Budget's (OMB's) Directive 14, the Census Bureau uses a set of money income thresholds that vary by family size and

composition to detect who is poor. If the total income for a family or unrelated individual falls below the relevant poverty threshold, then the family or unrelated individual is classified as being "below the poverty level."

PROFESSIONAL SPECIALTY AND MANAGERIAL: Executive, Administrative, and Managerial Occupations, Engineers, Surveyors, or Architects, Natural Scientists and Mathematicians, Social Scientists, Social Workers and Religious Workers, Lawyers, Teachers, Librarians and Counselors, Health Diagnosing and Treating Practitioners, Registered Nurses, Pharmacists, Dietitians, Therapists, and Physician's Assistants, Writers, Artists, Entertainers, and Athletes.

UNEMPLOYED: All civilians 16 years old and over are classified as unemployed if they (1) were neither "at work" nor "with a job but not at work" during the reference week, and (2) were actively looking for work during the last 4 weeks, and (3) were available to accept a job. Also included as unemployed are civilians who did not work at all during the reference week, were waiting to be called back to a job from which they had been laid off, and were available for work except for temporary illness.

WORKER: This term appears in connection with several subjects: journey-to-work items, class of worker, work status in the past 12 months, weeks worked in the past 12 months, and number of workers in family in the past 12 months. Its meaning varies and, therefore, should be determined in each case by referring to the definition of the subject in which it appears.

The logo for New Sewickley Township, featuring the letters 'NST' in a bold, white, stylized font with a black outline, set against a yellow square background.

NST

NEW SEWICKLEY TOWNSHIP

COMPREHENSIVE DEVELOPMENT PLAN

Chapter 6

Educational Opportunities

The logo for Olsen & Associates, LLC, featuring a stylized graphic of two overlapping circles above a square, all in a light green color.

OLSEN & ASSOCIATES, LLC

126 S. Main Street
Butler, PA 16001
(724) 282-4786



CHAPTER 6

EDUCATIONAL OPPORTUNITIES

SCHOOL DISTRICT OVERVIEW

The Freedom Area School District operates and maintains a high school, middle school, intermediate school and two elementary schools. In the 2010-2011 school year, 63% of District revenue came from Commonwealth sources and 33% from local school taxes, with the remaining revenue from Federal sources and funding revenues. Expenditures totaled \$18,839,041 for the 2010-2011 school year, 58% of which was committed to instructional costs (teacher and administrator's salaries) and 34% of the total for support services (Table 604).

According to CCSSO School Matters, an adjunct of the Pennsylvania Department of Education, proficiency assessment indicates that the Freedom Area Middle School, with a proficiency rating of 83.3, ranked first in the District in reading and the Freedom Area Intermediate School ranked first in math with an assessment of 91.0. In all school assessments, math proficiency outperformed reading proficiency significantly with the exception of the Freedom Area High School where reading proficiency surpassed math proficiency.

ENROLLMENT PROJECTIONS

The Freedom Area School District's 2009-2010 projected enrollment was 1,534 school-age children (Table 6-6). Declining enrollment is projected through 2016-2017 with an increase in enrollment back to numbers reported in 2009-2010, beginning with the 2017-2018 school year.

This is a trend which has emerged during the most recent decades and particularly the latter half of the previous decade when new housing starts in the region dropped to lows not seen since the collapse of the steel manufacturing industries region-wide in the early 1980's.

EDUCATIONAL OPPORTUNITIES

Within a twenty-five (25) miles radius of New Sewickley Township, opportunities for continuing education are available at twenty (20) colleges and universities including branch campuses of Penn State and Kent State, three (3) community colleges, and several high profile institutions in Allegheny County, such as Carnegie Mellon, Duquesne University, and the University of Pittsburgh. Township residents seeking post-secondary educational opportunities are well-served.

Table 6-1
School Enrollment
1990

		Population 3 years and over enrolled in school	Nursery/ Kindergarten	Elementary School	High School	College or Graduate School
Beaver County	#	42,110	2,720	29,560		9,830
	%		6.5%	70.2%		23.3%
New Sewickley Township	#	1,690	63	1,350		277
	%		3.7%	79.9%		16.4%
Cranberry Township	#	3,933	487	2,690		756
	%		12.4%	68.4%		19.2%
Daugherty Township	#	834	47	560		227
	%		5.6%	67.1%		27.2%
Economy Borough	#	2,295	209	1,638		448
	%		9.1%	71.4%		19.5%
Freedom Borough	#	466	26	379		61
	%		5.6%	81.3%		13.1%
Marion Township	#	197	26	149		22
	%		13.2%	75.6%		11.2%
North Sewickley Township	#	1,415	84	1,122		209
	%		5.9%	79.3%		14.8%
Rochester Township	#	953	59	690		204
	%		6.2%	72.4%		21.4%

Source: U.S. Census Bureau, Table DP-2.

Table 6-2
School Enrollment
2000

		Population 3 years and over enrolled in school	Nursery/ Kindergarten	Elementary School	High School	College or Graduate School
Beaver County	#	41,572	5,270	19,496	9,852	6,954
	%		12.7%	46.9%	23.7%	16.7%
New Sewickley Township	#	1,680	177	779	406	318
	%		10.5%	46.4%	24.2%	18.9%
Cranberry Township	#	6,634	1,169	3,173	1,287	1,005
	%		17.6%	47.8%	19.4%	15.1%
Daugherty Township	#	777	90	381	192	114
	%		11.6%	49.0%	24.7%	14.7%
Economy Borough	#	2,151	250	1,014	499	388
	%		11.6%	47.1%	23.2%	18.0%
Freedom Borough	#	472	60	213	130	69
	%		12.7%	45.1%	27.5%	14.6%
Marion Township	#	235	20	111	68	36
	%		8.5%	47.2%	28.9%	15.3%
North Sewickley Township	#	1,455	130	821	367	137
	%		8.9%	56.4%	25.2%	9.4%
Rochester Township	#	718	83	344	188	103
	%		11.6%	47.9%	26.2%	14.3%

Source: U.S. Census Bureau, Table DP-2.

COLLEGES AND UNIVERSITIES WITHIN 25-MILES OF NEW SEWICKLEY

Butler County Community College, Butler County, PA
 Carlow College, Allegheny County, PA
 Carnegie Mellon University, Allegheny County, PA
 Chatham College, Allegheny County, PA
 Community College of Allegheny County, Allegheny County, PA
 Community College of Beaver County, Beaver County, PA

Duquesne University, Allegheny County, PA
 Franciscan University of Steubenville, Jefferson County, OH
 Geneva College, Beaver County, PA
 Jefferson Community College, Jefferson County, OH
 Kent State University - East Liverpool, Columbiana County, OH
 La Roche College, Allegheny County, PA
 Penn State Beaver, Beaver County, PA
 Pittsburgh Institute of Mortuary Science, Allegheny County, PA
 Pittsburgh Theological Seminary, Allegheny County, PA
 Point Park University, Allegheny County, PA
 Robert Morris College, Allegheny County, PA
 Slippery Rock University of Pennsylvania, Butler County, PA
 Trinity Episcopal School for Ministry, Beaver County, PA
 University of Pittsburgh, Allegheny County, PA

FREEDOM AREA SCHOOL DISTRICT

Table 6-3
District Finances, 2006

	District	State Average
Total Revenue	\$10,055	\$12,273
Total Expenditures	\$9,932	\$12,312
Operating Expenditures	\$8,606	\$9,696
Instructional Expenditures	\$5,292	\$5,940
Debt Payments	\$478	\$1,961
Capital Expenditures	\$390	\$1,086

Table 6-4

District Finances, 2010-2011

Local Revenues	\$6,215,873	Instructional Expense	\$10,998,328
State Revenues	11,863,783	Support Services	6,398,904
Federal Revenues	463,068	Noninstructional	608,105
Use of Fund Revenues	296,317	Other Financing Uses	833,704
Total Revenues and Use of Fund Balance	\$18,839,041	Total Expenditures	\$18,839,041

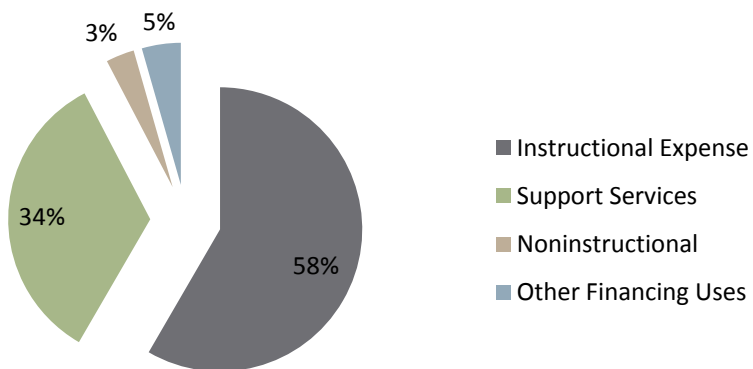
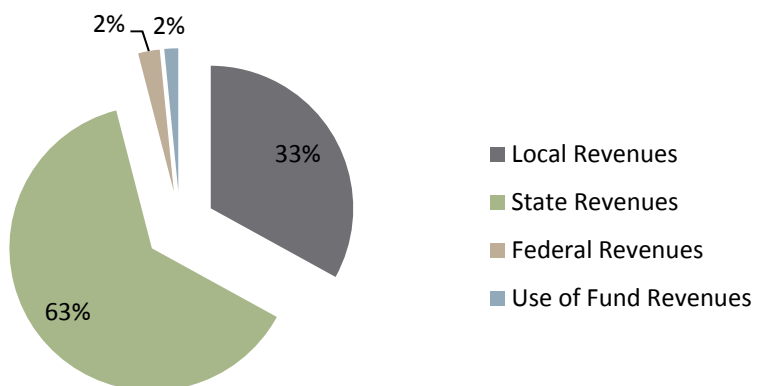
Source: <http://freedom.k12.pa.us/district/20102011budget.pdf>**Expenditures 2010-2011****Revenues 2010-2011**

Table 6-5

State Assessment Information

2007-2008

	Reading Proficiency	Math Proficiency
Big Knob Elementary School	80.5	87.9
Conway Elementary School	72.2	87.5
Freedom Area High School	81.1	62.5
Freedom Area Intermediate School	72.7	91.0
Freedom Area Middle School	83.3	87.8
<i>Source: CCSSO School Matters</i>		

Table 6-6

Enrollment Over Time

	2003	2004	2005	2006	2007
Big Knob Elementary School	402	385	369	375	363
Conway Elementary School	257	239	214	215	203
Freedom Area High School	n/a	n/a	n/a	n/a	250
Freedom Area Intermediate School	573	570	566	531	270
Freedom Area Middle School	576	591	589	588	572
<i>Source: CCSSO School Matters</i>					

Table 6-7

Enrollment by Grade, 2009-2010

School Name	K5F	001	002	003	004	005	006	007	008	009	010	011	012	Total
Big Knob Elementary School	70	64	60	59	78									331
Conway Elementary School	44	41	41	35	48									209
Freedom Area Intermediate School						105	127			1				233
Freedom Area Middle School								121	132					253
Freedom Area High School										147	136	130	126	539
Freedom Area SD Total	114	106	103	97	130	105	127	121	132	147	136	130	126	1,565

Source: Pennsylvania Department of Education

Table 6-8

Enrollment by Grade, 2004-2005

	K5F	001	002	003	004	005	006	007	008	009	010	011	012	Total
Big Knob Elementary School	62	79	59	84	85									369
Conway Elementary School	38	45	46	44	41									214
Freedom Area Middle School						126	144	137	159					566
Freedom Area High School										149	161	135	144	589
Freedom Area SD Total	100	124	105	128	126	126	144	137	159	149	161	135	144	1,738

Table 6-9

Enrollment by Grade, 2000-2001

School Name	K5F	001	002	003	004	005	006	007	008	009	010	011	012	Total
Big Knob Elementary School	83	80	76	83	95									420
Conway Elementary School	54	44	54	54	50									256
Freedom Area High School										149	154	136	142	581
Freedom Area Middle School						133	144	139	140					556
Freedom Area SD Total	137	125	132	140	149	133	144	139	140	149	154	136	142	1,813

Source: Pennsylvania Department of Education

Table 6-10Enrollment Projections by District
2009-2019

School Year	K5F	001	002	003	004	005	006	007	008	009	010	011	012	Total
2009-2010	119	94	101	100	122	100	123	122	134	150	128	128	122	1,543
2010-2011	107	120	91	105	98	124	100	123	129	154	132	109	142	1,534
2011-2012	92	107	116	95	103	99	124	100	130	148	135	112	121	1,482
2012-2013	122	92	103	121	94	105	99	124	106	150	130	115	124	1,485
2013-2014	124	123	89	107	119	95	105	99	131	122	132	111	127	1,484
2014-2015	126	124	119	92	105	121	95	105	105	151	107	112	123	1,485
2015-2016	128	126	119	124	91	107	121	95	111	121	133	91	124	1,491
2016-2017	129	128	121	124	122	92	107	121	100	128	106	113	101	1,492

2017-2018	131	130	123	126	122	124	92	107	128	115	112	90	125	1,525
2018-2019	133	132	125	128	124	124	124	92	113	147	101	95	100	1,538

Source: Pennsylvania Department of Education

The logo for New Sewickley Township (NST) is displayed in a yellow square. The letters "NST" are in a bold, white, stylized font with a black outline.

NEW SEWICKLEY TOWNSHIP COMPREHENSIVE DEVELOPMENT PLAN

Chapter 7 Transportation and Circulation

OLSEN & ASSOCIATES, LLC

126 S. Main Street

Butler, PA 16001

(724) 282-4786



NEW SEWICKLEY TOWNSHIP

COMPREHENSIVE DEVELOPMENT PLAN

CHAPTER 7

TRANSPORTATION AND CIRCULATION

NETWORK CHARACTERISTICS

New Sewickley Township's transportation network has evolved from a series of wagon trails connecting agricultural production areas to early settlements, haul roads between grain mills located on larger creeks and distribution sites, extractive industry roadways used to transport coal, and timber to processing sites and later, roadways designed to accommodate powered vehicles carrying passengers and freight to burgeoning river towns and cities with expanding workforce needs. The characteristics of these early commodity oriented transportation networks include features such as significant vertical and horizontal curvature, inadequate lane widths, lack of drainage, unsafe stream crossings and uneven, rough graded cartways. These early roadways through the Township predominantly followed the contours of the land, or paralleled creeks along valley floors.

When rail lines were introduced in the second half of the 19th century, two transportation systems competed for the flattest, straightest routes connecting origin and destination points. Rail transport was a significant asset to areas being populated as Western Pennsylvania became the country's early frontier. Timber and coal, and later oil and gas drilling, spurred the construction of rail lines in many areas of Western Pennsylvania. Rail transport eventually supplanted the river transportation routes used by early trappers, and burgeoning timber and coal industries as the most secure and cost-effective means of large scale freight shipping. However, haul roads carved out of Western Pennsylvania's woodlands also followed river and stream valleys and ridgelines as evidenced by the characteristics of the Township's transportation network and no rail spur lines are currently in service in New Sewickley Township.

HEIRARCHY OF ROADWAYS

The Pennsylvania Turnpike, U.S. 76, traverses New Sewickley Township beginning in the northwestern quadrant and is oriented generally northwest to southeast, ending midway along the eastern municipal boundary line. There is no access to this facility which carries upwards of twenty-five thousand (25,000) vehicle

trips daily, within the Township. There are three (3) roadway segments carrying between five and fifteen thousand (5,000 and 15,000) Average Annualized Daily Trips (AADT) located in New Sewickley Township, all are State owned and maintained and all oriented east to west in the southern half of the Township. Big Knob Road (SR 1028) intersecting with SR 989 in the southeastern quadrant, the westernmost segment of Freedom Crider Road (SR 2004) west of the intersection at Lovi Road (SR 2006), and the easternmost segment of Freedom Crider Road (SR 2004) along the southern perimeter of the Township carry the highest volumes of average daily traffic. These transportation segments function as suburban collector or rural arterials carrying a high percentage of pass-through traffic with origin and destination sites beyond the municipal boundaries. Smaller segments which link collector roadways in the northern perimeter of the Township such as SR 68 between Hartzell School Road and Ziegler Road and SR 989 leading into Economy Borough from the intersections of Freedom Crider Road also carry at least five thousand (5,000) average daily trips.

The second tier of collector roadways in New Sewickley Township all carry between two thousand five hundred and five thousand (2,500 and 5,000) AADT's. The entire SR 68 corridor from Marion Township in the north to Rochester Township on the western perimeter, carries volumes of traffic in the second tier range and provides a link between the Zelienople/Harmony area to communities on the eastern side of the Ohio River in the Beaver Valley. The eastern segments of both Rochester Road (SR 1030) and Lovi Road (SR 2066) carry collector road volumes to intersections with SR 989 in the southwestern quadrant. Freedom Crider Road (SR 2004) between SR 989 and Lovi Road along the southern perimeter of the Township also carries moderate volumes of AADT's, as does Harvey Run Road (SR 2002) between Freedom Crider Road and the Township's southwestern boundary.

Third tier or rural collector roadways include the entire Glen Eden Road corridor (SR 1027) in the Township's northeastern quadrant as it parallels the PA Turnpike to the intersection with SR 68 where it continues northwest as Brush Creek Road (SR 1079). The AADT ranges for these roadways, including SR 989 oriented north to south in the eastern half of New Sewickley Township, are between one thousand and two thousand five hundred (1,000 and 2,500) vehicle trips. Segments between intersecting links can carry traffic volumes on the high end of the range, or slightly higher, including the segment between Lovi Road (SR 2006) and Rochester Road (SR 2030) or slightly lower volumes such as the Willoughby Run Road segment in the northeastern quadrant (SR 1023). Ziegler Road (SR 1025) and Mellon Road (SR 1016) in the northern end of the Township carry less than one thousand (1,000) average daily trips and also function as rural collector roadways.

OWNERSHIP AND MAINTENANCE

New Sewickley Township's rural transportation network does not include one or more roadway segments where commercial and industrial development is concentrated. In many rural Second Class Townships with no accessible arterial roadway, nonresidential development tends to locate in utility-served corridors or at intersecting roadways carrying higher volumes of traffic. Orderly growth is not a characteristic of transitional communities emerging from agrarian roots to suburban residential status. A review of the Township's development pattern indicates that small-scale service oriented businesses have located throughout the transportation network as well as at the key intersections of higher volume roadways. These categories of land use are not typically significant trip generators, however, a number of small establishments along the same segment of roadway can have an aggregate effect on levels of service at intersections used to get to the sites.

With most intersections of rural collector roadways, horizontal and vertical curvature and drainage deficiencies also offset the safe and efficient movement of vehicles. The relatively low volumes of traffic in rural residential areas and the lack of intense traffic oriented development means that significant capacity and safety improvements are not scheduled or funded. Three "R" improvements, when funded, are commonly completed by the Pennsylvania Department of Transportation (PennDOT) during good weather months. This acronym stands for reconstruction, rehabilitation, and resurfacing and while it does not include capacity improvements such as the addition of left turn lanes at approaches to key intersections, it does involve improving berms, drainage and minor horizontal curvature in some cases.

According to the PennDOT Bureau of Planning and Research, as of May 2010, New Sewickley Township's transportation network consists of 98.22 miles, with 50.84 miles of roadways owned and maintained by the Township, and 47.38 miles owned and maintained by the State. Between the years 2000 and 2010, the five (5) year trends (Chapter 5, Table 5-15) indicate that the Township committed an average of twenty-eight percent (28%) of all annual expenditures to highways, roads and streets (Pennsylvania Department of Community and Economic Development, Municipal Statistics), second only to expenditures for public safety. In 2010, the percentage was actually thirty-two percent (32%) of all expenditures, with twenty-one percent (21%) committed in 2005. In dollars, the twenty-eight percent (28%) average equals about \$695,000.00 annually spent on Township roads and streets during the last decade.

The Southwestern Pennsylvania Commission's (SPC) 2035 long range transportation improvement program lists the Freedom Road Phase I, Stage 2 upgrade between SR 65 in Conway and Parks Quarry Road in New Sewickley Township set to begin in 2011 and end in 2028. This project is designed to widen lanes and provide additional capacity and is programmed at 20.3 million dollars. However, because of the Commonwealth's focus on bridge work, construction is not expected to begin for at least several more years and the Stage 1 work, referred to as the Crows Run project, programmed at 3.5 million dollars originally set for 2007 would probably be commenced first. The Stage 2 upgrade from Parks Quarry Road to SR 989 was originally set to begin in 2019 and programmed at 41.6 million dollars for operational and safety improvements, however the status of that project is also undetermined due to fiscal constraints at the Commonwealth and Federal levels. A revised project for reconstruction, rehabilitation and resurfacing (3R) has been added to the second, three-year funding cycle for Freedom Road (SR 2004) from SR 65 in Conway Borough to Parks Quarry Road and is set to begin in 2014 at a cost of 2.6 million dollars (Table 7-3). Replacement of the Dunlap Hill bridge on SR 989 is programmed at 1.3 million dollars and scheduled to commence in 2012 (Table 7-2).

SAFETY ISSUES

As discussed previously, roadways carrying the highest volumes of traffic include segments of Big Knob Road, Freedom Crider Road and Lovi Road. In addition, links between SR 68 and intersections with Hartzell School Road and Ziegler Road and with SR 989 and Freedom Crider Road also carry the highest traffic volumes through New Sewickley Township. Due to the higher volumes of traffic, reportable accidents on these roadways between the eleven year period (2000 to 2010) were also the highest. According to New Sewickley Township Police Department records, of the 1,112 accidents reported on roadways in the Township between 2000 and 2010, 519 or 46% of all accidents occurred on segments of these four (4) roads (Table 7-4).

The number of accidents reported annually range from a low of 80 in 2008 to a high of 167 in 2006 with 100 or more accidents reported in 2003, 2004 and 2010. There were two (2) fatalities recorded in both 2001 and 2003 on Pine Run Road and SR 689, and a total of eight (8) overall. Reported injuries ranged from highs of 98 on Freedom Crider Road, 65 on Lovi Road, 64 on Big Knob Road, and 59 on SR 68, to zero injuries on fourteen (14) roads carrying low volumes of traffic. At least one (1) accident was reported on each of the sixty (60) roadways included in the data base. Rochester Road with 106 reported accidents, 38 injuries and 1 fatality between 2000

and 2010 was the only roadway reporting more than 100 accidents other than the four (4) high traffic roadways previously identified.

INTERSECTION SAFETY ISSUES

While significant safety and capacity improvements have not been programmed by PennDOT, the Commonwealth recognizes that Freedom Crider Road and SR 68 provide links to growth areas and access to employment centers. The shift in 2009 by PennDOT to fund bridge rehabilitation projects is an ongoing priority, but at some point the focus will return to the funding of capacity improvements to support areas that have experienced continued development pressure. As discussed in Chapter 9, Current and Future Land Use, New Sewickley Township's ability to continue to attract both residential and small scale commercial development could result in a competitive edge over communities in the region without local growth management programs.

An important part of the land use/transportation equation involves the safe circulation of both pass-through and destination traffic on interior roadways, especially in areas projected for growth. Supplemental information collated from Police Department records by Township staff provides an indication of which intersections need to be monitored for safety concerns. Table 7-5 is an inventory of roadways and intersecting roadways where accidents, many with injuries and some with fatalities, have occurred between the years 2000 and 2010.

A total of 350 accidents with 279 injuries and 13 fatalities have been reported. The most dangerous intersections in the Township are SR 989 at Lovi Road (45 accidents, 52 injuries and 5 fatalities), Lovi Road at Freedom Crider Road (31 accidents with 21 injuries) and SR 989 at Freedom Crider Road (28 accidents with 17 injuries). In addition, several intersections were the scene of fewer accidents but with a considerable number of injuries or fatalities such as Big Knob Road at Taffy Run Road (10 accidents with 5 injuries), SR 68 at Ziegler Road (10 accidents with 6 injuries), SR 68 at Glen Eden Road (12 accidents with 14 injuries and 1 fatality), SR 68 at Brush Creek Road (13 accidents with 7 injuries). There were a total of 54 accidents with 39 injuries and 4 fatalities at intersections along SR 68.

Accidents at intersections along SR 989 totaled 96 with 88 injuries and 7 fatalities making intersections on this roadway the most dangerous overall, with two (2) of the three (3) worst intersections in the Township (at Lovi Road and Freedom Crider Road). A significant number of accidents at intersections with Lovi Road were also reported, totaling 51 accidents with 34 injuries. A fourth roadway with a

significant number of reportable accidents at intersections with injuries, is Big Knob Road, totaling 39 accidents with 31 injuries and 1 fatality.

The characteristics of these rural roads which were not designed or constructed to accommodate the volumes of traffic currently utilizing them, will be problematic as growth continues. Revenues committed to road maintenance in future Township annual budgets will need to be increased as development moves from areas accessed by Commonwealth roads to areas accessed by Township roads. In communities where the transportation network has evolved from an agrarian economy with few roadways improved to accommodate passenger and truck traffic until World War II and the suburban boom that followed, maintenance costs for locally owned roadways have continued to dominate annual budget expenditures. This trend will continue in municipalities which are in the path of growth such as New Sewickley Township. A review of the socio-economic data (Chapter 5) for the Township reinforces the identified trend regarding commitment of an increasing percentage of revenue to road and street maintenance. Capital improvements projects to address safety issues through the mitigation of the vertical and horizontal curvature deficiencies of Township roadways will need to be prioritized as development expands.

CONSIDERATIONS

At this point in the Township's evolution, and following an analysis of the existing transportation network, several characteristics can be identified which will affect future growth. Aside from the PA Turnpike, which is not accessible from points within New Sewickley Township, there are six (6) primary rural collector roadways carrying most of the pass-through traffic as well as providing access to developing areas. Four are oriented east to west: Glen Eden/Brush Creek Road in the north; Rochester/Big Knob Road in the center of the Township; Freedom Crider in the South; and Lovi Road situated between the Rochester/Big Knob Road and Freedom Crider road corridors, carry a significant percentage of the Township's pass-through traffic. Each of these roads intersects with SR 989 oriented north to south on the eastern side of the Township. In addition, SR 68 generally oriented northeast to southwest is intersected by both Glen Eden/Brush Creek Road and Big Knob Road. It is at these key intersections of the east/west and north/south roadways that most of the nonresidential development has occurred as the Township has developed. Further, a review of the Township's zoning district boundaries and zoning district designations indicates an approach called "existing use zoning" which simply means that the predominant land uses dictated the zoning designations.

Planning for future growth will involve recognizing development patterns and emphasizing preferred site design standards in areas identified for growth. The transportation-land use link is of primary importance, however, physiographic features such as steep slopes, wetlands, and sensitive environmental characteristics should also be considered. Further, the accessibility of public utilities, now and in the future, will dictate, to an extent, the intensity of development in any given area. Understanding the link between transportation and land use is important and can lead to community goals which seek to take advantage of existing conditions and previously unrecognized assets. Options for expanding the local tax base through a more balanced land use plan which gives property owners a variety of development choices in areas where such development can be supported, would benefit the entire community.

2035 Transportation Plan Fiscally-Constrained Component
District 11: Allegheny, Beaver, Lawrence Counties and the City of Pittsburgh
(in millions)

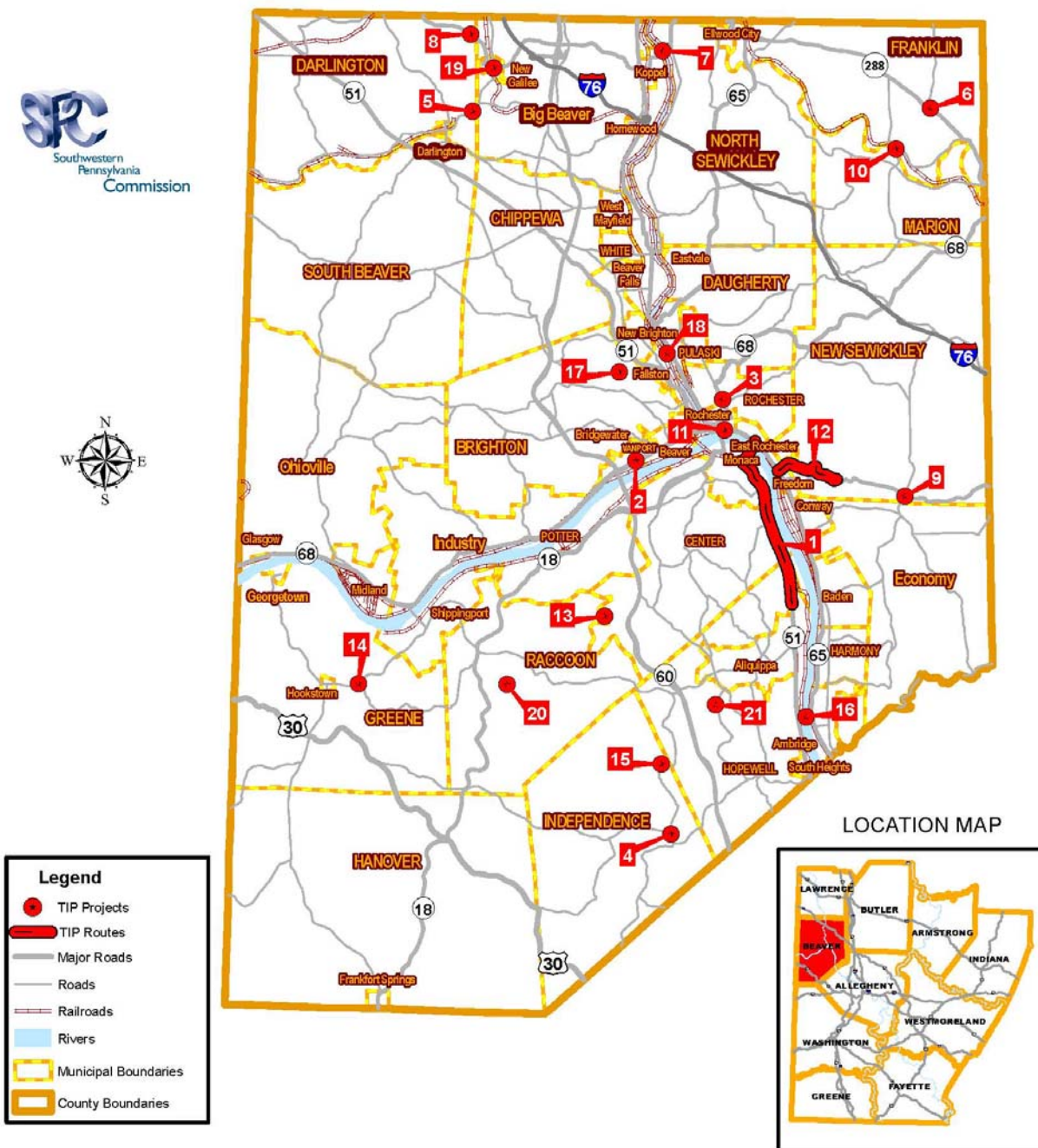


Table 7-1 2035 Transportation Plan Fiscally-Constrained Component in millions						
District Map #	Investment Category	Project	State 1 2007-2010	Stage 2 2011-2018	Stage 3 2019-2035	Total
10	New Capacity	Freedom Road upgrade, Phase 1 SR 65 to Parks Quarry Road	3.5	20.3		23.8
13	Ops & Safety	Freedom Road upgrade, Phase 2, Parks Quarry Road to SR 989			41.6	41.6
Source: Southwestern Pennsylvania Commission						

Table 7-2 Transportation Improvement Program 2011-2014 28945 Dunlap Hill Road Bridge Replacement				
2011	2012	2013	2014	Total
0	1,331,666	0	0	1,331,666
Source: Southwestern Pennsylvania Commission				

Table 7-3 Transportation Improvement Program 2011-2014 82615 Freedom Road Upgrade – Ph A				
Located on SR 2004 (Freedom Road) from SR 65 to Park Quarry Road, Realignment and roadway reconstruction				
2011	2012	2013	2014	Total
0	0	0	2,636,894	2,636,894
Source: Southwestern Pennsylvania Commission				

SOUTHWESTERN PENNSYLVANIA COMMISSION
YEAR 2011 - 2014 TRANSPORTATION IMPROVEMENT PROGRAM
BEAVER COUNTY



MAP INDEX, MPMS MUNICIPALITY SPONSOR

1. 71901 51/H Mancini - Roc Monaca Hookstown Borough PENNDOT 51
2. 47883 PA 68 Signals / Vanport Vanport Township PENNDOT 68
3. 29101 McKinleys Run Bridge Rochester Township PENNDOT 68
4. 70801 PA151 Bocktown/Raredon Rn Independence Township PENNDOT 151
5. 29061 New Galilee Road Bridge Darlington Borough PENNDOT 168
6. 29069 PA 288 Bridge / Camp Run Franklin Township PENNDOT 288
7. 28734 SR 351/Koppel Bridge Koppel Borough PENNDOT 351
8. 69109 Crescent Drive Bridge Darlington Township PENNDOT 351
9. 28945 Dunlap Hill Road Bridge New Sewickley Township PENNDOT 989
10. 28925 SR 1015, Hartzell Rd Bridge Marion Township PENNDOT 1015
11. 29138 New York Avenue Bridge Rochester Borough PENNDOT 1032
12. 82615 Freedom Rd Upgrade - Ph A New Sewickley Township PENNDOT 2004
13. 28894 3010/Moffits Mill Br/Raco Center Township PENNDOT 3010
14. 29151 McCleary over Trib. Mill Ck Greene Township PENNDOT 3018
15. 29074 SR 3022 /Tank Farm Rd Bridge Independence Township PENNDOT 3022
16. 29103 Aliquippa / Ambridge Bridge Ambridge Borough PENNDOT 3052
17. 29078 Wildwood Rd over Brady Run Patterson Township PENNDOT 4033
18. 28898 Veterans Memorial Bridge Fallston Borough County 9900
19. 57103 Washington Ave Br/Jordan New Galilee Borough PENNDOT 9900
20. 28830 Pohl's Bridge-CB51 Raccoon Township County 9900
21. 28812 Airport Rd Br-CB32-Repl Hopewell Township County 9900

TRANSPORTATION SAFETY ISSUES

Table 7-4
Roadway Safety Issues
2000-2010

	2000			2001			2002			2003			2004			2005			2006			2007			2008			2009			2010			Total		
	Accidents	Injuries	Fatalities	Accidents	Injuries	Fatalities	Accidents	Injuries	Fatalities	Accidents	Injuries	Fatalities	Accidents	Injuries	Fatalities	Accidents	Injuries	Fatalities	Accidents	Injuries	Fatalities	Accidents	Injuries	Fatalities	Accidents	Injuries	Fatalities	Accidents	Injuries	Fatalities	Accidents	Injuries	Fatalities			
Baker Road				1																											1	0	0			
Big Knob Road	2	7		5	6		13	5		11	6		7	6		12	3		17	9		7	8	1	12	3		8	2		13	9		107	64	1
Blackswoods Road							1	2		2	1		3	1		2			2														10	4	0	
Blank Road	1	1											1									1	1										3	2	0	
Bonzo Road	1			1			1	1		2	1													1			1			1	1		8	3	0	
Brewer Road	1	1					1									1			2			1					1						7	1	0	
Brunner Road				1																													1	0	0	
Brush Creek Road	4	3		4	2		4						3			6	2		8	2		1			4	1				6	7		40	17	0	
Climo Ln (Private)																											1	1					1	1	0	
Commerce Drive				1	1																	1											2	1	0	
Crows Run Road	1	2																															1	2	0	
Cunning Road							1															1											2	0	0	
Danbury Drive																		1															1	0	0	
Darlington Road																1			1														2	0	0	
Deer Lane Ext.										1			2	2		1			2	1		1	1				1	1				8	5	0		
Drushcell Road													2																				2	0	0	
Fezell Road													1			2			2	1					1							6	1	0		
Freedom Crider Rd	18	13		8	6		4	2		19	11		16	11		11	7		17	19		15	11		7	2		15	11		17	5		147	98	0
Glen Eden Road	5	1		2	1		5			4	1		8	4		7	1		6	1		3	2		3	1		3	2		4	1		50	15	0
Glen Rape Road							1																										1	0	0	
Grange Road	3	2		1	2		4	1		3	3		2	1					1	3		3	1				3	1		2	1		22	15	0	
Harkins Mill Road							1	1		1			2	1					1			2	2				1						8	4	0	
Hartzell School Rd																			1			1	1										2	1	0	
Harvey Run Road	2	1		5	7					3	2		4	1					3	1		1					1			2	1		21	13	0	
Hoffman Road	3	1		3	1					1			2																	1		1	10	2	1	
Ifft Road										1																							1	0	0	
Klein Road	3	1		1			7	3		5	3		2	1		3	2		9	5		9	6		7	2				2	2		48	25	0	
Kornman Road																			1			1	1										2	1	0	
Landis Road										1	1																						1	1	0	
Lovi Road	11	6		16	6		13	12	1	7	5		11	3		15	7		24	13		6	4		10	5		4	2		9	2		126	65	1
McElhaney Road				1			2			2	2					2	1		3	1													10	4	0	
Mellon Road	1			1									1			1			1			1					1	1					7	1	0	

Table 7-4
Roadway Safety Issues
2000-2010

	2000			2001			2002			2003			2004			2005			2006			2007			2008			2009			2010			Total		
	Accidents	Injuries	Fatalities	Accidents	Injuries	Fatalities	Accidents	Injuries	Fatalities	Accidents	Injuries	Fatalities	Accidents	Injuries	Fatalities	Accidents	Injuries	Fatalities	Accidents	Injuries	Fatalities	Accidents	Injuries	Fatalities	Accidents	Injuries	Fatalities	Accidents	Injuries	Fatalities	Accidents	Injuries	Fatalities			
Miller Road							1	1		1	2					1			1			1						2	2		7	5	0			
Muntz Road										1																			1	0	0					
Ninth Street Ext.	1	2		6	3		1			3	9		1	3					1			1			2	1		1			2	6		19	24	0
Noonon Street																			1	1												1	1	0		
Park Quarry Road	1						1			2			2	1					2	3					2	1		3	1		13	6	0			
Pine Run Road	2	1		1		1				1			8	3	1	2	1		8	2		2						5	2		29	9	2			
Powell Road										1	1																					1	1	0		
Reno Street Ext.										1								2	2		2	1		3			6	4				14	7	0		
Riverview Road																		1													1	0	0			
Rochester Road	3	1		4	3		11	6		7	3	1	12	3		5	2		8			12	3		17	7		19	6		8	4		106	38	1
Romigh Road																											1					1	0	0		
Rothart Drive										1	1		1	1		1			2						1						6	2	0			
Route 68	13	8		17		1	12	10		9	1		10	7	1	13	5		19	10		11	4		8	1		12	8		15	5		139	59	2
Route 989	8	6		2	1		5	1		2			8	5		4	3		4	3		4	2		2	1		4	2		2	1		45	25	0
School Street																								1	1							1	1	0		
Snyder Drive				1			1			1									1													4	0	0		
Spade Road	1						1			1			1	4					1								1					6	4	0		
Steel School Road	1						2	1		2	1		2			3	1		4			1								2			17	3	0	
Taffy Run Road	1			1						1			1						1			2						1			1	1		9	1	0
Teets Road																1	1		1	1												2	2	0		
Thorne Street																														1			1	0	0	
Tri County Drive																														1			1	0	0	
Tulip Drive				1	1					1									2	1					1	2						5	4	0		
Whiteshill Road				1	1					2						1	2		2	2						1						7	5	0		
Willoughby Run Rd										1									1	1												2	1	0		
Wolfe Run Road																2	2		2	2												4	4	0		
Woodrow Street																			1	2												1	2	0		
Zeigler Road	1			1			1			1			1			2	1		1	1						2	4		1			11	6	0		
TOTAL	88	57	0	86	41	2	94	46	1	102	54	1	114	58	2	99	41	0	167	86	0	92	49	1	80	27	0	90	46	0	100	51	1	1,112	556	8

Table 7-5
Intersection Safety Issues
2000-2010

		2000			2001			2002			2003			2004			2005			2006			2007			2008			2009			2010			Total		
		Accidents	Injuries	Fatalities	Accidents	Injuries	Fatalities	Accidents	Injuries	Fatalities	Accidents	Injuries	Fatalities	Accidents	Injuries	Fatalities	Accidents	Injuries	Fatalities	Accidents	Injuries	Fatalities	Accidents	Injuries	Fatalities	Accidents	Injuries	Fatalities	Accidents	Injuries	Fatalities	Accidents	Injuries	Fatalities			
Big Knob Road	Miller Road	1									1	1		1			1			3	1				1							8	2	0			
	Grange Road										1	4		2	3					1	2				1						5	9	0				
	Taffy Run Road	2	2		1			1			1								1			2	3		1						10	5	0				
	Mellon Drive										2	4		1																	3	4	0				
	Blackswoods Road				1																							1			2	0	0				
	Och Street							1	1										2	3											3	4	0				
	Forest Brook																														0	0	0				
	Walker Lane	1	3																												1	3	0				
	Wall Street																		1		1										1	0	1				
	Deer Lane Ext.																						1	3			1				2	3	0				
	Ash Street																								1			2	1		1		4	1	0		
Blackswoods Road	Fezell Road												1																		1	0	0				
Brush Creek Road	Fezell Road	1	1																												1	1	0				
	Mellon Road	1					1																								2	0	0				
	Powell Road												1										1								2	0	0				
	Tulip Drive																								1					1	0	0					
Deer Lane Ext.	Manor Lane														1			1							1	2		1	1		4	3	0				
Freedom Crider Road	Woodcroft Road	1	1		1	1							1	1					1	1								1	1		5	5	0				
	Crows Run Road	1											1	4														1			3	4	0				
	Stewart Road	1																													1	0	0				
	Soccer Arena																														0	0	0				
	Park Hill Road	1			1			1			1	3					1	3													6	9	0				
	Park Quarry Road																1	2		1	1									2	3	0					
	Danburry Drive																				1	1								1	1	0					
	Leibolt Court																		1		1									1	0	1					
	Wolfe Run Road																								1						1	0	0				
Glen Eden Road	Snyder Drive	1	2																		1										2	2	0				
	Harkins Mill Road				1	3				1																					2	3	0				
	Zeigler Road				1			1			2	1												2	1						6	2	0				
	Willoughby Run Road												1	1																	1	1	0				

Table 7-5
Intersection Safety Issues
2000-2010

		2000			2001			2002			2003			2004			2005			2006			2007			2008			2009			2010			Total		
		Accidents	Injuries	Fatalities	Accidents	Injuries	Fatalities	Accidents	Injuries	Fatalities	Accidents	Injuries	Fatalities	Accidents	Injuries	Fatalities	Accidents	Injuries	Fatalities	Accidents	Injuries	Fatalities	Accidents	Injuries	Fatalities	Accidents	Injuries	Fatalities	Accidents	Injuries	Fatalities	Accidents	Injuries	Fatalities			
Harkins Mill Road	Brunner Road																															0	0	0			
	Route 989																		1	1												1	1	0			
Hartzell School Rd	Woodrow Street							1	1																							1	1	0			
Harvey Run Rd	School Street	2	2														2	2		1	2					1	1				1			7	7	0	
	Ninth Street Ext	2									1																						3	0	0		
	Harvey Avenue				1												1	1															2	1	0		
	Suzanne Street																																0	0	0		
	Lovi Road																									1	1						1	1	0		
Hoffman Road	Modrak Lane																																0	0	0		
Klein Road	Hoffman Road																																0	0	0		
	Route 989				1			2															1	4				2	1		1	1		7	6	0	
	Brunner Road																																1	1	0		
Landis Road	Baker Road																																1	1	0		
Lovi Road	Commerce Drive												1	2																			1	2	0		
	Fezell Road	1	4																														1	4	0		
	Steel School Road	2	2					2			1			1	1																	6	3	0			
	Ninth Street Ext							1	1																							1	1	0			
	Tri County Drive	1			1																											2	0	0			
	Blank Road	2	1		1	1																			1			1				5	2	0			
	Freedom Crider Road	5	3		1			3	9		8	4		3			2	2		3	2		2			1			3	1		1		31	21	0	
	Blackswoods Road							1	1					1																		2	1	0			
	Landwood Lane																									1						1	0	0			
	Pine Run Road																																1	0	0		
McElhaney Road	Katlin Place										1																						1	0	0		
	Metz Hill Road	1																							1							2	0	0			
Mellon Road	Ridge Road																					1										1	0	0			
Ninth Street Ext.	Highland Avenue																																0	0	0		
	Pine Run Road																																0	0	0		

Table 7-5
Intersection Safety Issues
2000-2010

		2000			2001			2002			2003			2004			2005			2006			2007			2008			2009			2010			Total		
		Accidents	Injuries	Fatalities	Accidents	Injuries	Fatalities	Accidents	Injuries	Fatalities	Accidents	Injuries	Fatalities	Accidents	Injuries	Fatalities	Accidents	Injuries	Fatalities	Accidents	Injuries	Fatalities	Accidents	Injuries	Fatalities	Accidents	Injuries	Fatalities	Accidents	Injuries	Fatalities	Accidents	Injuries	Fatalities			
	Harvey Run Road				1																											1	0	0			
	Fletcher Lane				1																											0	0	0			
	Locust Drive																															1	1	0			
	Noonen St.	Deer Lane Ext.																							1	2						1	2	0			
Park Ave.	Orchard Street												1																			1	0	0			
Pine Run Road	Big Knob Road	1	3		1			1					1													2	2			1	1		7	6	0		
	Grange Road	1	4																1	2										1	1		3	7	0		
	Spade Road															1								1	1								2	1	0		
	Mary Street															1																	1	0	0		
	Reno Street Ext	2						2	1																								4	1	0		
Reno St Ext	Evergreen Lane												1	1																			2	1	0		
	Grange Road				2			1	6										1	1		1	1										5	8	0		
Rochester Road	Steel School Road	1	1																							1							2	1	0		
	Hoffman Road							1																								1		2	0	0	
	Darlington Road							1																								2	1		3	1	0
Route 68	Taffy Run Road	1	1		1	1																											2	2	0		
	Brush Creek Road	3	3		3	2													1			2	1		1	1		2			1			13	7	0	
	Brown Road																																	0	0	0	
	Lake Lane																																	0	0	0	
	Big Knob Road	4	1					1											1	1		1			1	1							8	3	0		
	Zeigler Road	3						3	4					1											1			1	2		1			10	6	0	
	Little Creek Drive																																	0	0	0	
	Hartzell School Road					4	3																		1						1	2		2	6	3	
	Glen Eden Road	2	3			1	1	5	4		1	2											2	4				1			1			12	14	1	
	Druschell Road							1																										1	0	0	
	Rothart Drive					1		1																										1	1	0	
	Big Knob Road					1		2														1						1	3				4	4	0		
	Willowmere Park Road																										1							1	0	0	
Route 989	Big Knob Road					1		2																	1	1							3	2	0		
	Rochester Road					2	1	1		1	2														3	3		1			2			8	7	1	
	Graham Drive									1																								1	0	0	
	Royal Acres																																	0	0	0	
	Lovi Road					8	5	12	7		4	2		4	3		3	2		5	13		2	1		3	4		8	9		4	3		45	52	5
	Freedom Crider Road	1				1		1	2		5	4		5	3		1			3	2		3	3		5	1		4	1				28	17	0	

Table 7-5
Intersection Safety Issues
2000-2010

		2000			2001			2002			2003			2004			2005			2006			2007			2008			2009			2010			Total		
		Accidents	Injuries	Fatalities	Accidents	Injuries	Fatalities	Accidents	Injuries	Fatalities	Accidents	Injuries	Fatalities	Accidents	Injuries	Fatalities	Accidents	Injuries	Fatalities	Accidents	Injuries	Fatalities	Accidents	Injuries	Fatalities	Accidents	Injuries	Fatalities	Accidents	Injuries	Fatalities	Accidents	Injuries	Fatalities			
	Brenner Lane																															0	0	0			
	Landis					1	1																									1	1	1			
	Glen Eden Road	1			1								1			1	1		2	2												6	3	0			
	Lynn Drive																	1	1													1	1	0			
	McElhaney Road																					1	4									1	4	0			
	Klein Road																								1							1	0	0			
	Miller Road																								1	1						1	1	0			
School St.	Robinson Street												1																			1	0	0			
Steel School Road	Colonial Lane																															0	0	0			
Willoughby Run Road	Glen Eden Road																					1	1									1	1	0			
Zeigler Road	Muntz Road	1			1																											2	0	0			
	Ifft Road				1																											1	0	0			
TOTAL		48	37	0	22	28	11	50	37	0	32	27	0	30	19	0	16	13	0	35	38	2	24	28	0	30	18	0	38	22	0	25	12	0	350	279	13

The logo for New Sewickley Township (NST) is displayed in a yellow square. The letters "NST" are in a bold, white, stylized font with a black outline.

NEW SEWICKLEY TOWNSHIP COMPREHENSIVE DEVELOPMENT PLAN

Chapter 8 Government and Community Facilities

OLSEN & ASSOCIATES, LLC

126 S. Main Street

Butler, PA 16001

(724) 282-4786



NEW SEWICKLEY TOWNSHIP

COMPREHENSIVE DEVELOPMENT PLAN

CHAPTER 8

GOVERNMENT AND COMMUNITY FACILITIES

OVERVIEW

While there is currently no active plan to expand the existing municipal facilities, capital projects relating to road and street maintenance, major equipment replacement, and community park maintenance, occupy line items in every annual Township budget. In addition, training for emergency services, road personnel and members of appointed boards and commissions is also an annual commitment to improving local government's effectiveness.

Close coordination between the Board of Supervisors and the New Sewickley Township Municipal Authority will become more important as increased development pressure warrants consideration to extend existing sanitary sewer and public water lines into areas with growth potential. With the emergence of shale gas drilling and processing, the need for a reliable

water source has initiated discussions between the Municipal Authority and extractive industry representatives to extend lines into areas being considered for fracking activities. The introduction of public water could also result in increased speculation from the private sector for both multi-family residential and neighborhood commercial development. Response to the community survey indicated that access to public water was supported by about 45% of the respondents. Local elected officials should continue to discuss the need to extend water lines into areas with growth potential, but be cognizant that the aged 55-64 range of residents increased by about 75% between 2000 and 2010 which means in the next decade a higher percentage of property owners will be on fixed incomes.

Following are observations and facts regarding the Township's local government operations and potential community facility initiatives which evolved during the preparation of the Comprehensive Plan.:

- New Sewickley Township is a Township of the Second Class, governed by five (5) supervisors elected at large.

- Appointed boards and commissions include a seven (7) member planning commission, a five (5) member municipal authority, and a three (3) member zoning hearing board.
- Emergency services include a fourteen (14) member full and part-time police department and two volunteer fire departments, Big Knob and Pine Run.
- There are eight (8) denominational churches located in the Township.
- The Municipal Authority currently operates two public water pump stations, one sanitary sewerage pump station, maintains two (2) water tanks with a combined capacity of 735,000 gallons, 5.63 linear miles of sanitary sewer lines and 7.83 miles of public water lines.
- Discussions between extractive industry representatives and the municipal authority board have identified the SR 68 corridor as a possible area for future water line extension to support gas well drilling as well as to serve existing and future development.
- The Township owns and maintains an 89.2 acre community park which includes multi-purpose fields, play areas

and picnic shelters with access from Snyder Drive.

GOVERNMENT

Board of Supervisors: 724-774-7822

Chairman - Duane Rape
Vice Chairman - Ross Jenny
Dave Yeck
Gregory Happ
John Nowicki

Administrative Office: 724-774-7822

Manager - Walter Beighey Jr.
Treasurer - Elois Nadzak
Secretary - Patricia Pfaff
Part time Clerk - Joyce Wilson

Solicitor: Phillip Lope – Lope, Casker & Casker

Engineer: Jim Culler - Michael Baker Jr. Inc.

Tax Collector : 724-774-7826

Linda Mitchell
Part-time Clerk - Joyce Wilson
Berkheimer Tax Administrator (Earned Income) 866-701-7206

Sewage: 724-495-7020

Craig Baker
Mike Groves

Zoning Officer: 724-774-7822

Manager Walter Beighey Jr.

Zoning Enforcement 724-774-7822

Tom Albanese

Code Enforcement 724-774-7822

MIDA – Mark Reese

Planning Commission:

Chairman – Albert E. Horn
Vice Chairman - Tom Applequist
Secretary - Bill Dvorzak
Members - Carl Emerick, Mike Phipps, Ed Eisenbrown and Gary Braun

Municipal Authority:

Chairman - Gary Guy
 Vice-Chairman/Secretary - William Gass
 Secretary - Brian Leonberg
 Treasurer: Janet Fishovitz
 Members: John Nowicki and Todd Bonzo
 Recording Secretary: Janet Fishovitz
 Part Time Clerk – Dolores Fulton
 Solicitor – Paul Stetz
 Engineer - James Culler

Zoning Hearing Board Members:

Chairman - Jack Harding
 Vice Chairman - Jenny Fessler
 Secretary - Frank Miklos
 Alternate - Martin Bonzo
 Solicitor – John Petrush

Police Department: 724-774-2473

Police Chief - Ronald Leindecker
 Timothy Gatehouse
 Daniel Swab
 Keith Haburjak
 Gregory Carney
 Thomas Liberty
 Timothy Sovich
 Richard Jones
 Margaret Zaliponi
 Jeffrey Lizzi
 James Kopaz
 Gregory Pullen
 Royce Deyber Jr.
 Jason Gostkowski
 Part Time Clerk – Christine Ziter

Road Department: 724-774-7822

Foreman - Thomas Milligan
 Earl Durr
 William Burr
 Ronald Kraus

Parks & Recreation

Chairman – Valerie Dietrich

Secretary - Kim Happ
 Treasurer – Kristine Leonberg
 Members - Robert Capo, Orrin LeFebvre,
 Sam Landis and Lisa Bauman

CHURCHES**Beulah Baptist Church**

Pastor Jack Brooks
 862 Route 68, New Brighton, PA 16506
 724-846-7552

Family Bible Church

Pastor Ed Bailey
 325 Freedom Crider Road, Freedom, PA 15042
 724-422-6041
www.familybiblechurch.org

Freedom Pine Run Church of the Nazarene

Pastor Burl Ward
 1475 Harvey Run Road, Freedom, PA 15042
 724-774-2764

Oak Grove Lutheran Church

Pastor – Nathaneil Christman
 432 Harkins Mill Road, Zelienople, PA 16063
 724-774-6410
www.lutheransonline.com

Prince of Peace Lutheran Church

Rev. John Weldon - Interim Pastor
 60 Rochester Road, Freedom, PA 15042
 724-728-3881
www.forministry.com

St. John's United Evangelical Church (Burry's)

Pastor Win
 Youth Director – Chuck Horstman
 1839 Route 68, Rochester, PA 15074
 724-452-8138
www.burryschurch.org

Unionville United Methodist Church

Rev. Douglas Myers

1297 Route 68, Rochester, PA 15074

724-843-0862

www.unionvilleumc.org**New Sewickley United Presbyterian Church**

Pastor Dan Callahan

101 Big Knob Road, Rochester, PA 15074

724-846-5734

www.nspchurch.org**FIRE DEPARTMENTS****Big Knob Volunteer Fire Department**

1229 Route 989, Rochester, PA 15074

**Pine Run Volunteer Fire Department**1691 9th Street Extension, Freedom, PA 15042**PARKS****Green Valley Park**

184 Snyder drive, Rochester, PA 15074

**CEMETERIES**

United Brethren Cemetery – Freedom Crider Road

Bethel (Steel) Cemetery – Intersection of Lovi Road and Steel School Road

Boggs Cemetery – Intersection of Pine Run Road and Reno Street Extension

Calvary (St. Felix Roman Catholic) Cemetery – Lovi Road

Oak Grove Cemetery – 9th Street Extension

Burns Cemetery – Burns Road

Burry's Church Cemetery – Route 68

St. Peters Lutheran Cemetery – Route 989

Oak Grove Wagoner Cemetery – Klein Road



NEW SEWICKLEY TOWNSHIP COMPREHENSIVE DEVELOPMENT PLAN

Chapter 9 Current and Future Land Use

OLSEN & ASSOCIATES, LLC

126 S. Main Street

Butler, PA 16001

(724) 282-4786



CHAPTER 9

CURRENT AND FUTURE LAND USE

LAND FORMS AND COVER

Land in New Sewickley Township's 32.69 square mile area includes a large percentage of soils classified by the Commonwealth as prime farmland, particularly in the southeastern quadrant. Slopes in this subregion of the Township predominantly fall in the 3-8% range up to 15% with additional land abutting stream tributaries at 15% and above. The steeper slopes abutting the stream corridors are not classified as prime farmland. Much of the northeaster quadrant through a portion of Brush Creek and Minty Run flow, is also not considered prime farmland, although the stream valley abutting Brush Creek channel is classified as such. Most of the jurisdictional wetlands in New Sewickley Township also occur in the northeast quadrant and along tributaries and feeder streams within the Brush Creek watershed as well as Snake Run, Dutchman Run and Crow Run sub-sheds located in the southwestern quadrant. These environmental constraints require study when site preparation activities are proposed, although relative to low density single-family residential development, soil types, wetlands and steep slopes can be avoided to a degree as the intensity of development on a given site is not significant.

Land to the south of the Freedom Crider Road corridor where Crows Run is fed by Snake Run, Pine Run and a series of smaller tributaries, exhibit slopes in the 25-40% and over 40% range. Between the Dutchman Run stream channel and the bend in the Crows Run stream channel to the east of Harvey Run Road, there is a level area south of 9th Street where housing has developed over the years. A number of oil and gas wells are located on the north and south sides of the Klein Road right-of-way in the east-central portion of the Township. The well locations are in relatively flat terrain, but will require research if and when this area begins to develop.

Several areas in the Township are identified in the Beaver County Natural Heritage Inventory. Managed lands such as the Green Valley Park, located in the Baden Quadrangle, are defined as owned or leased properties which contribute to the overall maintenance and protection of ecological resources of the County. This land was

acquired in 1965 (80.5 acres) and an additional 8.7 acres was donated in 1982. Matching funds were provided by the Pennsylvania Department of Conservation and Natural Resources (PaDCNR) in 2005 and today play areas include a basketball court, youth soccer, baseball and softball fields, picnic pavilions, and an exercise and walking trail. Community Days festivals are scheduled at this managed land facility.

A second category of land identified in the Beaver County Natural Heritage Inventory and located in New Sewickley Township is called a biological diversity area (BDA). These are defined as areas supporting special plant or animal species which have displaced by human activity. In this case, the area is identified on the "Development Constraints map and is situated between Glen Eden Road and the Pennsylvania Turnpike right-of-way west of Zeigler Road in a floodplain of Brush Creek. The area was cut off from the main branch of Brush Creek when the Turnpike was built in the 1940's , and the stand of mature trees remaining became nesting sites for the rainbow mussel (SA010). The PaDCNR recommends that any development proposal in the immediate area of this floodplain or nearby upland areas be evaluated for potential impact to this species of special interest.

Several other eco-systems and geologic features identified as areas where future development proposal should be evaluated for impact. These include the Connoquenessing Creek watershed, Big Sewickley Creek watershed, and Big Knob. A watershed study has been completed which provides guidelines for future development activities in these watersheds and Big Knob, the highest elevation in Beaver County at 1,383 feet, is a pre-glacial plateau surface remnant which has been deforested with residential development occurring at the base and along some of the lower slopes.

ADMINISTRATIVE OVERVIEW

New Sewickley Township's 32.69 square miles or 20,922 acres, are currently divided into six (6) core zoning districts, a predominantly agricultural district, two residential districts, two commercial districts and an industrial district. The menu of permitted and discretionary uses (conditional uses and uses by special exception) is listed in Table 9-1 by zoning district. As currently configured there are a total of twenty-one (21) permitted uses, twenty-two (22) conditional uses and nineteen (19) uses by special exception provided for in the A-1, R-1 and R-2 districts combined. The fact that the ordinance provides for a total of forty-one (41) discretionary uses combined, while listing only twenty-one (21) uses permitted by right, creates an unnecessary imbalance of over-regulation which has produced mixed results for property owners and for the community. This imbalance should be addressed through an evaluation of planning objectives to be achieved as articulated in the zoning district purpose statements and by a review of the actual district boundary lines represented

on the official zoning map of New Sewickley Township. The function of the A-1 district is at the core of the imbalance.

In the two (2) designated commercial districts C-1 and C-2 a similar imbalance is in effect, in that only nine (9) uses by right are listed, in addition to the ten (10) discretionary uses. With only two (2) uses-by-right listed in the C-2 Planned Commercial District, a review of district boundaries and the purpose of this district should be conducted. The I-Industrial District reflects a similar pattern in that only two (2) uses by right are listed, while there are four (4) conditional uses identified.

A land use plan as a required component of any comprehensive development plan is one of the most important products of a local planning program and affects all other planning components directly. A community's tax base, delivery of services, transportation and circulation, socio-economic profile, community facilities and housing needs are all a result of how the land in local jurisdictions is used, developed and maintained. Implementation of that land use plan occurs through the administration of local ordinances, specifically the subdivision and land development ordinance and the zoning ordinance. However the process starts with recognizing the characteristics, both natural and man-made, of the land within a municipality's jurisdiction. In New Sewickley Township's case the results of the community survey indicated a clear preference to maintain the rural residential trend already established.

In this period of time, with the realization that regional economic factors can affect the quality of life at the local level, it is important to understand the consequences of achieving community-wide goals which seek to restrict certain categories of land use. With a lopsided zoning approach to preferred low density residential development, real estate taxes must bear an inordinate share of service delivery costs. While earned income tax revenues have increased in the Township over the last two (2) census periods by about 61% and revenue from real estate taxes have also increased by a commensurate amount, a broader tax base which includes a wider variety of commercial, office and mixed-use nonresidential development should be considered as the Township evolves. The key is to support the nonresidential development in appropriate areas, closer to higher volumes roadways and future utility line extension, and apart from low-density residential and rural areas. These uses are not mutually exclusive and preparation of the Current and Future Land Use Plan will afford members of the Planning Commission the opportunity to consider options to the Township's growth management strategy.

ZONING DISTRICT ANALYSIS

Utilizing geographic information system hardware, aggregate acreages by zoning district classification were calculated. This data puts the ratio of residentially zoned land to nonresidentially zoned into perspective. Land areas are as follows:

DISTRICT	ACREAGE	SQUARE MILES
A-1 Agricultural	15,255.25	23.8
R-1 Suburban Residential	4,075.17	6.4
R-2 General Residential	665.26	1.0
C-1 Local Commercial	370.30	.57
C-2 Planned Commercial	124.63	.19
I Industrial	301.90	.47
Totals	20,792.51*	32.43

* Southwestern Pennsylvania Commission (SPC) calculates 20,922 acres and 32.69 square miles

This calculation demonstrates that New Sewickley Township's ratio of residential to nonresidentially zoned land is approximately 96% to 4%. In practice, even in the most rural of communities with an adopted zoning ordinance, the ratios are estimated at 75%/25% to 80%/20%. This provides a dominant rural residential character while providing reasonable opportunities for commercial, retail, service, office and light industrial development which results in a broader tax base that reduces the need for residential property owners to support the lion's share of municipal service delivery costs. As suggested previously, the fact that land in the A-1 Agricultural District alone constitutes 73% of all land in the Township, has made assigning uses to other districts difficult because of the limited availability of developable land. A land use plan which preserves the most rural areas for agricultural production, forestry, hunting and fishing, mineral extraction and outdoor recreation while allocating land for development opportunities in other zoning categories can accomplish several community goals. The task is to make informed decisions, supported by local residents and implemented by Township staff, planning commission members, zoning hearing board members and elected officials.

LAND USE ISSUES

The task as New Sewickley Township transitions into a more sustainable rural/suburban community is to preserve the rural characteristics of low density, low impact development forms, while providing for opportunities to expand the local tax base. As discussed previously, the individual property tax burdens to support current and future municipal service delivery costs could be offset through the addition of commercial, service and technology businesses in select areas of the Township. As the western Pennsylvania region comes out of the recession, there are fewer development proposals being funded and competition from neighboring communities to attract this reduced pool of development opportunities is on the rise. It is more important than ever to protect the community's assets and promote quality sustainable residential and nonresidential development.

One tool available to municipalities and provided for in recent amendments to the Pennsylvania Municipalities Planning Code (PaMPC) is the ability to identify both a "designated growth area" and a "future growth area" in the Comprehensive plan. While this provision is most closely associated with countywide plans, municipal plans can identify such areas also. The terms are defined in Section 107 of the PaMPC as follows:

"Designated growth area," a region within a county or counties described in a municipal or multimunicipal plan that preferably includes and surrounds a city, borough or village, and within which residential and mixed use development is permitted or planned for at densities of one unit to the acre or more, commercial, industrial and institutional uses are permitted or planned for and public infrastructure services are provided or planned.

"Future growth area," an area of a municipal or multimunicipal plan outside of and adjacent to a designated growth area where residential, commercial industrial and institutional uses and development are permitted or planned at varying densities and public infrastructure services may or may not be provided, but future development at greater densities is planned to accompany the orderly extension an provision of public infrastructure services.

The sequence in the process is to determine where in the Township a mix of residential and mixed-use development should be "permitted or planned for..." as well as commercial, industrial, and institutional uses, and where public infrastructure services are provided or planned. This designated growth area preferably surrounds a borough or village where more intense development has occurred in the past, or an

area experiencing external growth pressure which can continue to expand. The future growth area would include land for development beyond the designated growth area and function as a longer term targeted area where growth is prepared for and has the potential to continue.

By guiding growth into an area with access to higher volume roadways and the potential for the introduction of public water and sanitary sewerage facilities, the Township accomplishes three community objectives: first it essentially establishes the more rural land as holding areas where limited low-density residential and agricultural uses can continue to thrive, second it provides opportunities for additional housing options and employment opportunities for current and future residents, and third it potentially expands the tax base.

Excerpts from the Beaver County Comprehensive Plan (September 2013) identify much of the central and northern areas of New Sewickley Township as “rural resource areas.” This designation by the County suggests that agricultural, recreational, low density residential and small-scale neighborhood commercial uses are expected to develop. This pattern of development is consistent with the existing trend based on Township staff’s business location survey and the Planning Commission’s existing conditions survey conducted in the Fall of 2011. The County’s land use plan suggests the use of development techniques such as conservation subdivisions for new housing plans, but there has been no concerted effort by the elected officials to explore this approach to residential development. Excerpts from the Beaver County Comprehensive Plan follow:

Rural Resource Areas – areas with a high percentage of forest, farmland, and parks and where public infrastructure (water and sewer) is lacking. Conservation of natural resources and agricultural land is encouraged. New housing, small businesses, and recreational uses should occur at low densities and in a manner that preserves natural assets.



Rural Resource Areas

Rural Resource Areas have been designated over large portions of the southwestern, northwestern and northeastern parts of the County. They also include the Upper Beaver River and the Big Sewickley Creek corridors. These areas were selected because they have high percentages of farmland; parks & recreation land; and sensitive environmental features. They contain resources of high conservation, scenic and recreational value to the County and its residents. In addition, Rural Resource Areas do not have water and sewer infrastructure that would

support more intensive development. Therefore, these areas are proposed for agricultural, recreational, low-density residential and smallscale, neighborhood commercial uses. Most residents in these parts of the County want to preserve their rural heritage and character. Many farms in these areas have been designated as Agricultural Security Areas and some have gone further to protect their farms permanently through agricultural conservation easements. These areas are suitable for new housing if it uses development techniques, like conservation subdivision design, that preserve sensitive natural features. Small commercial uses, like convenience stores, are also appropriate and are best situated at crossroads of major routes.

New Sewickley Township (2000) – New Sewickley is another growing community in Beaver County. Located adjacent to Cranberry Township, it has experienced rapid new development over the past few decades. Its comprehensive plan, adopted in 2000, focused on growth management and mitigating the impacts of new development. The Plan proposed dividing the Township into several districts based on types and intensity of future development:

- Agricultural – land to be preserved as farmland*
- Rural – land suitable for residential development, located in close proximity to major roadways and infrastructure*
- Crossroads – areas at road intersections suitable for low-intensity commercial uses*
- Corridor Overlay – areas primarily bordering Freedom-Crider Road where the highest intensity uses would be permitted.*

The plan depicts different development models (hamlet, small lot subdivision, village, rural commercial, etc.) that can be applied in each district. In general, development would be directed towards the southern and western regions of the Township, while the northern and eastern areas would remain agricultural.

Other recommendations include pursuing an improved road connection between Route 65 and Route 19 and extending public sewers to areas proposed for rural residential and commercial/light industrial uses.

In their summary of key components of New Sewickley Township's previous planning effort (October, 2000) the Beaver County Comprehensive Plan references corridor overlay initiatives for the Freedom-Crider Road corridor and crossroads development which has been discussed in relation to expanding commercial development opportunities. The use of development models was also included and

this concept has been generally accepted by Township officials, but not yet formalized in adopted zoning regulations. This comprehensive plan update will provide variations of conceptual development models and recommend planning objectives for the assignment of specific models to existing and proposed zoning district classifications. A review of site design and dimensional standards applicable to areas projected for more intense development within high-volume corridors will result in recommended growth management criteria also.

The emergence of natural gas extraction in the Marcellus and Utica Shales has put pressure on local communities to accommodate such activity while protecting the natural environment. Recent legislation and Commonwealth Court decisions have failed to resolve several key issues related to the enforcement of local versus State standards and lines have blurred between jurisdictional authority.

In addition to determining appropriate locations for more intense land developments, with consideration of environmental features, access and support infrastructure, the timing of such development should also be considered. With the region emerging from the worst recession since World War II, development opportunities will be presented with less frequency as credit is still tight and market conditions less favorable. This puts pressure on communities in the path of growth to assess their land use plan and accompanying regulatory framework. The expansion of former growth areas in adjacent municipalities along high volume transportation corridors with available public utilities will continue to be the norm. Investments in infrastructure have been made and growth areas do not end at municipal boundary lines. However, zoning and land development regulations in transition areas between municipal growth areas could dictate the pace of new development.

Land costs are relatively low in New Sewickley Township and property tax rates are competitive within the subregion. This characteristic, plus a consistent effort to protect rural assets, while managing new growth has put the community in a position to compete for quality developments. The continued ability to attract such land use proposals is derived from achieving local planning objectives which recognize those characteristics. The trends which emerge in the coming decade will be shaped by actions taken now to support preferred development in appropriate areas while preserving the agricultural, recreational and natural resource areas which have become the Township's best known assets.

CURRENT LAND USE

Table 9-1
Land Use Table

Uses Permitted by Right	Accessory Uses	Conditional Uses	Uses by Special Exception
A-1 Agricultural District: Purpose: to preserve productive agricultural land resources, to encourage conservation of environmentally sensitive land and to provide sites for low-density residential use compatible with natural land features and constraints and agricultural pursuits.			
<ul style="list-style-type: none"> • Agricultural • Single Family Detached Dwelling • Public Recreation • Municipal Government Facility • Religious, Educational, Charitable • Home Occupation – Category I • Dog Kennel • Commercial Stable • Veterinary Clinic • Cemetery, Mausoleum 		<ul style="list-style-type: none"> • Group Residential Facility • Farm Market • Greenhouse/Nursery • Landscape Services • Auction Barn • Farm Supply/Wholesale, Retail • Municipal Waste Landfill • Oil/Gas Wells • Surface Mining • Recreation/Private, Public, Commercial • Hamlet Development • Planned Residential Development • Fraternal & Private Social Clubs • Clinic, Hospital, Sanitarium • Offices/Business, Professional 	<ul style="list-style-type: none"> • Day Care/Family Day Care • Day Care Center • Older Adult Daily Living Home Facility • Older Adult Daily Living Center • Conversion Apartment • Home Occupation – Category II • Bed & Breakfast • Specialized Animal Raising • Funeral Home

R-1 Suburban Residential District: Purpose: To encourage low density neighborhood development in conjunction with rural agricultural and suburban land use activities.			
<ul style="list-style-type: none"> • Single Family Detached Dwelling • Municipal Facilities • Home Occupation - Category I • Public Recreation • Religious, Educational, Charitable 		<ul style="list-style-type: none"> • Hamlet Development • Multi-Family Dwelling • Planned Unit Development 	<ul style="list-style-type: none"> • Adult or Child Day Care - Family • Adult or Child Day Care - Center • Group Residential Facility • Conversion Apartment • Home Occupation - Category II • Bed & Breakfast • Specialized Animal Raising
R-2 General Residential District: Purpose: To maintain mature and developing neighborhoods and to provide for a mix of compatible higher density residential units and ancillary land use activities.			
<ul style="list-style-type: none"> • Single Family Dwelling • Duplex Unit • Home Occupation - Category I • Municipal Building, Public Recreation • Religious, Educational, Charitable • Individual Mobile Home 	•	<ul style="list-style-type: none"> • Group Residential Facility • Multi-Family Dwelling • Hamlet • Mobile Home Park 	<ul style="list-style-type: none"> • Conversion Apartment • Adult or Child Care - Family • Adult or Child Care - Center
C-1 Local Commercial District: Purpose: To provide for commercial “cores” that include a variety of contiguous shopping, service and related activities for consumers throughout the community and environs. Regulations are designed to provide a variety of sales and service concepts to promote stable commercial growth to strengthen the local economic base.			
<ul style="list-style-type: none"> • Retail Sales • Bank, Financial Office • Business and Professional Office & Services • Indoor Entertainment 	•	<ul style="list-style-type: none"> • Automotive Sales and Service • Coordinated Commercial Development • Planned Unit Commercial Development 	<ul style="list-style-type: none"> • Auto Service and/or Car Wash • Drive-in/Food Service, Banking • Funeral Home • Child Day Care Center

<ul style="list-style-type: none"> • Library • Professional and Personal Services • Restaurant 			<ul style="list-style-type: none"> • Adult Day Care Center • Ancillary Residential
C-2 Planned Commercial District: Purpose: The C-2 Planned Commercial District is established to provide areas for highway oriented businesses and light industrial activities on common sites for purposes of: achieving economy, efficiency and conservation of land resources and facilities; promoting coordination of structural design; providing for adequate circulation and access of vehicular and pedestrian traffic; and, responding to compatibility with surrounding areas.			
<ul style="list-style-type: none"> • Municipal Government Use • Public Recreation 		<ul style="list-style-type: none"> • Planned Commercial Development 	
I Industrial District: Purpose: To provide for a mix of light industry and heavy commerce in areas of the community where it will not conflict with less intense land uses and where adequate area-wide highway access is available along the municipal perimeter.			
<ul style="list-style-type: none"> • Business Office • Municipal Facility 		<ul style="list-style-type: none"> • Business Campus • Waste Recycling Center • Adult Business/Entertainment • Mini Warehouse Facility 	
Source: New Sewickley Township Zoning Ordinance, Ordinance No. 181, Adopted December 2, 2008			

The logo for New Sewickley Township (NST) is displayed in a bold, white, stylized font within a yellow square. The background of the entire page is a topographic map of New Sewickley Township, showing contour lines, roads, and various landmarks like cemeteries and parks.

NST

NEW SEWICKLEY TOWNSHIP COMPREHENSIVE DEVELOPMENT PLAN

Chapter 10 Development Constraints

The logo for Olsen & Associates, LLC features a stylized 'O' and 'A' in a circular arrangement, with a small square below them.

OLSEN & ASSOCIATES, LLC

126 S. Main Street
Butler, PA 16001
(724) 282-4786



NEW SEWICKLEY TOWNSHIP

COMPREHENSIVE DEVELOPMENT PLAN

CHAPTER 10

DEVELOPMENT CONSTRAINTS

PENNSYLVANIA NATURAL HERITAGE PROGRAM

ENVIRONMENTALLY SENSITIVE AREAS

As development continues in New Sewickley Township, an appreciation for the preservation of lands with environmental features which are considered natural assets should be encouraged. While significant high-intensity nonresidential development is not projected or even supported by either Beaver County or the Township, the proliferation of smaller developed parcels along a single corridor or several corridors in close proximity to sensitive natural areas should be monitored. In June of 2011, the Township adopted new standards for public improvements and stressed best management practices for site design in the revised and amended Subdivision and Land Development Ordinance. Areas with steep slopes, wetlands, mature stands of trees or at-risk flora and fauna identified in the

Beaver County Natural Heritage Inventory, need to be protected.

This approach to development monitoring meets the Pennsylvania Municipalities Planning Code's requirement for a "plan for the protection of natural and historic resources." (PaMPC Section 301, Subsection 6). Until public utilities become available in areas with development potential, consideration for the adoption of well-head protection standards are also recommended. Following are excerpts from the Beaver County Natural Heritage Inventory:

DEFINITIONS

"Managed Lands" as defined in this county natural heritage inventory are owned or leased properties that are included in the report because of their importance, or potential importance, to the overall maintenance and protection of ecological resources of the county. Managed Lands are of two types:

- Public properties established and managed to a large extent for natural resources, and/or those that have the potential to manage such resources in order to maintain or enhance important ecological assets in the county, and by this evaluation are deemed by the inventory to be among the most ecologically*

"valuable" of public properties. Examples include: state game lands, state parks, national historic sites, county or municipal park lands.

- Private properties that are held by private organizations concerned with the management and protection of natural resources, and which upon evaluation have been deemed by this inventory to be among the most ecologically "valuable" of such properties. Examples include: private nature preserves, private environmental education centers.

"Biological Diversity Areas (BDA's)" include those sites that are recognized as supporting special species (Special Species Habitat), relatively large numbers and kinds of species (High Diversity Areas), or entire communities or ecosystems (Community/Ecosystem Conservation Areas). Occasionally, Special Species Habitats and High Diversity Areas require an amount of human manipulation of the site in order to maintain suitable conditions for the species or a group of species. This is particularly true in places where natural habitats have been displaced and where species are now surviving in human influenced/created areas that mimic certain natural habitats. Beyond such specific cases, however, these BDA's should remain as free from other disturbances as possible. BDA's which include communities or ecosystems of significance should be managed in a

similar way as Natural Areas, but with, again, the potential of management designed to provide habitat that has been displaced or compromised by various land uses (e.g., a special concern plant population that is threatened by an exotic weed may require manual removal of the weed to assure the protection of the plant population).

A "watershed" is an area of land that drains to a common waterway, such as a stream, lake, wetlands, aquifer or ocean. Each water body has its own watershed. The highest elevation surrounding the water body defines its watershed boundary. We all live in a watershed, and our actions impact the quality of the watershed downstream.

BADEN USGS QUADRANGLE

Brush Creek Floodplain BDA

Green Valley Park

Big Knob

Another Biological Diversity Area recognized on this quadrangle as a special species habitat is situated on the floodplain of Brush Creek. A small stand of mature trees, remnants of a once larger floodplain forest, and an associated recovering shrub dominated wetland are situated along a pattern of oxbow ponds and a small tributary stream in an area where Brush Creek once flowed. It appears that this site was cut off from the main branch of Brush Creek when the Pennsylvania

Turnpike (Rt. 76) was constructed. The stand of mature trees that remain serve as a nesting site for SA010. With approximately thirty nests, the *Brush Creek Floodplain*

BDA is the largest nesting site in Beaver County. This species depends on old-growth trees, usually associated with wetlands or floodplains, for nesting. The potential area for nest building at this site is small and, although the number of nests has increased from 8 in 1990 to 30 in 1992, little space remains for more nests. The forest remnant is bordered on one side by the turnpike and on another side by a pasture and paved road. Because of its small size, lack of buffer or suitable habitat for expansion, the nesting site is threatened. Although some of these impacts can not be eliminated (i.e., location of the turnpike or the paved road bordering the site), efforts should be made to lessen the impact to the nesting site and to SA010. Since the site is quite visible and easily accessible from the paved road, attempts should be made to keep people out of the area, especially during the nesting period from early spring to mid summer. This has been a problem in the past and to alleviate the disturbance the land owners have upgraded the fencing around the pasture and forest and have posted the property. Disturbance to SA010 during the breeding period could result in abandonment of the nests. Any development in the immediate area of

the site or in the nearby upland areas should be evaluated for its impact on SA010. In addition, the Pennsylvania Turnpike Commission should be made aware of this site so that any activity on Rt. 76 can be evaluated for potential disturbance to the site.

An area of managed lands in this quadrangle is *Green Valley Park* which is owned and managed by New Sewickley Township. This park is located south of the turnpike (Route 76) along Brush Creek. The majority of the park has been cleared and developed for recreational purposes. Ball fields, picnic pavilions, swing sets, etc., occupy the majority of the upland and bottomland areas along the stream. The only natural feature of the park besides Brush Creek is the forest on the slopes and in the small tributary valleys that has remained an example of a second growth Dry-Mesic Acidic Central Forest community. The forest appears to be recovering and, if managed properly, has the potential to improve its natural qualities. Park managers are encouraged to maintain the forested areas by providing an adequate buffer zone in the uplands and bottomlands surrounding the forest. This may require permitting sections of adjacent cleared areas to revert back to forest.

Attempts should be made by the county to expand the park by acquiring private lands that lie adjacent to the south,

southeast, and northwest borders of the park.

Big Knob, the highest point in the county (elev. 1383 ft.), in an erosional remnant of the old plateau surface prior to glaciation (Geyer and Bolles, 1979). Much of the forest that existed at this site has been removed and residential development has occurred along the base and lower slopes of this feature. The feature, nonetheless, remains an obvious, easily recognized remnant of the glacial period and as such is one of two geologic features identified in Beaver County.¹

PLANTS AND ANIMALS OF SPECIAL CONCERN IN BEAVER COUNTY



SA010 (Rainbow Mussel, *Villosa iris*) a rare mussel that is also found in the upper reaches of the stream in the North Fork of Little Beaver Creek (see the New Galilee quadrangle). This

mussel species, like many other mussels, is sensitive to pollution in the freshwater streams that it inhabits. Little is known at this point in time about the water quality of the Little Beaver Creek. It is known, however, that other mussel species do inhabit these waters which suggests that the river may be improving in quality or maintaining its present condition. Further information needs to be collected for the stream. This should be done in conjunction with a similar effort in Ohio.

IDENTIFICATION

The Rainbow mussel is subelliptical to subovate with straight dorsal and ventral margins. The shell is somewhat thin, becoming thicker towards the anterior end. It is slightly inflated and the beaks are low (not above the hinge line). The shell has a rounded anterior end with an arched posterior ridge. The periostracum (outer coloring) is yellowish brown with fine green radiating rays that become wider on the posterior portion of the shell (rays may appear interrupted at growth lines)²

¹ From the PA Natural Heritage Program, PNHP, Beaver County Inventory.

² PA Natural Heritage Program, Biota of Concern In Pennsylvania (BOCIP) lists.

STREAMS AND CREEKS



Wikipedia.com



Connoquenessing Creek, Wikipedia.com

CONNOQUENESSING CREEK WATERSHED

The majority of land in the Township is located within the Connoquenessing Creek Watershed, and the Brush Creek Subshed. Guidelines provided by the Western Pennsylvania Conservancy for

preserving hydric soils areas by limiting development are acknowledged as an element of the Township's plan to protect natural resources.

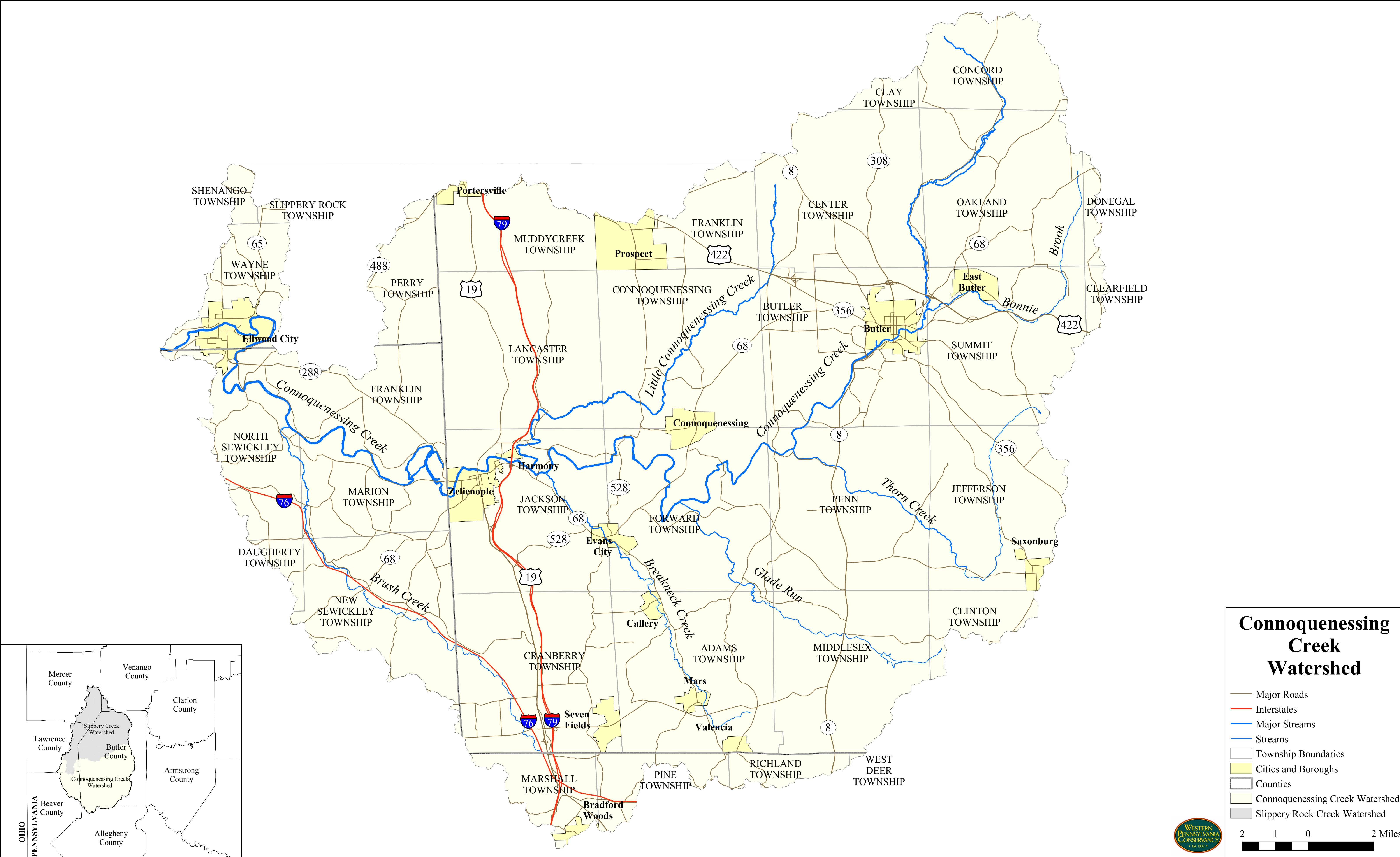
Located in Allegheny, Beaver, Butler and Lawrence counties, the Connoquenessing Creek watershed flows 54.1 miles from its headwaters in Concord Township, Butler County, to its confluence with the Beaver River, approximately one mile west of Ellwood City, Lawrence County. Converging with the Beaver River, the waters become part of the Ohio and Mississippi Rivers until ultimately emptying into the Gulf of Mexico.

The watershed is approximately 830 square miles and has seven major tributaries:

- Bonnie Brook
- Thorn Creek
- Glade Run
- Breakneck Creek
- Little Connoquenessing Creek
- Slippery Rock Creek
- Brush Creek

BIG SEWICKLEY CREEK WATERSHED

Big Sewickley Creek Watershed encompasses ten municipalities including Ambridge and parts of Economy Borough and Harmony and New Sewickley Townships. A watershed plan is being finalized.



The logo for New Sewickley Township, featuring the letters "NST" in a bold, white, stylized font with a black outline, set against a yellow square background.

NST

NEW SEWICKLEY TOWNSHIP

COMPREHENSIVE DEVELOPMENT PLAN

Chapter 11

Citizen

Participation

The logo for Olsen & Associates, LLC, featuring a stylized graphic of two overlapping circles above a square, all in a light green color.

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CHAPTER 11

CITIZEN PARTICIPATION

BACKGROUND

During work sessions in the Summer of 2011, members of the New Sewickley Township Planning Commission discussed development and quality of life issues that surfaced in the first decade of the new century. Supplementing the discussion, statistical data released by the U.S. Census Bureau from the 2010 Decennial Census and other primary data collection sources were reviewed. Analyses of these data are incorporated into various work elements of this plan document. Article III of the Pennsylvania Municipalities Planning Code (PaMPC), Section 301, presents an inventory of work elements to be included in a local or multi-municipal comprehensive plan. The purpose of the work session discussion was to identify as many of the Township's characteristics, whether positive or negative, within the context of the PaMPC provisions for the preparation of planning goals and objectives. Once a consensus on issues of concern was reached, the drafting of a household level survey instrument was the logical next step.

A community survey was prepared which included nineteen (19) topics or neutral statements for which a response was sought. Seven of the survey topics provided for multiple response options, which members of the Planning Commission deemed important to gauge property owners support for certain community goals, while most other survey response topics were designed to permit the expression of an attitude or preference to a neutral statement. There were 3,620 community surveys mailed at the end of October including residential and business property owners and the Township received 1,329 responses, or about 36.7% which is considered excellent and statistically significant. All survey responses including comments, were logged verbatim without editing and an analysis of those responses follows.

COMMUNITY SURVEY, NOVEMBER 2011**1. How long have you lived in New Sewickley Township?**

< 1 Year	1-4 Years	5-10 Years	11-20 Years	20 Years	No Answer	Total
36	119	182	178	803	11	1,329
2.7%	9.0%	13.7%	13.4%	60.4%	0.8%	100.0%

2. Which of the following best describes your current residence?

Own	Rent	No Answer	Total
1,209	82	38	1,329
91.0%	6.2%	2.9%	100.0%

Single family house	Mobile Home in Park	Apartment	No Answer	Total
1,069	111	54	95	1,329
80.4%	8.4%	4.1%	7.1%	100.0%

3. Has your well gone dry for any period of time in the last five years?

Yes	No	No Answer	Total
138	1,083	108	1,329
10.4%	81.5%	8.1%	100.0%

(No Answer) – I had a wonderful well for 50 yrs. It turned orange & I had to get city water. Luckily, it was available.

(No Answer) – Not in the last 5 years but lots of times with 3 kids at home

(No) – But a lot of my neighbors have.

(No) – But yes in the last 10 & we are very careful & practice conservation in summer/fall.

(No) – However, ever since sewage dump into brush creek has been undrinkable

(No) – Maybe your well has not gone dry, but lots of bad water is not good. Too many people have lots of water but can't drink it or wash their clothes because of result or other problems. The twp need to get water in the twp.

4. Extension of public water lines should be considered in areas within the Township.

Agree	Disagree	Not Sure	No Answer	Total
593	370	331	35	1,329
44.6%	27.8%	24.9%	2.6%	100.0%

(Agreed) – Along with sewage

(Agreed) – If a reasonable and affordable for seniors

(Agreed) – Strongly Long Past Due!

(Agreed) – Strongly – everyone on our road has had to drill wells in the past 3-4 years!

(Agreed) – Who pays for it?

(Disagreed) – Only if necessary to those that are in need

(Disagreed) – Where??

(No Answer) – As needed basis. Water lines need to be run to areas in need. That said it will impact areas where water is not needed.

(No Answer) – I know I don't want public water/sewage for my home

(No Answer) – No. I do not believe you should force people to spend \$10,000 for water install as an option to them if they would like city water – yes

(Not Sure) – Possibly limited areas

(Not Sure) – Who's paying for this

5. Township owned roads are adequate for current and future traffic volumes.

Agree	Disagree	Not Sure	No Answer	Total
598	410	300	21	1,329
45.0%	30.9%	22.6%	1.6%	100.0%

(Agreed) – #5 twp. roads are presently adequate – how far into the future are we talking about. Twp. roads upgrades should be addressed as the need arises.

(Disagree) – In adequate snow removal & salting capabilities

(Disagreed) – Lovi & Freedom Rd – needs new intersection – too hard to make turn

(Disagreed) – need more roads too much traffic

(Disagreed) – Ref. #5, #14 – roads in the area of Penn Avenue/Fletcher Lane are narrow, making 2-way traffic difficult. This is also a concern when it comes to access for fire equipment and emergency vehicles. Consider widening streets.

(Disagreed) – Roads are not maintained. Road crew usually seen parked. Paving needs fixed. Bought new mower – roads not mowed.

(Disagreed) – Why type of growth?

(No Answer) – current adequate, future not sure.

(No Answer) – Current yes, future doubt it

(No Answer) – do crow's Run!!!

(Not Sure) – Traffic counts should be made

6. Does your family use Township recreation facilities?

Yes	No	No Answer	None	Total
645	651	30	3	1,329
48.5%	49.0%	2.3%	0.2%	100.0%

If yes, please check all that apply

Walking Trail	Picnic Shelters	Softball Fields
523	323	95
81.1%	50.1%	14.7%
Exercise Equip	Play Ground	Baseball Fields
41	306	121
6.4%	47.4%	18.8%
Soccer Fields	Gazebo	Other
150	60	55
23.3%	9.3%	8.5%

(Added category) – Josh Rimer Memorial

(Circled Exercise Equip) – Did not know there is exercise equipment to use

(No Answer) – Did use softball fields when kids were at home. All grown now

(No Answer) – where are they!?

(No) – But plan to find time hopefully. Love all of these.

(No) – Facilities at Freedom High School are much closer for us, and we tend to spend more time there.

(No) – Use Cranberry Twp

(Other) – Basketball

(Other) – Basketball court

(Other) – Bicycle

(Other) – Bike Trail!

(Other) – Use Township roads for running

(Walking trail) – Would be supported

7. Would you like to see additional recreation facilities developed by the Township?

Yes	No	No Answer	None	Total
685	557	84	3	1,329
51.5%	41.9%	6.3%	0.2%	100.0%

If yes, please check all that apply

Picnic areas	Tot Lots
223	83
32.6%	12.1%
Hockey Rink	Swimming Pool
89	333
13.0%	48.6%
Playgrounds	Hiking Trails
186	302
27.2%	33.3%
Tennis Court	Bicycle Paths
79	333
11.5%	48.6%
Disc Golf Course	Skate Park
86	116
12.6%	16.9%
Soccer, baseball fields	No Answer
55	9
8.0%	1.3%

(Comment only) – anything would be nice!

(Comment only) – Something for 60 age or older

(Comment only) – Upkeep to what we have is most important

(Created new category) – Dog Park

(Created new category) – Dog park (fenced)

(Created new category) – Dog park trails

(Created new category) – Dog Park!

(Created new category) – Fishing

(Created new category) – Fishing

(Created new category) – Horse Arena

(Created new category) – Horse Trails

(Created new category) – Horse trails

(Created new category) – Level walking

(Created new category) – Library

(Created new category) – Model Aircraft, R.C. Flying Field

(Created new category) – Roller Skate

(Created new category) – Walking track

(Disc Golf Course) – (changed to read) Golf Range

(Hiking Trails and Bicycle Paths) – Additional details regarding Question 7: Bicycle Path · 10 miles in length · 3 trailheads, one at each end and one in the middle · crushed limestone or asphalt surface · keep rural, wooded atmosphere (See trails at Oil Creek and Goddard state parks). Hiking Trails · beginner to intermediate in difficulty · Keep rural, wooded atmosphere

(No Answer to any) – Not sure if needed

(No Answer to any) – Park need to be maintained 1st – bank along creek sinking. Walking path never cleaned off etc.

(No) – Do not spend any more tax money here, they are not necessary

(No) – Existing not used enuf

(No) – Have Green Valley

(No) – What we have is adequate

(Other) – Purchase land for reservation of future park land and open space

(Swimming Pool) – Indoor and outdoor

(Yes) – Any & All

(Yes, Playgrounds) – Current one is pathetic

8. Growth should be managed so as to limit its impact on existing properties.

Agree	Disagree	Not Sure	No Answer	Total
1,049	103	152	25	1,329
78.9%	7.8%	11.4%	1.9%	100.0%

(Agreed) – As needed

(Agreed) – But this is a misleading question. All growth should be controlled, but New Sewickley never grows.

(Agreed) – But we are not against growth

(Agreed) – Let us learn from Cranberry Twp. And develop strong municipal ordinances to control and encourage the future growth within the Twp.

(Disagreed) – You have no real good tax base farms & trailers

(No Answer) – Depends/too broad! We need growth!

(No Answer) – If by managed, you mean pay someone to be in charge of that, no.

(Not Sure) – What kind of impact?

9. Which of the following nonresidential land uses should New Sewickley Township encourage? Check two.

Small business & retail	Major Industry
859	81
64.6%	6.1%
Light industry	Senior Care
439	565
33.0%	42.5%
Professional/Technical Offices	NONE
520	37
39.1%	2.8%
No Answer	
58	
4.4%	

(Comment) – Twp. need not encourage. Twp Govt. should support the tax payer

(Comment) – We are rural

(Comment) – We need jobs!

(Created new category) - Farming

(Created new category) – Farming

(Created new category) – Farming

(Marked Light Industry and Major Industry) – I think all of these

(No Answer to any) – How about NONE

(No Answer to any) – If this will increase taxes (again) NONE

(No Answer to any) – None

(No Answer to any) – None keep agricultural

(No Answer to any) – None of above

(No Answer to any) – Whatever can bring the necessary tax base to help improve and expand existing infrastructure and recreation facilities. However, whatever it is should be required to be a “green” facility with minimal impact on surrounding landscape

(No Answer) – None – don’t try to force this on us.

(No Answer) – This is a stupid question!! MST has been rural for years. We do not need any of this type of nonresidential land use encouraged!! Encourage agricultural use period!!

10. Please select the type of housing you think is most needed in the Township.
Number the following from 1 to 5 with 1 being the most needed and 5 the least.

Housing designed for senior citizens							
1	2	3	4	5	✓	n/a	Total
264	182	231	178	94	123	257	1,329
19.9%	13.7%	17.4%	13.4%	7.1%	9.3%	19.3%	100.0%
Housing designed for younger families							
151	319	238	138	55	82	346	1,329
11.4%	24.0%	17.9%	10.4%	4.1%	6.2%	26.0%	100.0%
<i>(1) - See school enrollment. 30% decline!</i>							
Condominiums, townhomes, or carriage homes							
63	115	156	226	354	73	342	1,329
4.7%	8.7%	11.7%	17.0%	26.6%	5.5%	25.7%	100.0%
<i>(Checked, no #) – Higher density means more tax \$’s` No 5 more</i>							
Rental housing							
27	73	105	247	449	41	387	1,329
2.0%	5.5%	7.9%	18.6%	33.8%	3.1%	29.1%	100.0%
<i>(5) – Usually goes downhill quickly (Crossed out) - No dead beats on Section 8 housing (5) – Not in this area. People would never pay!</i>							

Single Family Homes							
486	200	156	52	46	146	243	1,329
36.6%	15.0%	11.7%	3.9%	3.5%	11.0%	18.3%	100.0%
<i>(Marked, no #) – need water & sewer</i>							

(No Answer to any) – Less Trailers

(No Answer to any) – No additional housing needed in NST. Clean up some of the existing homes to convey a more desirable community to live in!!

(No Answer to any) – Twp. does not NEED housing, people do. If someone wishes to live or build have they can purchase some property and do so under current rules. I don't accept the premises of the question, as a Township is not in "most need" of housing.

(No Answer to any) – No more Housing. Say No to Cranberry.

(No Answer to any) – Not convinced any housing is needed!!

(No Answer to any) – Not familiar enough with what is already available

(No Answer to any) – We do not need more housing. New Sewickley is loved as is – if you want condos, senior homes etc. cross the line & go to Cranberry

(No answer) – Plan?

11. Preserving the rural character of the Township is a priority.

Agree	Disagree	Not Sure	No Answer	Total
1,094	113	103	19	1,329
82.3%	8.5%	7.8%	1.4%	100.0%

(Agreed) – (That's why we moved here)

(Agreed) – If they choose!

(Agreed) – In ↓ some areas. Could use managed growth in designated areas.

(Agreed) – Managing growth so as to preserve the rural character is the result of properly written Twp zoning and SALDO ord's.

(Agreed) – Misleading. The Township Supervisors have done nothing. There are no nice new houses.

(Agreed) – Not always able to accomplish this

(Agreed) – Not where possible but most certainly!!

(Agreed) – Now you get it!!

(Agreed) – That is why we live here

(Agreed) – While it is nice not living in CRANBERRY fashion I believe if a farmer wishes to develop his land or sell it he has a right to do so. Property rights are constitutional.

(Disagreed) – But not completely

(Disagreed) – This is 2011 now.

(No Answer) – To a degree, but growth is needed

(No Answer) – To some extent

12. The Township's working farms should be something to be encouraged/preserved where possible.

Agree	Disagree	Not Sure	No Answer	Total
1,212	49	59	9	1,329
91.2%	3.7%	4.4%	0.7%	100.0%

(Agreed) – Emphasis is on working farms.

(Agreed) – Nobody's land should be taken unless they agree to sell

(Agreed) – not just working farms – all green space

(Agreed) – Not where possible but most certainly!!

(Disagreed) – yes

(Not Sure) – The township does not OWN any working farms that I am aware of. Therefore the township has no constitutional right to control those who do.

(Not Sure) – Too broad of a statement

13. Zoning regulations with options to increase density of a development (dwelling units. per acre) in order to preserve open space or farmland should be supported.

Agree	Disagree	Not Sure	No Answer	Total
827	196	248	58	1,329
62.2%	14.7%	18.7%	4.4%	100.0%

(Agreed) – farmland should be #1 priority

(Agreed) – If done with green space for each development.

(Disagree) – keep farmland!

(Disagreed) – I don't support hi density housing!

(Disagreed) – No developments with goal to bring city water/sewage here

(Disagreed) – The township has no constitutional right to control those who do. To whom does the 'OPEN SPACE' or farm land belong? NOT the township!

(No Answer) – Another STUPID QUESTION!! Clarification!! – Decrease density. Support farmland as it exists

(No Answer) – I am opposed to zoning changes and believe very strongly that our rural farmland be preserved.

(No Answer) – I do not want any type of development in New Sewickley Twp. on any farmland. The wording of this question is awful.

(No Answer) – I think it should be managed

(No Answer) – Is this an oxymoron?

(No Answer) – No development

(No Answer) – No developments

(No Answer) – No Developments

(No Answer) – No more developments!

(No Answer) – Please, no more developments

(Not Sure) – Keep rural aspect – do not want to see mega plans.

*(Not Sure) – NO housing plans *keep open space.**

(Not Sure) – Not to increase density

(Not Sure) – Rephrase this. Balance open/farmland w/ability to expand tax base. “that restrict increased density”

(Not Sure) – Too broad of a statement

14. The current emergency network and emergency services, (police, ambulance, and fire companies) are sufficient.

Agree	Disagree	Not Sure	No Answer	Total
912	116	282	19	1,329
68.6%	8.7%	21.2%	1.4%	100.0%

(Agreed) – I would like to see New Sewickley Township added to Medic Rescue municipalities list. It will save a lot of retired people \$14.50 a year.

(Agreed) – More than sufficient

(Agreed) – personal experience excellent

(Agreed) – The only problem would be expansion and increased density that would impose on present residents.

(Agreed) – They do a Wonderful Job! 😊

(Agreed) – They seem to do an excellent job

(Disagreed) – Disagree to the extent that the fire companies should be combined. However, Police is excellent.

(Disagreed) – need medic rescue

(Disagreed) – These guys need more support from their township. It is not cheap to run a Fire Dept.

(Disagreed) – When I called for an ambulance they went to Ridge Rd in Marion twp. New Brighton. I told them I was Ridge Rd new Sewickley twp. by Big Knob School. My husband had a heart attack.

(Disagreed, circled word “ambulance”) – not good enough

(No Answer) – At this time, yes

(No Answer) – Need to evaluate details.

(Not Sure) – I just keep thinking that it has to be more cost effect to combined the 2 fire departments. Combined as New Sewickley Twp. but let them managed the stations as is. There has to be some type of savings on Ins. and cost.

15. I would favor a designated tax to support local fire protection and emergency medical services.

Agree	Disagree	Not Sure	No Answer	Total
439	508	348	34	1,329
33.0%	38.2%	26.2%	2.6%	100.0%

(Agreed) – A sales tax

(Agreed) – But properly managed

(Agreed) – If within the next year if more residents and businesses don’t donate to the fire dept. a tax should be enforced for all to pay.

(Agreed) – One fire department and more police officers. Before a tax is implemented, the fire departments need to be reorganized into one functioning NST department. Also, if growth is imminent, more police officers need to be added to the force.

(Disagreed) – Community fund raiser

(Disagreed) – Most people cant afford general living – your wage tax is already a tax on a tax. What we don’t need is another tax – maybe better mgt of Township funds/spending

(Disagreed) – No new taxes – lower taxes

(Disagreed) – Taxes we pay already are plenty! In fact, when all taxes are added up, we pay more than needed. If you need more money, make administrative and cut-backs in spending like we do in our homes.

(Disagreed) – We don’t need taxed or a law to do this. We are free to decide to donate or not!

(Disagreed) – We donate each year

(Disagreed) – We love our fire fighters and police! Don’t talk us into additional govt. taxes!

(Disagreed) – Why would I support a tax for this when the fire depts. Get a percentage of every residents homeowners insurance! When I found this out I no longer send B.K.V.F.D. the annual donation back to them every year. What are they doing with all the money? More often than not I drive past and the firemen are washing their “own” vehicles! Am I paying the electric bill? Granted they do good work, but come on, wash your car at your own house, not the community’s fire hose!

(No Answer) – Need to access the benefit

(No Answer) – One sum not go go up

(Not Sure) – Depends on amount of tax

(Not Sure) – Low income but would if I could

Agreed) – My family would highly support a designated tax for the fire protection of our community. The departments spend much of their time trying to keep their heads above water financially when that time should be spent training.

16. What are New Sewickley Township’s most positive characteristics? Please choose top two.

Property Values	Municipal Services
661	167
49.7%	12.6%
Emergency Services	Regional Access
209	652
15.7%	49.1%
Schools	Other
496	204
37.3%	15.3%

** Maintain (ensure) Private Property Rights*

(Property Values) – Are you kidding?

All

Beautiful area

Beauty space peacefulness privacy, safety, ware country charm! Acres of heaven

Character of the people strong work ethic, good morality

Community

Country living

Farmland

Farms, open country

Freedom to live in a peaceful manner

General rural-ness of area

Green Valley Park

How about this!! Rural Charm No Housing Developments

Is rural & not like Cranberry Twp.

It's rural characteristics

Its people, who OWN property and have constitutional rights to it.

Its rural character

Location between York and Lancaster

Low taxes

More farms less development

Near Cranberry Twp

Not Cranberry

Not Sure

Open countryside

Open space

Open space & farmland

Park

People

Police dept

Preservation of space & farmland

Probably its short distance to all the conveniences of Cranberry

Property values have stayed fairly stable.

Reasonable taxes

Recreation Board

Rural

Rural

Rural

Rural area

Rural Area

Rural area

Rural area

Rural area

Rural areas

Rural areas low development

Rural atmosphere, farms

Rural character

Rural Character

Rural Character

Rural character

Rural Character

Rural character

Rural character

Rural character

Rural Character – Small Government!

Rural community

Rural life

Rural living

Rural Living

Rural living

Rural location

Rural nature

Rural setting

Rural setting

Rural setting

Rural/country

The people

Traditional values

We are rapidly losing any positive character we had left. Not so long ago the Twp's farms and forests were it defining character. The developments, traffic and crime that replaced the farmland and woodlots sucks and is an eyesore to persons that were here before the zoning and the madness started.

17. New Sewickley Township officials are responsive to resident's concerns?

Agree	Disagree	Not Sure	No Answer	Total
467	210	611	41	1,329
35.1%	15.8%	46.0%	3.1%	100.0%

(Disagreed) – Efforts should continue to clean up residential properties (Junkyards) for those of us who maintain our property, this problem is very disgusting and makes New Sewickley Township less attractive/appealing. Also – on more than one occasion, we have expressed concerns about unsafe conditions in the area of Fletcher Lane/Penn Avenue. Roads are too narrow, there is a lack of stop signs, the 25 mph speed limit is excessive * Yes there are 15 mph signs – I've seen them! Visibility is poor (trees/shrubs) We've witnessed multiple near-misses. The safety of our children is jeopardized daily. Please take action and don't wait for accidents, injuries or death!

(Disagreed) – I believe the zoning officer should enforce the current laws, especially those pertaining to junk cars. Take a drive on 9th St. Extension – some property owners there have their yards filled with old cars, and that's very unsightly!

(Disagreed) – Look like officials are about to railroad us!!

(Disagreed) – Never have been!!!

(Disagreed) – Not the current board

(Disagreed) – Old Supervisors

(Disagreed) – Once we get rid of the out going supervisors

(No Answer) – I stopped coming to the meetings because of how officials treated the resident's at the meetings I attended. I hope to start back now that those certain officials are finally gone. Hoping New board are responsive to our concerns.

(No Answer) – Some are

(No Answer) – Some are – others not! We, as residents, realize the situation our whole country is in due to the **“change promised by our present leader and his helpers”** and our country is slowly being eroded by bureaucratic, self-seeking, people that want to control us and take away our freedoms! I ask each of you that are elected officials by us, the citizens and residents of this great country and township, are you truly wanting to making decisions for the good of all the residents or are you being influenced by and pressured by higher-up bureaucrats to force us to support actions that will bring **higher taxes, high costs to put in city water/sewage, and things that are not necessary right now.** Our country is suffering from losses of jobs, higher costs of living (food, utilities, insurances, etc) that is affecting **ALL** of us sooner or later. Our families, whether seniors or young, are being **FORCED** to live within the budge of our income. Please consider the facts of the changes you want to make for our township that will affect us even more during this recession whether it is local, state, or national! Thank God we, as American Citizens, are aware of what our elected officials are doing

to us. We are better informed these days and we know right from wrong! If you aren't for us, then resign your present position and let someone that believes in what our great country was established on do this job. Keep God in our lives and leadership, English is our language and the Constitution of the USA is our established guideline. Try praying to God and ask HIS guidance and see what HE can do for all of us. Sincerely, Resident Family. God help us all!

(No Answer) – TO MUCH FAVORTISM!

(No Answer) – Water & Sewage?

(Not Sure) – Now. Have not been in the past

(Not Sure) – too much crony work!

(Not Sure) – We'll see

(Not Sure) – With the election, I hope we see a change and a better working attitude among the leaders

18. The present zoning districts should be revised to permit additional:

Commercial Development			
Yes:	No:	n/a	Total
549	574	206	1,329
41.3%	43.2%	15.5%	100.0%
Residential Development			
783	356	190	1,329
58.9%	26.8%	14.3%	100.0%
<i>Maybe - With limits – do not want a Cranberry Twp. (Yes) - Limited Green</i>			
Industrial Development			
310	752	267	1,329
23.3%	56.6%	20.1%	100.0%

(No Answer to any) – Don't know existing zoning districts

(No Answer to any) – Need more information to make an educated opinion

(No Answer to any) – Where??

Don't make us another Cranberry

If new business is developed place do not give tax breaks for 10 years. My observation of how many times the 1st business at the corner of Lovi and Freedom Rd. changed

hands as soon as the tax break period was over is up to three or four. Use other means to attract business other than the current process.

The zoning ordinance was revised several years ago to allow for additional residential and commercial development. Why can't we just work with existing zoning and bring developers into the township?

What happened to agricultural!.

19. How should New Sewickley Township revenues be used? Please choose three.

Improve Current Municipal Building	Recreation (land, pool, ice rink, community center)
227	468
17.1%	35.2%
Street & Road Maintenance	Construct New Municipal Building
1,087	105
81.8%	7.9%
Police Protection	Zoning Enforcement
747	221
56.2%	16.6%
Public Water & Sewer Line Extension	Other
532	146
40.0%	11.0%

→ If you want a new municipal building - raise \$. Fundraisers etc. if current tax \$ was properly designated - without raising taxes - portion could be used for repairs/new facility. (A new building) current building works, functions, etc. - not a priority. → As for street & road maint. - We pay for equip now to be used for the people/roads in Twp. which do not get used. Twp. equipment gets used for personal favors, road crew employees do not take care of any equip. new or older & ½ the time are sitting in a truck somewhere - on phone, napping ...I have witnessed about 20x personally. Roads not not maint. in winter. It's running joke the roads will be terrible. If school is closed

or delayed. If you want to have \$ for new building cut road crew salary & stop buying equipment they don't put to use! → Police have had all new cars - paint jobs/light/equip. If they were concerned with protection/safety they should have put \$ towards that instead. → Water & Sewage @ a cost of \$10,000 plus should not be forced on people - period. → Recreation - if current parking could be maintained, bank reinforced walks cleared, general maint...than think about adding. Again we are not Cranberry & do not need the 20 parks they have! → I believe people pay for their land - if you want to tell me what I can & cant do with it - you pay my mort because its not truly mine

> with that said - an eye sore or junkyard in the front yard in town should be asked/told to be cleaned up generally unless a hazard or complaints on property leave people alone.

(Construct New Municipal Building) - In Question #19, I do not think that the present municipal building & location are adequate. I am not sure that building a new facility is the only answer. An intense search should be commenced to find a suitable facility that can be converted to a municipal building.

(Construct New Municipal Building) - No one cares about municipal building but you guy. Just an FYI. Do what you get to do with that.

(Illegible name) will have something to do - there is nothing YMCA↑

(Improve Current Municipal Building) - What ever is more practical & cost efficient

(Other) - Bicycle paths

(Other) - Bike trails

(Other) - Emergency management

(Other) - Fire Co.

(Other) - Fire dept

(Other) - Fire Dept.

(Other) - Fire Dept.

(Other) - Fire Dept.

(Other) - Fire Dept./EMS

(Other) - Fire Depts

(Other) - Fire Hall

(Other) - Fire Protection

(Other) - Fire Protection

(Other) - Fire protection

(Other) - Fire Protection

(Other) - Lower Taxes!

(Other) - Natural gas lines

(Other) - NST is a lovely place to live & raise a family - Budget the money to provide more visibility to the outside public so they will be more interested in moving into the area - Raise tax base improve schools position, family needs etc. Improve the overall image to the outside communities. High influx of people in areas east of 19 - Why not some of that over here? High wage earning families c/be good for the township.

(Other) - Reduce taxes limit spending. Our revenues should be used to pay our bills. If there is any money left over fund the police & fire departments. There is no reason to look for places to spend money just because we may have it. Everything anyone ever needs or wants is available in Cranberry. If that's not close enough for New Sewickley residents they should move. (Name included)

(Other) - Schools

(Other) - transportation & other services for senior citizens

(Other) Revenues to be used to improve the most costly, troublesome cost, including management training

(Police Protection) - Traffic control, speeders

(Public Water & Sewer) - Most crucial - only choosing one

(Public Water & Sewer) - No!

(Recreation) - This could include the municipal center and sports facility

(Recreation) - We are 30 yrs from supporting these rec facilities - twp's like Cranberry and Moon do not even have these!

(Scratched out Public Water & Sewer) – No way Jose!

(Street & Road Maintenance, Zoning Enforcement) - Both items need addressed. We have become a total junk yard. Road maintenance need constant improving due to the increase in traffic.

(Street & Road, 1, 2, and 3) – Lovi & Rochester Roads could use better SNOW removal maintenance, please!!

(Street & Road, Police) - Needs major attention! Our roads are horrible & we have a top notch but severely underfunded police dept. due to the our inadequate Twp. Supervisors!! Wake Up!!

(Street & Road, Police, Public Water) – Most important. (Recreation, New Municipal Building) – not imp.

(Zoning Enforcement) – Creates revenues

(Zoning Enforcement) - Not familiar with current zoning regulations to answer zoning questions well

An option for #19 = Revenues could be spent for fire, and emergency medical services so that the residents would not have another tax to pay.

Good job on wasting revenue!! Fire the person who designed this survey. Get

out and talk to the residents if you want to serve them.

Help the people

Is improving current building feasible?

No revenues should be spent on anything other than roads, water & sewage, things that will impact each and every taxpayer equally

None of above

Other) – Fire companies

Preservation of well & septic

Should have fire protection as a choice.

Speed control

There are many buildings littering our township with decay that need removed. A vacant trailer on Lovi Rd. is rotting away for one example!

Unless the current municipal building is falling down then it should be the least of the concerns

We need to continue to improve education in our schools & fund activities for our children. That should be the last place to cut funds. We have a excellent school district & need to consider a industrial development to support our community with funding while keeping our farm lands.

Zoning Officer needs more time to do job

GENERAL

- Looks like you want a new municipal building – why did you get rid of Unionville School

*We appreciate the townships newsletter. * A farmers market would be nice.

A good place to live and raise a family

A lot of the things you are listing now we could have had long ago & you blow it, new office, senior space, offices, etc all in one (1) space. Now the has at least doubled and still no plan

Am very happy in my home in New Sewickley. Hope I never have to leave it. I was born in the By Town of West Bridgewater.

Been in the twp 1 year love it. Wish you could fix my road...but its a private road I think?...

Bring back the 6:00 whistle. I will help with contribution

Common sense should be used by all.

Crows Run corridor is needed

Do something for 60 or older person for housing & transportation and for low single family

Do they still issue citations for your vehicle being too loud?

Enjoy living here, close to Cranberry & Beaver Valley – love the farms. Thanks.

Farmers should be supported 100%

Freedom School's need support. If the schools were better it would lead to more business & single family homes

Great place to live – over 70 years

Great Place to Live!!!! Thank you!!

Have not been in area long enuf to be able to make an informed decision.

Having recently just moved here, I have very little experience with most of the issues.

How will results of this survey be published?

I am new to the area and actually live closer to Cranberry. Having moved here from Greene County I appreciate the rural nature of the township and hope it can be preserved.

I am very satisfied with our Township.

I haven't lived here long enough to answer these questions.

Improve the schools and build a newer school.

Its been a prvilge to live in New Sewickley. It's a great place

Jobs & low taxes + responsible housing for the young & old should be priorities. But infrastructure should always come first

Kudos to the Pine Run Fire Dept. My wife had a stroke, and after the 911 call was made, they were here in 4 minutes! Great!!! Thanks!!!

Less on rules & regulations creates a free society that will encourage growth & prosperity

Let's have a meeting about the shale concerns.

Love it here

Medic Rescue service should be added to the Township as member discounts for services. They provide to residents in our Township.

Need more road signs repaired or replaced as per your newsletter last year! Great job on road clearing in winter.

New Sewickley Twp need a normal and convenient recycling program. We should have a collection bin that is picked up weekly just like our trash. The voluntary program is inconvenient and most times fills up before you get there and you are turned away – to take your recycling with you!! This is the age of “green” and NST needs to step it up!

New to this area

No comment – It may be used against a person

No Comment: Very happy here

No Farmers No Food!

No Gas Drilling!!!

No Questions on Gas Drilling?

Over all N.S. is a nice place to live

Overall twp. is a good place to live, need to control spending in these tough times

Please work on a system to allow for payments to the Township online.

Put new fence in Front of Senier High Hiding the housing! Looks terrible!

Recycling center for leaves, brush, grass clippings, etc.

Recycling is really lacking. I have never lived anywhere that a person has to travel 2 days per month to recycle. Why not have curbside pickup? I think the restrictive nature of the current recycling plan actually prohibits and deters people from recycling. Either open up the containers so residents can use them free choice or have curbside pickup.

Some of these questions need more than a one word answer

Someone should be able for writing grants

Stop Sunday burning in the Township

There are probably 4-500 voters living in Freedom Crossing and Danbury Farms who must drive about 5 miles to vote. Establishing a polling location in this general area would undoubtedly provide better turnout for election. We don't know enough about the Twp to give intelligent answers to your survey – Sorry!

There is no need for 2 fire departments in the same township. I'm tired of my taxes getting wasted on duplication of services. Combine the departments to make them (1) one “good” department instead of (1) big one and (1) small one.

Twp bld should of been in Unionville School – not a new one built – Now with twp bldg falling apart it should of moved into Plaza on Pike – instead of being tore down!

Unionville School – could it be a possible municipal bldg/senior center/recreation center?

Utility access – gas, sewage & water access

Was excited when I had heard several years ago that a plan was being considered to turn Unionville School into a new community building/municipal building. Disappointed when it fell thru

We are in a bad economy now and it is important to keep our money. We don't know what the next few years may bring. A pool is a luxury. The road maintenance is great; our police are fast and so is emergency services. Our taxes are low and we don't have a problem with traffic. It is a great community. Let's keep it that way.

We are land owners but do not reside in New Sewickley township. Survey could only be partially completed.

We built our home in 1988 and enjoy living here. We moved from Allegheny County (N. Hills) We encourage others to consider living here in New Sewickley. We like our township. (Name included)

We current own 5+ acres of vacant land in the Township, but hope at same time to be able to build a second home on our land. Thanks for the opportunity to provide input.

We live in the country, so we don't have city water & sewage. We also don't have neighbor a sidewalk away.

We love living here!

We love New Sewickley. It's a wonderful place to grow up and raise children.

We love our township. Keep it family. Keep it safe.

We need to explore a new way to deal with our municipal recycle collection system. If we don't have curb side pick-up we need to look at the "un-manned" recycle pods that are open to the public 24/7.

We need township wide garbage/refuse pickup out of our tax monies.

We would like to see a recycling center established – one that might be available several days/week – with more recycling opportunities than are currently available

MULTIPLE

- Allow deer hunting in the Upper Park Woods & Boy Scout woods. Fix erosion along the banks of Brush Creek. In 20 years, you won't have a park because of it. We need to install trees along the bank, not cut them down!

→ Bike Trails would be fantastic. →Looser zoning to encourage small business development especially on roads used by many, for as more business equals more tax revenue for you ☺ and more employees & residents and to make a strong proud name of New Sewickley Township

(Need Water) Housing for Senior Citizens, Picnic Areas.

** Please consider Public Sewage in the Area of Lovi Road. Several homes in the area have overflow running into drainage and onto road ... this can only be corrected with public sewage. Also it would be beneficial if the Cranberry connector road way would be completed as planned. The Dangerous intersection where Lovi and Freedom Crider (Crows Run) would be eliminated – unsafe situation for school buses and traffic. This roadway also opens access to New Sewickley from Cranberry and Route 65 excellent for growth and development.*

1. Estension of water lines is a good idea, if tap in fee is reasonable!! 2. We own our mobile home, but rent the lot. 3. Mass transit would be a nice idea.

1. Growth explosion – roads aren't maintained well – need more lanes. 2. Need more police presence – recent rash of break-ins @ Freedom Crossing. 3. Water – too expensive! Owned 3000 sq ft home in Ohio for 10 years – H₂O bill was @ \$25/month. Here it almost \$100/month! Ridiculous!

1. Support small businesses development. 2. Support all farmers & land. 3. NO housing plans like Cranberry. 4. With the big land parcels that are setting around for sale, make it easier for new residence's to buy and make farm's, or horse farm's, or other agricultural means or other etc. 5. No city water or sewage we don't need to pay \$\$ for something not needed. Like Economy Boro. Residences. 6. Keep Twp. the way it is, let people move in on larger parcels, not small lots.

A community pool would be great! I have an inflatable one, but haven't used it because I have well water, which makes it difficult to fill. Having public water would be nice in this instance among other i.e. smell & quantity!

Being so close to rich, sprawling Cranberry hurts us with soaring property values – yet our own kids can't afford to live here! We need H₂O & sewage in order to keep up with surrounding urbanization, but still MUST protect our rural areas! I'm proud to live in this Township and just wish the best for us all in the future.

Clean up junk on property. No new or improved municipal building. No city water no sewage. We live in the country not the city.

Cranberry has already invaded far enough into New Sewickley and this growth should be controlled. Please explain the need for municipal building improvement. Every time I go there to pay taxes, I see an empty building except for the Tax Collectors.

Current road signs consering weight limits are NOT adequate. Local deliveries only signs and larger weight limit signs. Also a better recycling program including pickup curbside w/trash pick up. Highly encouraging glass and plastic recycaling. Parden my spelling...lol

Decible Noise Ordinance's should be considered for Motorcycle riding within the township. Additional Cell phone towers should be discouraged. Thank you!

Do more about the water supply. We live in Freedom Crossing and the "junk" collected in the faucet strainer is awful. Clean up the water. When needed the emergency help has been wonderful and the police are very kind, caring professional. And EMT's. Thank you.

Don't turn New Sewickley into another Cranberry. We need a swimming pool – ice rink – what about the kids that don't like baseball? No safe place (roads) to ride bikes. Hello?? What about a decent library?

During the summer months – weeds should be cut more than once a year. Many roads in the township have little or limited visibility when driving or turning. The grass & weeds grow very quickly and can be a dangerous situation when they limit visibility. It used to be 2-3 times a year the weeds would be cut but this year only once on our road. Also zoning requirements are too strict in our township. Its way out of control.

Encourage residents to recycle. Traffic circles, instead of red lights, at busy intersections in future road improvements.

Enforce speed limits on Big Knob Road. Keep the Township in a rural setting. Cranberry is slowly creeping closer. It is nice to escape the hustle and bustle when you come home to a rural setting.

I am new to the Township. I think we have a well kept secret. Let's not become a Cranberry Twp. Move slowly but positively. Look at Economy Borough's cost for sewage! I think we have good commissioners who care about taxpayers. (Name included)

I am tired of the Township being run down. There are no new housing development s with nice amenities to draw (and retain) families that will provide higher tax revenue. You are keeping the Township "rural" at the expensive of positive, controlled growth. Abandoned trailers, bars, factories and school prevail. This is totally unacceptable. I raised my children in the Township and loved the schools and the friends in the area. When I wanted to purchase a nice house, there wasn't any to be had. I feel that a community made up of it's people and it's amenities (Parks, Schools, etc.) The school is nice but not much else. The municipal building is the last thing that should be on this form.

I currently live here because I like it rural. I understand development is important for tax purposes but I do not want it to turn into another Cranberry Twp. I understand some places lack enough water, but I checked this out in detail on my own house before I bought it. If I am forced to pay for water & sewage, I will definetly move.

I do not want the township to discourage growth in our community. We need to realize that we are no longer a farm community. We support the right of people to decide what to do w/their property. Let them choose to farm/preserve land of subdivide for their family members to build. We would like to see the police department employ full time police officers & want their funding to be preserved to maintain the safe community we have. A community pool would be wonderful!

I feel it is important to maintain and keep the rural/farm environment and minimize Building and Constructions. I think that the monthy water bill is high and do not provide incentive to water conservation ie: The basic water bill is not based on water usage/household.

I love living here in the Township. I have lived here most of my life. Since we are so close to Cranberry Twp. we would capitalize on that and encourage controlled growth

which would, in turn, help bring in more revenue to the township. This would help bring in more money through taxes and help build the township. It would also be nice to have a tax bill that has all taxes on one bill, that can be paid quarterly, 2 times a year or yearly. I had that before in another place I lived and it was easier to pay.

I purchased land in New Sewickley Township because I like the rural feel of the community & farms. If I wanted traffic lights, stores, gas stations, & houses stacked on top of one another, I would have built my home in Cranberry! As it is, Freedom Road has become a mess to travel on. (I realize that it is Butler County) with the addition of stores & gas stations. I would appreciate it if you could enforce your "junk yard ordinance" at the end of McElhaney Road. Abandoned cars & junk are all over the place. He is always burning trash which contains plastics. Sometimes it is almost toxic to drive by it at night when he's burning things. My kids joke about it all the time & hold their breath when we pass there! Please help!

I think the taxes are B.S. They charge mobile homes harder than houses – theres where extra money could come from. And I also think there should be something here for the kids! There's more bars than recreation centers. No wonder why you have so many drug, drunks and welfare recipients in this area. I'm sorry to say this, but after living in Allegheny County and coming here – its a big difference! Ive never seen such a big beautiful area like this with so many people abusing it!!

I think the Township is perfect the way it is. Don't want to see Townhouse or Condo units poluting our peaceful township. Don't think we need to be a Cranberry overflow. A Quiet peaceful township is what I think these residents want. Haven't seen anything in the newsletter about using the turnpike build as the township building.

I thought the \$52.00 a year tax was to support EMS & fire services. Township roads suck. Zoning is not enforced now.

I would like to see the restrictions on the keeping of livestock & farm animals on residential property eased or eliminated. Especially in the case of property with split zoning. Also, changes to the regulations should be made to keep the rural character of the Township intact.

I would like to thank the Township supervisors and planning commission for initiating this survey. Realizing that most residents tend not to respond to these types of surveys and additional paper further decreases their participation nevertheless a couple of sentences explaining the purpose of a comprehensive plan may possibly have provided the residents with more incentive to participate. Hopefully a significant percentage of residents will participate and return this survey. Whatever objectives the Comprehensive Plan defines there can be none more important than fair, uniform application and enforcement of the zoning code with consistent enforcement of the township's ordinances. If it is determined that an objective of the comprehensive plan is to preserve the Township's rural character it should not beget properties riddled with unregistered vehicles, trash, decaying structures and other issues that affect the health, safety and welfare of the residents and present possible hazards to our emergency service provider's. While preserving farmland may be something that the survey indicates should be encouraged and/or preserved, the existing Agricultural Zoning District desperately needs to be reviewed and revised. Currently the A1 District

is a "catch-all" of allowed and conditional uses that in many cases seem to be inconstant with the Statement of Purpose and Use Summary noted in the current Zoning Ordinance. Somehow Group Residential Facilities, Municipal Waste Landfills, Wells, Mining, Recreational Activities, Clubs, Hospitals and Offices don't seem to use that encourage conservation of environmentally sensitive land and low density residential use. There really should be an Agricultural Zone but Zones that allow agricultural activities. The Township's definition of a farm should be consistent with the definition as noted in Pennsylvania's "Right to Farm Law." The entire Zoning Ordinance needs to be reviewed and updated. Any revision to the Zoning Districts or additions must consider the impact of and to our existing roads and the impact of increased traffic. Responsiveness to residents' concerns along with maintenance of the Township's roads must be the foremost activities of the supervisors. I look forward to reviewing the survey results. Again, thank you.

I would love to see Water lines to all homes in New Sewickley Township. Also better Police would be a asset.

If you own a working farm (i.e.) which is your main source of income, your property needs to be protected. However there are not many working farms left in the twp. With the current zoning laws as they are I could not allow my grown children to build on any of my 8 acres of land because of the stupid 4 homes on a private drive regulation. As a result they are not paying their taxes to some other municipality. We need to stop stunting our own growth and let some progress into our community. We are not living in the 1900's.

In my opinion I don't wish to see any more condo/townhouses or any commercial development. If we get rid of all the farms then where would be be? As for tax support of fire and emergency services. No one can afford more taxes. We should have a variety of fundraisers. The school is the best one that I have had my children in. They have been in at least 6 different districts. Freedom really cares for our children.

Keep New Sewickley twp as rural as possible. Some people want to live in the country setting, yet convenient location to travel for work or leisure activities. No city water or sewage. That's why we have wells & septic systems. Limit twp. Government in scope & size (example pension plans) if not happy living in the twp - move elsewhere!!

let's face it our Municipal Building does not need to be fancy. A road near by our house is washing away from road surface to high & when it was addressed to the township their reply was to add large river rock to the ditch wich would then make a skating rink at winter time. We like living in a rural setting. Please do not turn it into another Cranberry Twp. More housing or light industry means better roads, bigger schools, more parks, we are not for changing our surrounds. Everyone that lives out here takes pride in keeping their houses nice, and enjoys the idea that Cranberry is close and so so glad we don't live in Cranberry Twp.

Lower school taxes - why can't they cut costs? Please talk to these school board members. What is with all of the questions about zoning? I live in New Sewickley because it is not Cranberry. Stay small, stay strong, treat your residents with respect and lower our taxes. These questions are small minded. Why do they all involve industrial and commercial development and low end housing? Industrial development,

seriously? Have you seen what is happening to mfg in this area? If you would bring in an ind's base then close will suck your services dry and reduce causing you to cut staff and reduce services – then you can clean up the toxic mess they leave behind. Focus on what you do best – Green Fields – Bring in high end home builders like Chris Kaclik to build \$500,000 to \$2,000,000 homes with people that work and pay taxes – (Westinghouse Employees – Cranberry). People that may want to be close to Cranberry but not live in that Rat RACE – no industrial or commercial development. Good Day!!!

Lower taxes! People are being taxed to death! Less government. Less municipal interference in people's lives! Keep the roads Safer! Pine Run Road people should be up in arms about the shoddy care of icy, snowy Pine Run Road. Others are well cared for.

Many abandoned buildings in New Sewickley Twp. are eye sores that need to be removed, along with many "trashy" lived in properties. In our mobile home park we have rules and regulations that we follow to keep our areas neat. This could be done all over New Sew. Twp. Something is needed to slow down vehicles approaching the "on Bend" entrance to our Forest Brook Mobile Home Park. Very very unsafe!

Many of the questions on this survey are worded in a strange way and offer no practical choices. Was this accidental or deliberate? To have property taxes increase to initiate or support some dubious changes seems to be poor planning. the supervisors are elected to serve the will of the people, not to impose their will at random. I foresee some of these "projects" (i.e. recreation and municipal blodg) as adding a financial burden that no one can afford at this time – if ever.

Measures need to be pursued to broaden the tax base through increased residential and industry development if we are to maintain the current education quality of our schools. Municipal water should be a priority.

More development in New Sewickley equates to higher taxes. People here are having a hard time just putting food on a plate & making ends meet. Public water is outrageously priced from tap in fees to the monthly charges. Question 19, one of your choices is to construct a new municipal building? You got that kind of money to waste, obviously your collecting too much tax revenue. Also, more development equals more crime, drugs ... You want Cranberry's problems in New Sewickley? Why? Because you want more tax revenue! Bigger responsibilities, bigger paychecks? Your greed is going to destroy our community.

Moved from Cranberry Twp. Don't want to be like Cranberry. Ordince #31 I like how you are trrying to clean up still needs to be done. (more need to be done) Keep tax low

Moved to New Sewickley for rural area & if I wanted to move/live in business area/housing plan I would have done so. Not necessary to change anything! Water would be nice, but it's nice to preserve our Township and not try to be like neighboring communities.

Need latest speed control equip. to slow cars to Cranberry!! Waterline to areas that been hurt by wildcat oil wells drilled 25' 30' 40' that made the water table go down. (Address withheld) 2.2 acres drilled 3 wells 3 gal min – uses timer & 1800 gal reserve tank for water went when dry I haul water. done since 86. (Name and address

withheld) has 2 wells, (Name withheld) has 2 wells. (Name withheld) has 4 wells. (Name withheld) 2 wells with 8000 gal water reservoir. Total of 13 wells in a 20 acre area. Everybody here needs help taxes go up on land that would be condemned by Banks for loan requests.

Need to be more responsive to calls about big ditches along these country roads from water wash out. Enforce cleaning up properties especially old tires & junk & other garbage.

Need to widen Freedom-Crider & Lovi Rd. There are places where an emergency vehicle can not get through during high traffic. With more housing & the traffic backed up beyond Tri County each morning we need 4 lanes. New Sewickley is some of the most beautiful land in Beaver County. I don't want to look out my window & see businesses & convenience stores. Cranberry is a mess to drive through & so congested. Please keep some of the original beauty God gave us. ☺

New Sewickley Twp. has large areas of scenic/rural land which should be preserved as much as possible when developing businesses and residential housing by increasing density and requiring landscaped/treed areas surrounding new construction. Emergency services i.e. police, ambulance, etc. need to be increased (this should never be subject to budget cuts)

NO to formation of Water and Sewer Authorities! Yes to FIOS! It costs nothing to the Township! I thank New Sewickley Road Crew for their great efforts these last winters. We and our neighbors could not drive home up Cycle Road but for their Work! In this age where networking is so common but representative government seems to be lacking I think you for this Survey! Regards (Names included)

Our family feels more money should be put into our community. Fire departments, police department and Green Valley Park. We also feel the township should have a bigger building for twp. meetings. The Recreation Board does a great job managing the Park. The Police and fire dept are a wonderful group of people.

Our roads are very bad, I called road comm. to report Spade Rd. as having bad ditches on the sides of the rd. (after our pick-up was run into a ditch) and they said they would look into it and they never did. The road is wearing away and people who use it for a short cut use it for a race track. It has too much traffic on it, it needs repaired. I'm taking my life into my hands whenever I cross it to go to my mail box or try to pull out of my drive way. I know you won't do anything either but I had to vent. Because phone calls go nowhere. As the school bus drivers the condition of the road.

Our roads are way too congested. We love it here cause it is like living in the country with all the conveniences of town. We are getting too much "city stuff". Keep it rural!! No more condos or housing developments.

Please improve roads, Public Water & Sewer.

Please keep residential areas non commercial. Limit large trucks in residential areas. Road crew's do a fantastic job! Preserve beauty of Township.

Preserving the rural character of the Township should be #1. Single family dwellings are a must but we don't need to become a sister to Cranberry. An improvement would

be to have Twp meetings on a Saturday so the working man could attend. Although services need to be maintained keeping the Township an affordable place to live is a must.

Public water is needed in more areas in the Township. There is an existing line from Rochester to Zelienople. Our elected officials need to do what is best of all Township residents not for any personal agenda. We need growth but managed. Some roads need upgraded. The new road "Crows Run" is needed. This area could have managed growth along the new road.

Public water would be at the top of my list. Please, no "Ryan" type plans or more trailer parks with public water & sewage issues are addressed.

Roads need better (winter) taken care of. Township Supervisors are too into their ideas not the people who have problems & need help. All they care about is money. The police have way to many cars. Our taxes are way to high milage.

Roadside drainage should be improved, cut waste in township! Farm property has always been in New Sewickley and should stay!!! Township Supervisors only take action when it benifits them! They don't come do the work when problems come up and it's the Townships neglect. Create a tax on there paychecks, which my taxes pay, to rebuild the township building and support fire and police.

Several of the answers to the previous questions are subject to the availability of water. We live on a dry "island" where everyone around us has water and is prospering. Secondary roads need to be monitored for drivers going excessive speeds and tailgating. As a community we need to be progressive while maintaining a desirable community. The availability of water increases home value. There are expenses involved but the benefits of public water outweigh the cost. We need to be progressive.

Strict zoning enforcement against Marcellus Shale gas drilling should be implemented. Better enforcement of property owner's rights against hunters.

Taxes should not be raised to increase township services. Water lines & sewer lines should not be extended. The existing conditions are sufficient & residents can not afford the expense of extending these lines.

Thank you for giving us the opportunity to respond: Please keep our rural flavor and heritage intact! One of the reasons we moved here 20+ years ago was because we wanted to live "country" but be close to convenience when needed. I love living here, if I wanted urban, I would have moved to Seven Fields, Cranberry, Wexford, etc. If the township forced us to pay for public water and sewage, I don't know that we could truly afford the cost. Our well has wonderful water and we have been blessed with enough. Our neighbors also do not have problems. I understand that some areas of the township experience water problems and I'm not sure how that could be addressed, but I would hope that you wouldn't require others to pay to "fix" a problem that we don't have.

The only playground in the twp is located too far out of the way for normal, easy access to Beaver or Cranberry (where the majority of residents travel on a daily basis).

Roads are all in dire need of repair & maintenance, particularly Harvey Run Road – HS students walk along this very dangerous road, but there is no berm or sidewalk (please consider widening the road). Also the bridge that connects Harvey Run to Freedom Crider is in danger of causing accidents or even deaths. The bridge is not wide enough, and it is poorly constructed and designed. Nearly all of Freedom Crider Rd is also dangerous and should be totally renovated. The Halloween event at the main Twp park was a lot of fun, and we look forward to participating in more events as mentioned in the fantastic Twp newsletter. One further comment is that we believe the police forces are unnecessarily duplicated through each small township and should be combined to lower costs and to provide more integrated service in several townships. Thank you.

The township should not be allowed to fall into the chaotic zoning mess that exists in our Butler County neighbor. Regarding municipal water and sewage: I feel that the population density of Township is too low to support such an initiative. My onsite sewage and well has already cost me almost \$20000.00. Now you want to pay for a huge project such as sewage and water infrastructure?

This survey is doing nothing but irritating this resident. I moved to NST from Economy Boro because of its rural charm, its simplistic approach to govt. and for privacy in a community that valued agriculture. You need to pay attention to the people who pay the bills now and have been for years, instead you are selling us out. Again Job Well Done!! Can't wait for the next survey. And No I Am Not A Farmer. Survey Purpose: To promote unwanted expansion of NST and blame it on the people! Wasted Revenue

We are surrounded by water & sewage and yet it has not been made available to us! We're living in a bubble, as much as we like rural, growth & infrastructure is passing us by. Farming does not provide us w/better roads, equip. or facilities. You can control growth and yet reap the benefits of it! What are we waiting for?

We did have water problems approx. 7 yrs ago but by having a cistern installed our water is not without problems. Would like to see public sewage in township. From what I read there seems to be a lot of "bickering" between township officials, fire departments. This seems to inhibit their forward progress.

We don't need housing plans like Cranberry, nor, do we need public water. We are accessible to Cranberry for shopping. Living in the country & keeping it rural is very important. We don't need large retail complexes, or large housing plans, if we wanted that we would live in Cranberry. We have outstanding fire & police service, if a tax was set up properly to fund these, it would be worth it. A few more full time police would be good considering crime is up & we wouldn't lose officers like Justin Skonieczny to other boroughs. Middlesex Twp. forced their residents to tap into public water. Extremely expensive to do. with the state of the economy, people couldn't afford it.

We heed a red light at Freedom Rd and 989 before someone gets killed. We need a blinking red light at Lovi Rd at Little Super because its a bad intersection. We need public water. Everyone who owns a home should have the right to shower and wash clothes as needed. There are a lot of communities that are willing to supply water to us. Its unfair to people who don't have water. Pa is a right to water State.

We need to take advantage of our proximity to the Cranberry area housing development. Public water & or sewage would have a dramatic input on development in our community.

We should not allow the continued expansion of the Brunner Landfill! If a new municipal building is built, it should include an indoor walking track, and a public library.

You keep pushing the municipal water system. If you let them in, we will all pay...and pay...and pay. No mention of Marcellus shale drilling in the township. What will be done to protect our water from them? What will the drilling vehicles do to our roads?

GOVERNMENT AND ADMINISTRATION

Against zoning for additional trailers or trailer parks

Detailed information should be provided to the residents regarding members of the school board and actions taken – since they are a taxing body. It should not be difficult to find this information.

For a township that is as large as New Sewickley, I think it is short sided to not have more FT Police officers. These PT officers that put their life on the line every day, do so without benefits of any kind. We should put our money to take care of these officers.

Have Police stop speed traps have them walk more in areas 4 hrs in car 4 hrs walk. A must. Get away from stop signs – its loafing spot. Walk around schools church's learn jobs correctly get out of cars limit the time in them

Having owned & sold a trailer park in the township, we have found the zoning to be way to strict. I have spoken with others who feel the same way. We sold the park due to over regulated zoning. We had no say over our own land. New Sewickley is known through out the county as a place to stay away from if your are considering a business, or making any business grow. How sad when there is so much prospering around its borders. We were forced to sell the trailer park, because of the zoning problems with the township.

I am so dissappointed with the bickering that goes on between the voted in supervisors of our township. I read the minutes monthly and I'm disgusted with some of our officials. They should be united to help the township grow instead of going at each other for what seems is personal conflicts. I was born and raised in the township and have chosen to raise my children there.

I believe the zoning in the twp has not met standards. Several residential homes have several old cars, buildings and actual garbage in yards. Especially Miller Rd, 9th St. ext, Rt 68 and several others. Gives N.S. twp a depressing, deplapiting look. I believe this is a major problem and embarressing to the residents in the twp. that keep their homes maintained. Why are they not fined! We could beautify our community and use the penalty money for something else in the twp.

I don't think I was a wise use of money to get a car for the Twp – If you need to go to the Bank or Post office – Drive your own car & compensate with a small amount per mile – or just do it on your way home or coming in the next day.

I have little complaints. The only one I really want to voice is the inability of Twp. people who work for us start to work an 8 hr day and make their effort efficient and free from perks, wasted time cell phone, texting that have no benefits to the public.

I live on Rt 68 "Unionville" If the police could enforce the speed limit (40) itself would bring in revenues.

I love living in New Sewickley Twp. I've lived here for 66 years and lived in the same house for 62 years. I think the law enforcement officers, the fire departments and the staff at the municipal building do an excellent job. Thank all of you.

If current twp. ordinances require auto wrecking (junk yards) be contained within fencing how does Crows Run auto wrecking get away with junk cars along the roadway? (making travel difficult). Why aren't ordinance enforced for uninhabited, dilapidated buildings? These are eye sores & health hazards.

Just leave us alone there are to many restrictions and where things should be cleaned up they aren't

More full time police officers

No new Fire Stations. No new Fire Stations. No new Fire Stations.

No zoning if 15 or more acres is own

Police are not and should not be revenue generators! Use them for true crime prevention not checking behind speed traps

Pretty sure we don't need any more police protection less if anything. If more worried about money cut back if anything.

Stop using 'THE TOWNSHIP' in a communist fashion . 'THE TOWNSHIP' has no right to anyones property. Stop listening to the sustainability crowd. For the good of: in most need of:

Thank you for your work and interest!

That this survey was not a waste of everyone's time. I hope that some good comes from it. That the new board of supervisors work together for the good of the township. That they would act professional at meetings and in community & treat each other with respect. And also treat people attending meetings and in the community with the same respect.

The burning ordinance should be more strict – multiple neighbors burn garbage constantly and it ruins time spent outdoors.

The police department is lacking in the number of full-time officers. Need to add more.

The township does not "enforce" laws they currently have in effect

The Township should consider a TOTAL BAN on Marcellus gas wells. The reason for this is that on State Route 528 near Evans City at least 100 families have had their

good water wells ruined as a result of this industry. Dozens of these people have to use water stored in plastic water "buffalos" at their homes. The value of their property and their quality of life has dropped to a very low level.

Too much government. need for more privacy/less intervention

Township needs qualified supervisors and officer personnel

Very happy to be part of the New Sewickley Twp Family. Great area to live, close to Cranberry shopping, turnpike access Interstate. Always an excellent and helpful care with any issue we've had since moving to N.S. Twp! Everyone we talk to has gone above and beyond to help with any issues and followed up to make sure they have been resolved. Employee's at the Twp Municipal bldg, always positive & helpful. Thank you!

With the unemployment rate so high and the number of needy families rising, is this really the time to spend more? Many of us love where we live. I only hope you'll think long and hard before any drastic decisions are made. Remember that the family farms are the back bone of this community. For now lets use the Parks in Cranberry and Bradys Run. We can manage using our municipal building for now. Progress is a good thing, but this is not the right time. We were never a place that had to "keep up with the Jones's," let's not start now.

*You have a fantastic police force! **Less** sitting around in police cars setting speed traps & **more** neighborhood patrol, please! Police appearance will always deter crime! Thank you!*

GROWTH

15 to 17 years ago we did this survey we agreed to keep this area rural. I believe we all moved here for the rural life style. If we want to live in high populated area move to Cranberry or Conway. With growth comes higher taxes due to more police bigger school more road repair do to higher usage.

After spending time in Cranberry and dealing with the God awful, insane traffic I am oppose to any non residential building in our Township, to include rezoning to permit building. Let's preserve our beauty, safety and tranquility of New Sewickley Township! Fire the road managers, spade road has become a freeway and a liability issues for all of the residents with hidden driveways.

Change zoning from residential to commercial where needed for small business to make a living.

Everything ok as is!! no more condo singles family homes. no more Cranberry's

Get rid of trailer parks, which put a burden on all services; i.e. police, fire, etc. in the Township. I would rather see single family homes where people own their own property outright and pay their taxes. The township doesn't need more renters.

Great area. Don't screw it up like Cranberry did!

Growth is needed within our community. There is no incentive to build/relocate our community. No growth will seriously impact on educational facility and academic

success. We don't want to turn into Cranberry, but we also don't want to turn into the declining communities of Ambridge, Aliquippa, and Beaver Falls. Growth is possible if done in the correct manner. Supervisors need to support the entire community, not the select few.

I agree that much of the rural space & farms must be preserved. However, we need a balance, & some additional development should be encouraged. The school class sizes are down considerably, more home construction would help. Plus, small businesses & some retail & small commercial developments could provide needed jobs & tax revenues.

I am in my 80's now & I love the County we still have, but I think we have ground for more housing for taxes, also some industry for people to work. I live near Cranberry & I shop there, but I would never want to live there. We have a lot of traffic on our road. I used to walk this road but no more. I think we have lot of ground for development, but don't go crazy. I'm just a country person at heart.

I can appreciate the Township would like to grow as the neighboring Cranberry has. But if it does, where in the world would we find any kind of peace. We already have a huge increase in traffic because of that growth. We really need to preserve some areas that would be the ideal place to raise our children or to age gracefully as New Sewickley has always been "so far."

I choose for myself and my family to live in the township because I like the rural quality it has to offer. We don't want to see it turn into a crowded chaotic township like Cranberry. I would much rather my children attend a school like Freedom rather than Seneca Valley in a class of about 900 students.

I choose to live in New Sewickley Twp. because of it's rural setting. I am saddened to see so much of it's farmland turn into housing and industrial sites eg. The corner of Freedom and Lovi Road. I know it is sometimes necessary for the growth and welfare of the Township but it is still sad all the same. I would very much like to live the rest of my days in New Sewickley but if the population and traffic of Cranberry Twp keep encroaching on our community, I fear I shall have to move further north. Sincerely, a loyal occupant

I chose to live in New Sewickley Twp because of its rural setting. I would like it to stay that way as long as possible.

I don't see anything in New Sewickley Twp that would attract a young couple to want to live here. Development has been held down, there are very few new nice homes. No stores, no businesses. Everyone drive thru N. Sew. To Cranberry or Robinson Town Center. New Sewickley Twp is losing a lot of money from taxes for homeowners and business development. We are a dying community. Look at the houses. They look the same as they did 40 years ago. Our old supervisors have kept us from growing. Get with the times. This is 2011 not 1940.

I don't want New Sewickley to become a Cranberry Twp

I feel New Sewickley Township is a beautiful rural community which should preserve its green space. Instead of caving in to all the pressures of developers, as most

communities do, it should rise above all the asphalt and concrete pressures that are placed on communities. New Sewickley Township should encourage and promote a community of clean green space living, organic farming, bio-shelters, aquaponics, solar energy, etc. and be one of the top communities that supply people and grocery stores with its technology, green space products and harvest. I would encourage the invitation of professional technical offices and light industry that produces the technology and materials that work in conjunction of green space living. This is the future that I see for New Sewickley Township, Let it not turn into another Cranberry Township. Let it rise to the future and become the leader of Healthy and Clean Living and improving the quality of life.

I feel New Sewickley Township should allow development & growth in order to keep it up with the changing communities that surround us. If we do not allow this growth & development, the cost of operating the township will greatly outweigh the current tax base & funds will not be available to carry this township into the future. Important services will have to be cut which will affect the welfare & safety of this community.

I hope New Sewickley remains rural! I've lived here my whole life as did my husband. We left due to college but returned to start a family. We wish to raise our children as we were brought up...to enjoy the country life! I hope greed and gluttony doesn't change the land here. Once you let business and housing developement it is changed forever. I remember as a child Northern Lights/Conway was a happening place but 30 years later look at it now. It is run down. I would hate to see that happen here on our side of the Township.

I like New Sew. The way it is. I enjoy hearing the cows moo, and seeing acres of land, being used by the farmers. I live here because it is rural. I don't want New Sew. To become another Cranberry Twp.

I like the rural character of this area. I would not want to see it turn into Cranberry. However some people in this economy would benefit from their desire to operate a small business from their home property and should be allowed. Some want to sell land and/or add housing. Some of this should be carefully considered. I would not like to see big housing developments & townhouses.

I love New Sewickley Twp. I moved away for 8 years and always wanted to come home! I have been back for 16 years. Please keep our home the way I remember ... New Sewickley Pa... Big Knob Fair - the 4 corners...Don't let our farms go away. Don't let it turn out to be another Cranberry...Leave it the way it is money is the root of all evil...As long as you have the good Lord in your hear all will be fine...God Bless

I moved to New Sewickley because I love the way it is. I don't want development and congestion. I HATE what has happened in Cranberry and don't want that to happen here. I want to raise my family in the wonderful Township that we have now.

I personally moved to New Sewickley Twp because of the rural character and would hate to see it become an extension of Cranberry Twp.

I think it would benefit the Township if zoning was changed to allow commercial, residential and industrial development. I think it is time for the township to change its

complexion from rural/agricultural to a more and balanced development. It will bring jobs and revenue to the Township.

I would be interested in attending an informational meeting to provide residents with ideas for future plans. We like our township's rural character but would be supportive of growth that would encourage young families to move in & small businesses that would increase the tax base.

I would hate to see New Sewickley become another Cranberry-Chippewa or Center Township. It would be a shame.

I would hate to see the township turn out like Cranberry!

I would like to see minimal & smart development to maintain the unique and peaceful nature of our township

I'm not in favor of trying to build the Twp. up. The little bit of "country" living we still have should be preserved.

I've been a resident of New Sewickley for more than 33 years. It is valuable right now due to its proximity to Cranberry Twp. We should learn lessons from Cranberry Twp and extend the pluses they have into our township.

If people want to live in a city – they should move to a city. Leave the country alone! Farms & farm animals belong here. They are important. Please do not turn this area into another mess like Cranberry. We moved here years ago to be in the country – not a development! We enjoy the open fields & farm animals Please do not change it. We need farmland.

Keep Cranberry out of New Sewickley

Keep it country living

Keep rural as much as possible.

Keep the Township as rural as possible. We don't need another Cranberry.

Lack of development is choking our schools. We need to let a little growth into our area or we will end up merged with Rochester of New Brighton. No one wants that!

Leave the township alone it doesn't need any more development, no public water or a community center

Let State Police take over police department and pay them 25% extra. Township road workers (no work to do, lay them off) instead of them sitting or riding around. Snow removal workers to an excellent job. Thank You!

Love the township the way it is leave it this way.

Main thing that attracted us to the area was its rural atmosphere. It is sad to see our heritage of rich farm communities destroyed because of urbanization and choked out because of development of huge housing plans

Make it hard for housing companys like Ryan and Heartland Homes to move into this Township. They build low quality houseing and use foren labor to do it. (Name and address included)

Managed Growth is a must, retaining some rural areas, but allowing growth, development & progress in others. While many people in the township keep repeating that "they don't want to be like Cranberry Twp.," I have worked in Cranberry Twp. for many years and it has many more amenities for both families (and young people) & Senior Citizens. Also, when I moved here & traveled Glen Eden Rd. to work, there was little traffic on that road. NOW, it is a very busy road with people going to work (mostly in Cranberry). Growth brings JOBS!! It is time to grow in New Sewickley, and provide opportunities for our young people to stay.

Moved here for rural atmosphere dont want public water or sewer keep as rural as possible

My husband and I are educated professionals who have lived in this township for over 35 years. We want the township supervisors to preserve the farmland and open spaces that exist in this township. It would be a shame if this area turned into another Cranberry Twp. with an overabundance of houses and traffic. Our taxes are also lower because we don't have a large population here. Please do not let the money hungry developers eat up our township to line their pockets!! Save our township for future generations.

Need to keep rural life style. We do not need another Cranberry Township.

New Sewickley is a special rural area. Those of us who reside here do so because it is rural country farm land. If we wanted a mess of industry, retail and apartments, we can go 5 miles down the road to Cranberry. New Sewickley does NOT need to turn into Cranberry. We enjoy the open spaces, the hills, the Valleys the farms. Not all expansion is wise or necessary. Some change is inevitable but choose carefully. We love "the township"! Thanks for this survey too ... good idea.

New Sewickley Township has no (Town Center) like grocery store, banks, fire department, police department, gas stations, retail stores ect ect! Town Center that would be nice in once location as much as possible! New Sewickley Township is just a little here a little there and some it not at all!

New Sewickley Twp is a very nice rural community. Please keep as is and no development of any kind

No more universal development or people like them

Our township should be marketed and promote growth to Cranberry Twp and beyond. We are not taking advantage of our townships potential due to it convenience to 2 major PA highways. We should do whatever possible to encourage growth this way. Thank you.

People live in the country because they do not want people living next to or near them. They do not want other houses, industrial or commercial things around them. That is what country means.

People moved here nowing what they were getting residents should not have to pay for certain things certain people want. If they want those things they should have moved to the north hills. Not try to move the north hills here. Because the bought here for a

reason to get away from hire taxes and over crowding. Once they bring it here. They will move one somewhere else and well be stuck with the bill!!

Please do not let our wonderful community become an extension of Cranberry. I have lived here for 50 years and enjoy the farmlands, small homes and communities. Thank you.

Please do not turn New Sewickley into Cranberry twp. We love the open space, farms and community here. We're close enough to shopping.

Please do not turn New Sewickley Twp into another Cranberry Twp

Please help to keep the rural areas and farmlands in the Township! We do not need more residential/commercial development. * - large multi-family plans*

Please keep our Twp rural!

Please no more of those developments like freedom crossings – no more (they are nothing more than modern row houses. Yuck. This is a beautiful township. Keep it that way.

Preserving the rural nature of the Township is the top priority.

Remember, that smaller property owners have a large investment in New Sewickley Twp. If they wanted to live in an urban area they could have purchased a home in Rochester, Freedom, New Brighton, ect. for half the cost. Many residents chose New Sewickley Twp. for what it is a small hometown rural community.

Rural landscape is a primary feature in New Sewickley Township which should be preserved.

Thank you for the opportunity to provide comments without needing to attend a Supervisors meeting. Lets work to maintain the rural aspects of N.S. Twp.....We don't want to be like Cranberry Thank you!

The appeal of our township is the "country" feel. Please don't let it turn into a zoning free-for-all. Protect our farmlands & control housing growth.

The reason we moved to New Sewickley Twp was the rural farming community. I would like to see zoning that requires 5 acres for each dwelling built in the Township.

The Township lacks gas stations, convenience store and small businesses. We have to go outside the township to get groceries, hardware, and even to eat out.

Township does not need any condominiums, townhomes or carriage homes or major industry unless you want us to turn into Cranberry where there is no land at all. New Sewickley's charm is land, farmland and private single homes with acres & woods.

Try to maintain the beauty of the Township & not look like Cranberry

Very important to keep farm/rural character. We do not want to be Cranberry! No housing development please!

We are a rural community – Keep it that way. There is no way I want to see New Sewickley turn into Cranberry Junior. Adding Water or Sewage or new taxes in this economy would be placing a huge burden that most people could not afford. Who are

you kidding, if you run utility lines and change zoning for "increase density" it opens the door to being overrun.

We are at the far end of the Township so it is not as convenient to go into the Business Dist. or to offices such as Doctors etc. Even to vote for Senior Citizens is difficult. We are not complaining, these things would just enhance and make more attractive to home seekers.

We cannot continue to live in the past. Controlled development is a must. Zoning enforcement needs to improve. Cleanup the min-junkyards that are everywhere. Too many junk cars -

We chose to reside in New Sewickley because of its rural area. I do not want to see it become like Cranberry!!

We do not need another Cranberry.

We do not need development. If you want development why don't you just move to Cranberry and leave the rest of us alone.

We do not need to become another Cranberry Twp. We have a great school system. We want to keep New Sewickley Twp. a lot to median density.

We do not want New Sewickley to turn into Cranberry or anything like it.

We do not want to become another Cranberry Twp. Our taxes are high enough.

We don't need another Cranberry township in New Sewickley

We don't want another Cranberry Twp!

We have no desire to become like Cranberry Twp.

We like the rural character. If we wanted to live in a development we'd move to Cranberry. We also like the ease of access to highways, but we do not like how big Cranberry is getting, & we now try to avoid that area.

We moved here because it was rural but close to city access (Cranberry and Pittsburgh). We would not like to see New Sewickley become like Cranberry Twp with housing plans and cul-de-sacs and traffic snarls.

We moved here because of the rural nature of the area. Change is not necessarily an improvement and growth is not necessarily good. To consider making the Township more wealthy by adding Housing Plan developments and commercial establishments is a mistake. One Cranberry is enough. What we have in this Township is priceless.

We moved into New Sewickley because of how rural it is and we hope that it continues to stay that way. ☺

We moved to the country to live in the country! Do not want the big city and lots of traffic. Also, as someone said, "If it's not broke don't fix it!"

We need a fine line between keeping our rural charm and missing the opportunity to improve our twp. with water, etc. We shop, work, etc. in other twps. I LOVE our farm & rural land but could we become the slums of Cranberry with our lack of water and 13 trailer parks, etc.

We need to be able to attract more young families to the area and have more options for rentals or townhomes.

We should strive for growth and development within the Township to increase the tax base. Increased tax revenue will allow many improvements to schools and infrastructure while reducing the financial impact on the citizens. Land values would then rise as they did in Cranberry where this growth was encouraged!!!

We think New Sew township is a wonderful place to live in – but is getting crowded – we liked the rural aspect of it as it is

We would like the Township to stay as rural it can be. That is why we live here! If we have to have some development to maintain cost, we support increased density to limit urban sprawl.

Worry about companies coming in exploring & excavating for natural gas. Fear they will destroy ground water for wells ... or our wildlife. Don't want to see companies exploiting shale to get natural gas!

Would like to see a small strip mall built with several shops and a full service hardware store in it.

Would like to see N.S. Twp stay a rural community. Not become a ext. of Crannberry some of us enjoy the rural settings as apposed to Minimall thinking, and condo atmosphere.

PROPERTY MAINTENANCE

As I travel on 9th St. Ext I have for years noticed the property at 1450. It is a disgrace that it is allowed to continue with all the cars and various other vehicles making it look like a "junk" yard. Now the property at 1410 is beginning to look the same. Why is this allowed!!!? Is this not a zoning violation!!? Please look into this – perhaps if they have been fined, it has not been enough.

Clean up the junk properties

Clean up the Township! Why does it take so long for enforcement on removal of abandoned mobile homes? Rusty junk should be removed from 989 & Lovi X'ing.

Code enforcement needs enforced as far as people with debris and junk on their property (cars, trucks, etc.)

Follow thru with removal of junk cars, trailers & all junk period. Also unmaintained properties taken care of. Proud of our Township & would appreciate the above things taken care of.

Get rid of trailer parks. Clean up run-down properties. Cluster developments and manufacturing near Cranberry outskirts and urban areas.

Greatly reduce or eliminate burning trash in residential areas. Revise current ordinance.

I think it is about time that code enforcement enforces Code No. 31!! I spoke with him in Jan. again in Mar, May & at least 3 more times after that, about the half torn apart

trailers on Lovi Rd. & the place above it on same road. It has three rusty pickups, hasn't been driven for years!! In Mar, he told me they were working on trailer. Give them time when nice weather came it would be taken care of. As you can see in picture taken on Dec 8, 2011, it has not been taken care of. It is getting to be a landmark!! Where are the fines for these people. "He" told me he can't do anything about it. So much for Code #31. ("Location" Lovi Rd, Bottom of Hill") Lovely site for new Sew

I wish people would take more pride in there property and keep it cleaned up.

Improve the way our Twp. looks. To much junk around some homes.

It would be greatly appreciated if this Township would enforce some of the ordinances concerning junk/cars/debris at residential areas. It is a real shame for such a few residents has to rin the appearance of the Township and other peoples nice homes.

More needs to be done in cleaning up some of the mobile home parks in the Township. Strict guidelines need to be imposed on the owners of These Parks concerning - junk stored around these mobile homes - cars parked without proper tags. Some of the Parks (mobile home) in the Township devalue the homes next to them.

Need to make property owners clean up junk & debrie where noted, not very well enforced!!

Side of roads not cut back enough during Summer & spring - only cut 2 times a full season and when it rains a lot grasses by road side are to tall.

Some properties have junk and Township never enforces code. Not good for neighbors. Who do not want to make trouble for others. Township should do a better job.

There are still property owners or roads near me that have junk, garden tractors, lawn mowers, vehicles in their yards (Landis Road). Also property owners are not taking care of their yards 2' and 3' high grass not being cut. Baker Road. How do you allow this to go on for years? I know there are zoning rules but it seems no one is taking care of these problems. It makes our township look trashey.

To many "junk" yards in residential aries. They continue to grow.

What about (name and address withheld) this property is a dump and has been since he moved in, fall of 1985. I used to live next door. He laughs at you and you stand there and take it.

Zoning enforcement needs to do a better job cleaning up junk & debree

Zoning is terrible and so is the officer. Junk everywhere in township! Cars (not licensed) everywhere need to clean up! Looks horrible not enforced at all!

Zoning officer should take a look at the home and site on the left side coming in Hofman Rd off of Rochester Rd and post pictures of before and after the mess is taken care of

PUBLIC WATER AND SEWAGE

Absolutely would like public water & sewage.

Do not want city sewage or water!

Everytime I get anything from the township it suggests water and sewage. I have better water than I ever paid for elsewhere. In fact, Beaver water is disgusting. Everything I owned had calcium on it, and I had the privledge of paying for that. Gross!

For such a nice area to live in, its like being in the stone age without water and sewers.

Funding needs to be allocated to improve the water quality of the consistent quality of the water being provided to the residents. In the last 4 years the quality report from the township addressing the water is poor. Fix the water!

I am completely against public water & sewage.

I believe that public water & sewer is badly needed along Glen Eden Rd (due to rust & bacteria in water)

I do not want water and sewage

I feel that if the township feels it's necessary to bring in public water, we as residents should have a choice as to whether to tap in or not. We love our well water and have had no problems with it. Not to mention it wasn't that long ago that we spent thousands of dollars to dig a well and don't want to spend thousands more to tap into public water. We don't like the chemical taste of public water either. Our water is so clean tasting.

I paid for a septic and water and do not require any assistance. The people that need this service should be offered to but why make the rest of the community tap into water they already have and paid for? Still paying for them in my mortgage. Why not give assistance to these people with the option of citrines. There are many people that have these systems and work good.

I recommend water treatment facilities be upgraded or joint venture with West View water. Water quality service to Freedom Crossing carriage homes is not acceptable. Should be new Sewickley Twp.'s highest priority!!!

I think a lot more people would be in favor of public water if the costs were not so high. Instead of considering things like recreation & new municiple buildings that only are used by a few, we should cut the costs of water to everyone with the taxes that everyone has to pay.

I would appreciate public water and sewer lines to be extended throughout the township.

I would encourage the Township to consider running water and sewage throughout the area. This would promote positive growth, increase property values, assist with emergency services (fire hydrant accessibility, etc.) and releave many homeowner's from water and sewage issues which have been a problem for many years.

I would GLADLY pay for public water & sewage. We need it.

I would like to have municipal water and sewage brought to Mengel Heights.

I would like to see public water & sewage. Thank you.

If the township brings in water, do not force residence to hook up

If you bring in public water & sewer we are moving out.

It does not take a rocket scientist to know public water is the key to every form of growth to this township

Need public water lines!

Need water & sewage for growth. Please help us move forward.

New Sewickley is a great place to live but the biggest draw back is access to water and sewage. A property has not value if there is limited water and the septic system can not be fixed by conventational options. Growth can be managed - industry and residential area's can coexist with a strong well thought out plan. I hope the Township planners will strongly consider providing water & sewage to the residents. (Name included)

Over the last few years, we have spent over \$10,000.00 in drilling a well and purchasing a water conditioning system because the well water was ruining our clothes. Even though we presently have a sufficient water supply, we still purchase bottled water to drink because we are afraid to drink our water. Our home is located near the Brunner landfill and we are afraid that our water is contaminated because of run-off from the landfill. We are not far from the Cranberry Twp. water supply and it would enhance our properties to have access to its water supply.

Property tax values would increase nicely if we had public water-sewage issues addressed.

Public water & sewer line extension is greatly needed in this area.

Residential area's do not need public water line's we like our well's just fine.

Several near by properties have experienced water wells running dry. I know that is a real inconvenience for a home owner. I think having public water would be the greatest service to the residents of the Township

There is no utility more urgent than Water. Many in our Twp. have low producing wells. Also sewers are important. Property value is often hinged on water supply to residences.

This township needs to act on public water. There are a lot of residence that need it. Instead of having a vote - where the majority vote it down, consider the needs of others. Who no doubt won't respond due to giving up on water every being made available. Water is long overdue.

Township really needs to look into water & additional gas lines to expand residential & commercial development for tax revenue.

Was told when I moved to Ninth Street area in 1984 that sewer lines would be extended along with the water lines. Still waiting almost 30 years!

Water & Sewage are needed(:

Water is in demand in this area. Property owners that do not/have not had a problem with their wells should have the option to tap in. Owners with water/well problems should be required to tap in. Water issues are huge problems when selling your home.

We love our home & living in New Sewickley, however we have genuine concerns (continually) about our well and septic. It would be beneficial to the current residents and future residents and potential business owners to have public water and sewer. Thanks so much for considering our comments.

We moved into Liberty Hills in Dec. 2010 – this community is divided between Economy & N.S. Our roads tend to be maintained by Economy. If I had one recommendation it would be for the Township to review the cost of water & sewage delivery. Based on my previous residence in Allegheny County, these appear to be high.

We need public water – we need burning restrictions

We need public water & sewage – I'm sure there are numerous septic systems not workings properly – Too costly for a person to build home in Twp. They have to start with a sand mound – that's a lot of money upfront.

We need water!!

We pay an exorbitant amount of very bad water – if this is the best you can do, why would you extend this really bade “service” to other residents?

While many of us in New Sewickley Twp. continue to pay State & local taxes that are used for public water & sewage we are denied access to them. Public water is severely needed by many of us, and should be provided to all residents ASAP. It is time for New Sewickley to progress into the present. It is after all 2011. NOT 1911. What are we waiting for?

With the growing number of single homes being built in our township, I think it is necessary for us to consider public water and sewage. We have run out of water many more times in the past 5 years than ever before and we have lived here for over 33 years. It should be a top priority.

You need to bring public water into the township if you want to have any development at all. If you wait until the state mandates it, it will be more expensive & they will make the rules tougher then they are now.

RECREATION

Add sports/recreation facilities without raising taxes by securing corporate sponsor donors or grants. The facility can be rented out to local youth, school teams, for practice, games during winter/cold months could include an exercise facility and a new municipal office area.

Born and raised in New Sewickley. Love this community. Wouldn't it be great to have a park on top of the Knob, what a great view, good for walking and picnic's. It would be nice too use one of New Sewickley's and Beaver County's unique attractions. Besides the people that live here, there are very few that have ever been up there or know about it. As a kid I spent time on the top of the Knob. Great Place.

Consider bathroom facilities at Green Valley. Make similar to State park facilities that are less prone to vandals.

Green Valley Park is awesome.

I like to see upper Green Valley Park open more often. It is nice to walk up there. Most of the time it is locked up.

I think you should put in a disc golf course at green valley park or elsewhere. It is relatively cheap and will bring people into the township. Knob hill disc golf course in Marshall township gets very busy and holds many tournaments. The demand is there. I am an avid disc golfer and know of many of them around here. The Pfd's might be helpfull in putting in a new course or at least promoting it. I would be willing to help also. (Name and email address included)

If the township is considering a disc golf course, I can provide assistance. I have been playing disc golf competitively for 20+ years and I am a lifetime member of the Pittsburgh Flying Disc Society. I am also the disc golf course promoter at Moraine State Park.

The money collected by the people and fundraisers for the Recreation board should be given to them and not to the township. This money is raised or given to better our parks and its not. This needs to be addressed because a lot of local citizens have stopped contributing as much because we found out it isn't given to them.

We moved here because of Freedom School → we have stayed because of the community → we love the rural setting; the farms; there is a deep sense of peace in this neighborhood; changing it would make it less appealing.

Would like to see designated trail zones for multi-use. They can be maintained mostly by the users. There is a lot of places within the Township that could be visited on horseback, mountain bike, quad etc under designated by ways! Thanks!

TAXES

I moved from Shaler Township in Allegheny County to here. All I know is Butler Cnty line is 1 mile away from me and I would say that we pay more taxes here and have nothing remotely close as far as business, schools, recreation. Freedom Area is where Cranberry was 25 years ago.

Lower taxes.

No new taxes. No Tax increases.

No New Taxes!!

All money to run the Township comes from property owners. Here is my idea about taxing. Tax everyone \$500.00 husband and wife. Also everyone over 21. If the property owner pays more than \$500.00 husband \$500.00 wife they are exempt. Anyone not paying property pays the \$500.00 each. This money is taken and put to cut the property tax millage. This way everyone pays equal. These non property owners also provide for service they get free now and penalize the property owners.

As a senior living on a fixed income, I would find it impossible to support additional taxes even though I can understand the need to support fire and emergency services. The same is true for public water lines – although beneficial for many I could not afford the cost to tie into the line.

Consider lowering taxes on (working) farms to encourage more people to continue farming.

I think you should have placed question before 9 & 10. I also believe that if we have revenues they do not have to be spent on something new. Would not it be better to have a surplus to cover the increases that we all know will come, instead of needing to find more to cover the increase cost of what we have now and a new municipal building, park, pool or whatever.

I would favor a 1% or 2% fire tax at this time. I do not favor combining Big Knob & Pine Run Fire Depts.

If you have so much revenues lower taxes. Just don't try to go in debt. Too much spending in government.

Instead of building anything lower our taxes. Why would we need a community center when so many of our churches in the twp. Have activity center?

Keep taxes down, we are all paying too much in taxes in these bad economic times.

Keep taxes low and growth will come. Don't give in to police and teamster unions.

Leave well enough alone. Rather than more taxes cut officials pay!

Lower taxes.

No new taxes.

No Taxes! We need to maintain what we have. If the economy recovers, the only development we need, is recreation for teenagers, skate parks, bike trails, need little or no maint., giving them activities in the community keeps them out of trouble, condensed to keep them looked after, and feeling better about comm. because it shows we care. Looking after our senior is important too! It takes a village.

Please lower Senior school tax.

Please use tax money wisely.

Taxes are high enough – Don't look for ways to spend money unnecessarily. The economy is lousy enough. Take off your politician hats and spend our money with frugality and common sense. Thank you.

There must be some type of middle ground to gain revenue, without overdeveloping our twp. Also, I strongly feel our taxes are high enough, there is nothing we would support to raise taxes right now.

TRANSPORTATION, TRAFFIC AND ROADS

9th Street needs to lower speed to 15 miles an hour

Blackwoods Road is too narrow. Which makes it dangerous (worse in winter) and parts of it need guard rails.

Crows Run and Freedom Crider need to be taken care. push county and state to do something with Crows run Expressway.

Enforce speed limits on 25 mph roads. People walk & ride bicycles on these roads.

Grange Road need work on. Big drop off on the edge of road. you can damage your car if you go off edge. They also need to put lines on Grange Road. It also needs widen.

Highway needs improved and expanded to better traffic increase flow as well as Freedom Crider Road. Access to tpk and rt 65. long overdue of studies with no action taken.

Hire professional pavers to resurface roads. The road maintenance done by the Township is shotty at best and does not hold up. Township should be used for snow removal only.

I think some one should watch the truck's coming off the hill at the little super. They should put a light off of this. I have been behind them coming off there I'm doing 40 and they use half way to the stock pile. Brunner is one of the worst.

More funds s/b provided for police & their protection. More officers so some of our back roads can be watched more for speeding trucks & cars. Speed traps s/b priority - they think our road is the Indy 500!

Move some mailboxes on Freedom Crider to other side so people don't die trying to get mail. Turning lanes at Lori Rd & Freedom. Slower speed limit on Freedom near lovi for people trying to get mail or leave drive-way don't die doing so during periods of high volumes traffic.

Need more enforcement of speed on Big Knob Rd/989

Need something done to decrease the speeding & truck noise on route 68 from TWP line going past Emericks green house to Sunflower corners.

Please keep the Bicycles off Glen EDEN Road! They do not move over for passing car. Especially bad when a tourament is going on! Do they need a license to bike on Glen EDEN when there are 20 or over bicycles? Need to license bicycles!

Public roads have to much traffic already because of new buildings, housing, business, ect. If one road is closed how do we get to our jobs, ect, and how do emergency

vehicles get through to help people. If there was emergency we need to know what to do and how for all the people to get where we are going.

Roads really need work on

Rt 68 is a very busy highway and speed limits needs to be enforced. I've never in 10 yrs seen someone stopped or heard of someone ticketed. I live on 68 and do know those trucks and cars fly. Not very kid/family/farm friendly.

Speeding, traffic and aggressive driving on Big Knob Rd

The freedom crider road should be delt with just to mention accident responsibility - Lovi road should also be addressed with the current road conditions that have contributed to vehicle accidents. In the 19+ years the traffic has increased tremendously in the area of Lovi & Freedom Crider. Several times it has been noticed of near misses of vehicle accidents these includes the school buses. All it will take is the one time incident and could be costly to the Township not to mention the devastation of Township residents.

The roads should be improved/straightened/widened before development takes place, not after like Cranberry has done. Freedom Road, For Instance, should be four-laned from the Cranberry line to the current three lane stretch, and widened now, not later. Perhaps a new route could be found for the lower section of Freedom Road, from 989 down to Freedom. The same for Rochester Road from the Butler County line to 989.

ANALYSIS OF SURVEY RESPONSES

The community survey first asks how long the survey recipient has lived in New Sewickley Township. Twenty (20) years or more received 60.4% or 803 responses of the 1,329 surveys returned, followed by 13.7% in the 5 to 10 year range (183 respondents) and 13.4% (178 respondents) in the 11 to 20 year range. Only 11.7% or 155 respondents reported a tenure of four (4) years or less.

Slightly more than 9 out of 10 survey recipients own their residences, a total of 1,209 of 1,329, and of those 1,209 owners, 1,069 respondents (83.4%) reside in a single family dwelling. There were 111 respondents or 8.4% who indicated their current residence was a mobilehome in a park, and 54 respondents or 4.1% of all respondents who indicated they lived in apartments.

The third topic surveyed was adequate water and 81.5% or 1,083 property owners said that in the previous five (5) year period their wells had not gone dry, while 138 respondents or 10.4% of the total said it had. There were 108 non-responses (8.1%) which could mean that these survey recipients do not rely on well water or that their wells could have gone dry more than five (5) years ago.

Extension of public water lines is a topic which has been surveyed previously in the Township and statement Number 4 offered property owners three (3) options.

There were 593 respondents (44.6%) who agreed that public water line extensions should be considered in some areas of the Township, and 370 respondents or 27.8% of the total who disagreed, while 331 or 24.9% were not sure. This topic needs further research due to the high number of “not sure” responses, considerations include cost to benefit, number of potential customers, water quality and tapping fees.

Statement Number 5 surveyed property owners on the topic of traffic volumes on existing roads. As in the preceding statement, three (3) options were available and 45% or 598 respondents agreed that Township owned and maintained roads are adequate to accommodate current and future traffic volumes. There were 410 respondents who disagreed with the statement (30.9%) and 300 respondents or 22.6% were not sure. The “not sure” response could indicate that it is unclear which roads and PennDOT owns and maintains or how the term “adequate” was defined.

Number 6 on the community survey was a question regarding family use of Township recreation facilities. The responses were split evenly with 48.5% or 645 respondents answering “yes” and 49% or 651 respondents answering “no.” A supplemental question asked those respondents answering in the affirmative to select facilities they used. Walking trails were selected by 81.1% of respondents, picnic shelters were selected by 50.1% and playgrounds were selected by 47.7%. Respondents were asked to select as many facilities used by the survey recipient, so these three (3) facilities could be used by the same group of respondents. Soccer fields (23.3%), baseball fields (18.8%) and softball fields (14.7%) drew moderate response also.

Related to the topic surveyed in Question 6, the following question sought to determine if there is support for additional Township recreational facilities. The response to Question 7 indicates that 51.5% of survey recipients would like to see additional recreation facilities developed by the Township, while 41.9% of respondents would not. Of the 685 respondents who answered affirmatively, the supplemental menu of facility options produced a tie between a public swimming pool and bicycle paths, with 333 responses or 48.6% of the affirmative responses for each facility. Hiking trails (33.3%), picnic areas (32.6%), and playgrounds (27.2%) also garnered some support. It should be noted that the majority of the facilities preferred would provide recreational opportunities for younger residents. Only picnic areas could be considered facilities which could be potentially used by adult residents, although adult supervision would be required for the active recreation facilities also. Comments provided suggested a radio-controlled aircraft field, a dog park and fishing as possible recreational opportunities to be considered.

A neutral statement regarding growth management was provided at Number 8 and 78.9% or 1,049 respondents agreed that the Township should limit development's impact on existing properties. This would seem to support the continued enforcement of current land use regulations.

With Question 9, survey recipients were given six (6) nonresidential land use categories and asked to choose two (2) types of development that the Township should encourage. With 859 responses, or 64.6%, the small business and retail category received the strongest support, with senior care also receiving strong support at 42.5% or 565 responses. Professional/technical offices (39.1%) and light industry (33.0%) also received support. The senior care category reflects the strong "20 years or more" response to the initial question on this survey regarding the tenure as Township residents and is not strictly a "nonresidential" land use as senior care could also involve nursing homes or intermediate care facilities.

Topic Number 10 asked survey recipients for the type of housing most needed in the Township and a menu of five (5) choices was provided. This was a "value response" option where respondents were asked to assign a number value of 1 through 5 to each of the five (5) categories with 1 the most needed. The high non-response error was compounded by the survey recipients who simply checked an option rather than assigning a value. Two attitudes emerged however, first that single family homes are the preferred type of housing with a combined higher value 1 or 2 response of 51.6% and second, that rental housing is not needed with a combined lower value 4 or 5 response of 52.4%. Housing for younger families received a combined higher value 1 or 2 response of 35.4% combined and multi-family housing (condominiums, townhouses) received combined lower value responses of 4 or 5 of 43.6%. Housing for seniors received a higher value 1 or 2 response of 33.6%. More survey recipients did not respond to this topic than any other survey line item.

Preserving the rural character of the Township is important to respondents with 82.3% agreeing with the statement in Number 11. A related topic followed with the neutral statement at Number 12 regarding the preservation of working farms with 91.2% of survey recipients agreeing with the statement. While these responses are common in rural municipalities, the number of active farms continues to decline as development pressure presents property owners with marginal agricultural operations, offers which are difficult to refuse.

The statement provided at Number 13 in the survey provided respondents with a fairly sophisticated development concept of a trade-off between on-site density and open space. While 23.1% were either not sure or did not respond, 62.2% of the

respondents agreed with the concept of smart growth promoted by the Commonwealth. Planned Residential Developments (Article VII of the PaMPC) and Traditional Neighborhood Developments (Article VIIA of the PaMPC) provide for this alternate type of development and should be considered by Township officials.

According to the response to the neutral statement in Number 14, survey recipients agree by a margin of 68.6% to 8.7% that emergency services including police, ambulance and fire, are sufficient. The 21.2% who were not sure, may have never had to avail themselves of any of the available emergency service providers.

By a narrow margin, respondents disagreed with the statement at Number 15 on the survey regarding a designated tax to support fire and emergency medical services. There were 439 respondents in agreement (33.0%) to 508 respondents who disagreed (38.2%). Respondents who were not sure (348 at 26.2%) could have needed more information regarding the amount of the tax, and how it would be collected.

Question 16 asks what are New Sewickley Township's most positive characteristics and survey recipients are asked to choose two (2) of six (6) options provided. Respondents chose property values (49.7%) and regional access (49.1%) as the most positive characteristics, with schools a not too distant third. Municipal services received only 167 responses for 12.6% of the total and ranked below "other" at 15.3%. Most rural Townships operate a frugal local government and, as discussed in Chapter 5, Socio-Economic Profile, municipal expenditures on police protection, street and road maintenance and general administration consume the bulk of Township revenues year to year.

Survey recipients are asked to agree or disagree with statement Number 17 regarding Township officials response to residents' concerns. While 611 respondents (46%) said they weren't sure, 467 respondents agreed (35.1%), while 210 respondents disagreed (15.8%). This topic is a barometer of effective local governance and the fact that slightly more than eight out of ten respondents indicated they weren't sure or agreed with the statement (81.1% combined) generally speaks well of the local officials efforts. The opportunity to express dissatisfaction with any aspect of daily living is presented with the response to this statement and the high percentage of "unsure" responses adds to the perception that local government is not intrusive.

In statement Number 18, survey recipients are prompted to select a category of land uses which should be promoted to a greater extent through zoning regulations. Three (3) broad categories are provided and residential development is selected affirmatively by 783 respondents (58.9%) while industrial development is selected by

752 respondents (56.6%). While additional industrial development implies increased employment opportunities the desire to remain a residential community is reinforced with this response. It should be noted that commercial development in the context of this question garnered a fairly even split with 43.2% selecting “no” and 41.3% selecting “yes”. However, in Question Number 9, 64.6% of all respondents selected small “businesses and retail” as the type of development the Township should encourage of six (6) nonresidential categories provided as options.

The final survey topic presents survey recipients with a menu of seven (7) line items for the commitment of Township revenues and asks for three (3) selections. Street and road maintenance was the clear preference with 1,087 responses or 81.8% of the total, with police protection selected by 747 respondents for 56.2% of the total. Public water and sewer line extension garnered 532 responses for 40% and additional recreation facilities were selected by 468 respondents for 35.2%. The least selected options for the expenditure of Township revenues was for the construction of a new municipal building (105 responses for 7.9%) and “other” with 146 responses for 11.0%.

RESPONSE TO FOCUS ISSUE SURVEY

A companion survey which included topics of importance to members of the New Sewickley Township Planning Commission was conducted by members coinciding with the distribution of the community-wide survey. This type of survey commonly referred to as a “snowball survey” is designed to lend credibility to topics being surveyed, or in the alternative, provide input on policies currently in place. There were eight(8) broad quality-of-life issues surveyed and members of the Planning Commission conducted interviews or provided general guidelines to participate who live, work or do business in the Township. A summary of responses and comments follow:

SNOWBALL SURVEY

56 Total Responses

1. New Sewickley Township should prefer to encourage job growth over additional residential development.

Yes - 31	No - 10	Not Sure - 10	No Answer - 5
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Both – Concern for too much residential growth & lose small community feel.

Both – some residential development – but keep it a rural area

But not next to me!

If you get one, the other will come

Neither – Not the Twps job to encourage either. Protect the rights of residents, provide for a community which allows residents the right to live in the type of community we already have.

Want both

2. New Sewickley Township officials are responsive to residents’ concerns.

Yes - 27	No - 11	Not Sure - 15	No Answer - 3
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Need more public relations person

3. Which of the following nonresidential land uses should New Sewickley Township encourage? Check two.

Small business & retail - 46	Major Industry - 0
Light industry - 32	Senior Care - 12
Professional/Technical Offices - 18	None - 1

4. What services or businesses are most needed now or in the future for the Township’s residents?

any that increase the townships tax base

Assisted living center

Banking, styling salon

Better road program

Business growth will be residents

Child care, Hi-Tech – Technology – Westinghouse and others

City water

Convenience – i.e. Store/fuel, etc;, medical

Convenience, Grocery > Lil Super

Crows Run Corridor

Day care services, child programs

Emergency services – i.e. fire tax & city water

Emergency services (fire tax and city water)

Everything is available close

Fire Tax

Fire tax

Fire Tax & Water Service

fire tax & Water Services

Fire Tax/Water

Fire tax/water services

Grocery shopping

Hardware

Hardware & lumber

Hardware, small grocery (Bigger than Guy's, Lil Super and Pine Run Mkt – smaller than Giant Eagle)

I think arts & music for kids & adults. Teachers should have use of a building, rent space and hold classes. Grant money could be obtained for this.

Keep improving roads, small retail

Keep improving Township Roads

Like myself I think most people were attracted to the Twp. because it is a rural community. All growth should happen with that in mind. Keep a lot of open space and trees. Safety is my second concern.

Marcellus Shell

Maybe a strip mall around, Little Super

*More businesses that cater to younger people to both work and socialize
more convenience stores*

Protection from development pressure, family owned services/businesses, preference for local products

Recreational area for young adults

Road department

Road maintenance

Senior care facilities and transportation

Small business, senior care, technology

Small grocery

Water & Fire Tax

Water & sewage

Water & Sewage, Gas Wells (Marcellus Shale)

Water & Sewage, natural gas to accommodate additional housing

Water lines – Gas lines

Water, Sewage, natural gas

We need to look at some zoning ordinances that keep people from being able to use commercial zoned properties that have since been zoned residential, to be used for some sort of business

5. Check the two areas that you feel improved services would make New Sewickley Township a better place to live.

Neighborhood Safety - 16	More affordable housing - 13
Education - 15	Emergency Services - 11
Recreation - 19	Transportation - 19
Other - 8	

Better roads

Better roads

Cheaper water – not new municipal building

City water

Crow's Run Ext.

Dart buses

lower taxes

Middle & upper housing – not lower; Heavy traffic on small roads

More commercial zoning

More tax revenue from business & industrial

No trailer courts

Single family homes, Crowes corridor

Turnpike access

water – housing

Water & Sewage

Water, sewage, natural gas

6. What is the principal reason you choose to live in New Sewickley Township?

Housing Options - 1	Rural Character - 34
Employment - 4	Tax Rates - 4
Schools - 3	Other - 8
No Answer - 5	

Better roads

Born & Raised here, property was retirement

Bought commercial business

Dairy farmer

family & close to Cranberry

Family farm

Good roads

I never lived anywhere else

love the area & people

Tax rates & rural character

7. Generally, day to day living in New Sewickley Township has improved in the last ten years.

Yes - 29	No - 17	Not Sure - 9	No Answer - 1
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No change

8. Keeping New Sewickley Township predominantly a rural residential community may mean increased property taxes to support local services.

Support the approach - 23	Disagree with approach - 14	Undecided - 18	No Answer - 1
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I am concerned about losing the rural residential community, but at the same time, I understand we need more growth.

I would like the community to remain rural – but a reasonable balance so that the taxes are reasonable

Should not keep rural

Taxes will go up as long the Twp. Supervisors spend money we don't have (Township Building)

The costs will be offset as economy recovers & gas income starts to materialize. These two options are not always linked. Other factors influence outcomes beyond raising taxes. Increasing taxes can force people to leave & sell causing development

We need controlled growth of single family quality homes as well as a major safe road (Crows Run) to handle increasing volume of commercial truck traffic.

We need improved housing to bring more families into the district. Young families with students that go to the school.

General Comments:

New Sewickley Developmental needs from the Prospective of Education: After talking to the Superintendent, High School Principal, school secretaries who live in the district, and teachers who live in the district, I found 3 common areas of needs:

- 1. More students: Enrollment has been declining over a period of several years. They need for some modest price housing developments to draw in some young families with children. They emphasized that Liberty Hills had actually hurt the District money wise from the state government based on the formula used to determine Freedom's state reimbursement.*
- 2. Water: Because of declining enrollment, they are discussing closing Conway Elementary School and bus all the kids to Big Knob. The main problem is that they have no way of knowing if the wells can support that many more students.*
- 3. Transportation: Apparently, school buses have had numerous close calls on Freedom-Lovi and Freedom Crider Roads. They emphasized the terrific increase in the volume and types of vehicles using the roads. They are trying to once again bring the Crow's Run Bypass discussions back into prominence.*

ANALYSIS OF RESPONSES

Statement Number 1 posits that the Township should encourage job growth over additional residential development. More than 55% (31 of 56) of respondents indicated agreement while only 18% (10 of 56) disagreed.

Statement Number 2 says Township officials are responsive to residents' concerns. About half of the respondents (27 of 56) or 48% agreed, while about 20% (11 of 56) disagreed and another 27% (15 of 56) were not sure, possibly indicating no directed personal involvement in Township governance.

With Statement Number 3 respondents were asked about nonresidential uses to encourage. Two responses were sought from a list of five (5) categories and small

businesses and retail and light industry were clear preferences with 78 of 109 responses combined, or about 71% indicating a preference for those use categories. Professional offices and senior care facilities were also mentioned.

Question Number 4 asks for a more specific response derived from Statement Number 3 and produced a variety of perceived needed businesses or services with public water, fire protection (emergency services), road maintenance, grocery store (small retail stores), senior care and recreation, the most common responses, in that order.

Question Number 5 asks which services or current community characteristics could be improved to make the Township a better place to live. A list of seven (7) options was provided and with nineteen (19) responses each, recreation and transportation were selected most often, with neighborhood safety (16), education (15), and more affordable housing (13) also in the mix.

Question Number 6 asks which community characteristic compels the respondents to live in New Sewickley Township. The overwhelming choice of the six (6) options provided was “rural character” with 34 of 59 responses (some chose two options and other none) or about 58%.

Statement Number 7 posits that the quality of life in the Township has improved in the last ten (10) years. About half of the respondents (27 of 56 or 48%) answered affirmatively while 17 of 56 respondents or about 30% said it had not and 16% (9 of 56) were not sure.

Statement Number 8 touches on the socio-economic outcome of preserving a predominantly rural residential development pattern in New Sewickley Township. While twenty-three (23) respondents thought preserving rural character was worth paying more in taxes (about 41%), eighteen (18) respondents were undecided (about 32%), and 14 (25%) did not support the policy. Without knowing what the increased tax would amount to, it is interesting that of the three (3) options provided, a plurality chose to pay to preserve this quality of the Township.

SUMMARY

The responses to this focus issue survey reinforced the responses to the community-wide survey while acknowledging that managed growth and the impending influx of capital and new development potential generated by natural gas extraction activities could produce positive outcomes for New Sewickley Township residents and business owners. With this information and support, the community can expect to

experience continued growth at slightly elevated rates in the coming decade. Monitoring the development trends for consistency with the Township's development objectives should facilitate an increase in overall property values while protecting recognized Township assets.

The logo for New Sewickley Township, featuring the letters "NST" in a bold, white, stylized font with a black outline, set against a yellow square background.

NST

NEW SEWICKLEY TOWNSHIP

COMPREHENSIVE DEVELOPMENT PLAN

Chapter 12

Implementation

Plan

The logo for Olsen & Associates, LLC, featuring a stylized graphic of two overlapping circles above a square, all in a dark green color.

OLSEN & ASSOCIATES, LLC

126 S. Main Street
Butler, PA 16001
(724) 282-4786



NEW SEWICKLEY TOWNSHIP

COMPREHENSIVE DEVELOPMENT PLAN

CHAPTER 12

IMPLEMENTATION PLAN

BACKGROUND

Between 1990 and 2010 New Sewickley Township's population grew from 6,861 persons to 7,360 persons. This rate of growth equates to approximately seven percent (7%) over two decades, which indicates a slow but steady demand for predominantly low to moderate density detached single-family housing. One trend requiring continued monitoring is the increase in median age. Between 1990 and 2010 New Sewickley Township's median age went from 33.8 years to 47.6 years, which put the Township's population oldest among the eight (8) municipalities and Beaver County, for which comparisons were provided. As the population ages in place, housing options for seniors and increasing numbers of households on fixed incomes should be considerations in future planning initiatives.

The Township's continued attractiveness for low density, residential development has to do with its geographic location, west of Cranberry Township, south of Zelienople and north of Economy and Freedom Boroughs. This type of development is not reliant on public utilities and instead focuses on tracts of land with rural characteristics with access from lower volume collector roadways. With commercial development in abutting communities, some within minutes of home sites in New Sewickley Township, retail products and services, restaurants and entertainment facilities are considered readily accessible. The Township's role within the region is as a rural residential community with neighborhood scaled business and service providers.

Responses to the community survey conducted at the end of 2011 and an accompanying focus issue survey provided Township officials with significant input on topics of concern to Township property and business owners. Preserving the rural character of the community and encouraging additional small-scale commercial development were two (2) areas identified by respondents as community objectives.

An analysis of the community survey responses and related comments is included in Chapter 11.

EXTRACTIVE INDUSTRY IMPACTS

At this point in the Township's evolution, with the introduction of extractive industry activities and the potential socio-economic benefits related to shale gas removal, the impact of this category of land use should also be considered. Chief among those impacts is increased heavy vehicle traffic on under-designed and constructed Township and Commonwealth roadways. Additional vehicle trips to well sites, construction in pipeline easements and at processing facilities generated by employees of gas drilling companies residing temporarily or permanently outside the Township will also impact local roadways. A concern raised by environmental groups seeking to prevent contamination of above-ground as well as below-ground water resources and aquifers is also an issue which requires monitoring, although the Pennsylvania Department of Environmental Protection's permitting procedure provides a comprehensive review of extractive industry impacts on natural resources.

The development of new dwelling units in a variety of configurations to house industry workers as well as employees in newly established support businesses could expand the Township's tax base, although during construction of the new residential and nonresidential development, traffic volumes would remain elevated. A locally based work force could also reduce trip lengths and congestion on arterial and collector roadways which provide access to job sites within New Sewickley Township. The long term socio-economic benefits of hosting extractive industry related businesses is the broadening of the Township's tax base which has been discussed in the context of this comprehensive plan update. Additional tax revenues generated by new nonresidential development could help keep individual property taxes stable and still support municipal service expansion in terms of roadway improvements and maintenance, public utility extensions (initiated by the New Sewickley Township Municipal Authority), emergency service delivery, and park and recreation facilities.

COMMUNITY OBJECTIVES AND STRATEGIC ACTIONS

Strategic actions recommended following the preparation of this comprehensive plan update, are based on public input, an evaluation of land use, transportation, housing, demographic and socio-economic data from primary and secondary reporting agencies and discussions involving issues of concern to residents, business owners and elected and appointed officials. Further, comments received in response to the community survey, form the basis for the drafting of guidelines for Township decision-

making through the next decade. The format includes both policy and strategic objectives for each topic addressed based on a consensus-building effort during the preparation of this planning document. Priorities are assigned by ranges of years with high priority objectives expected to be implemented in the first three to four (3-4) years following plan adoption, medium objectives in the following three to four (3-4) year period and low priority or continuing priority objectives addressed during the third three to four (3-4) year period, with internal overlaps among objectives.

It should be understood that land development issues that arise during the subsequent decade following adoption of the comprehensive plan update may need to be addressed quickly, which could reorder priorities established for the community objectives identified. In these situations, rather than abandoning a strategic action or implementation activity, we recommend postponing such action and reevaluating its importance within the planning program established by this comprehensive plan document.

H = High	M = Medium	L = Low	C = Continuing
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TRANSPORTATION

- H Policy Objective: Continue to support capacity improvement funding for the Freedom Crider Road corridor.
- H Policy Objective: Consider establishing public/private partnerships with oil and gas industry companies and residential developers for improvements at key intersections in potential growth areas.
- H Strategic Objective: Discuss committing Township tax revenues to engineering services to establish weight-restrictions on higher volume collector roadways.
- H Strategic Objective: Prepare a roadway sufficiency analysis of Township owned and maintained roadways which includes safety and design improvement recommendations and projected costs.

COMMUNITY UTILITIES AND FACILITIES

- H Policy Objective: Monitor well and septic repair permits issued by the Pennsylvania Department of Environmental Protection

(PaDEP) and access the need to introduce public water and sanitary sewerage in areas projected to experience increased development pressure.

- H Policy Objective: Continue to coordinate future public utility line extensions into potential growth areas with the New Sewickley Township Municipal Authority.
- H Strategic Objective: Investigate a joint public water line extension project with gas industry representatives to provide increased residential and commercial access to potable water and fire protection, through the Commonwealth's H₂O PA Program.
- M Policy Objective: Consider acquiring additional land for active and passive public recreation in areas with growth potential.
- M Strategic Objective: Discuss adding a "fee-in-lieu-of-dedication" option for residential subdivisions and land developments to provide land and facilities for public recreation.
- H Strategic Objective: Assess current municipal office, public safety and public works service delivery to residents and conduct an inventory of municipally owned facilities and equipment.

SOCIO-ECONOMIC

- H Policy Objective: Support the introduction of small scale commercial and service businesses in higher volume transportation corridors.
- H Strategic Objective: Identify areas for expanded nonresidential development potential and provide options through zoning, to property owners
- M Policy Objective: Encourage the location and relocation of advanced technology businesses to sites within the Township.
- H Strategic Objective: Review boundaries of current zoning designations for light industrial, processing, warehouse and distribution and research and development uses and determine if public utilities and available land can support future development.

- C Policy Objective: Continue to preserve agricultural operations through established County and Commonwealth programs and local regulatory standards.

HOUSING

- H Strategic Objective: Determine whether current residential zoning districts accommodate the mix of housing options needed to support the projected population profile as the Township continues to grow.
- L Policy Objective: Discuss the need to provide additional public recreation facilities accessible to multi-family housing development sites.
- C Policy Objective: Continue to support low-density, single-family housing development as the preferred residential pattern in areas with no public utilities.

EDUCATION

- M Policy Objective: Support the introduction of extractive industry related training in the Freedom Area School District vocational program.
- L Policy Objective: Assist the School District monitor school bus routes from developing residential areas and encourage shorter travel times for school aged children.

LAND USE

- M Policy Objective: Provide land for a wide variety of dwelling types to support a population aging in place.
- H Strategic Objective: Include mixed-use compact-form development models as options to traditional subdivision plans in areas with adequate infrastructure.
- H Strategic Objective: Schedule a semi-annual work session open house with extractive industry representatives, contractors and

- property owners to discuss natural gas and well drilling activities.
- H Policy Objective: Consider expanding opportunities for small-scale commercial businesses in a mixed-use zoning designation.
- C Policy Objective: Continue to manage projected residential growth through consistent application of zoning standards and subdivision requirements.
- C Policy Objective: Renew participation in the Commonwealth's Agricultural Security Program administered at the County level at required intervals.
- H Strategic Objective: Support the location of neighborhood scale retail, service and entertainment businesses in targeted growth areas through regional marketing efforts and the Township newsletter.

ENVIRONMENTAL

- C Policy Objective: Continue to emphasize the use of best management practices for stormwater management on developing land.
- M Policy Objective: Encourage a conservation subdivision approach to multi-lot residential developments to protect environmentally sensitive features.

HISTORIC

- L Strategic Objective: Recognize early settlements and founders (historic places and people) as part of a future community days event.

ADMINISTRATIVE

- H Strategic Objective: Update Township website to provide extractive industry information and activity updates.

SUMMARY

New Sewickley Township is positioned to experience continued sustainable growth as the region recovers from the worst recession since the Great Depression. New development opportunities resulting from investment in shale gas drilling, conservative fiscal policies, competitive land values, relatively low property taxes, and rural land forms will continue to attract private sector interests. While a predominantly residential growth scenario is projected due to the absence of public water and sanitary sewerage lines in most areas of the Township, response to the community survey reinforced a rural residential character as the preferred vision of New Sewickley Township. However this preference has inherent challenges also.

As discussed with members of the Planning Commission and Board of Supervisors, a predominately low-density single family residential development trend puts a burden on individual property owners for the cost of municipal services. It has been determined through evaluations of revenue streams in comparable municipalities that tax revenues derived from residentially developed land and active agricultural lands do not support the costs of municipal service delivery at the municipal level. The remedy is to build a broader tax base to lessen the tax burden on individual property owners. Where a community is over-zoned for low density residential and agricultural uses the choice is to reduce or eliminate services or to increase taxes as service related costs rise.

In New Sewickley Township, municipal services are basic. Road maintenance and public safety are the principal functions of the local government and given the preference of property owners to remain a rural residential community, this approach will not change in the near future. What will change are the costs associated with those primary functions. A broader tax base including additional commercial and light industrial development can help to offset those anticipated cost increases. In order to increase nonresidential development options, areas with growth potential should be identified. However, in New Sewickley Township where public utilities have not been widely introduced and most Commonwealth and Township owned roadways were constructed with significant horizontal and vertical curvature characteristics, targeted growth areas must be carefully selected. The discussion in Chapter 9, Current and Future Land Use, provides guidelines for the selection of potential growth areas and the link between land use and transportation.

The Township has invested time and money preparing a plan for its future, and in order to achieve its community goals and objectives, participants in the review and

approval process for development proposals should be consistent in policy application. Township administrative staff, professional consultants, members of the Planning Commission, Zoning Hearing Board, Municipal Authority Board, and most importantly, the elected officials all have responsibilities to Township residents to realize the vision of their community presented in this implementation plan. While there are elements of everyday living that can be improved upon, New Sewickley Township has established itself as a place with an identity and a positive future.

The logo for NST (New Sewickley Township) is displayed in a bold, white, stylized font with a black outline, set against a yellow square background.

NEW SEWICKLEY TOWNSHIP COMPREHENSIVE DEVELOPMENT PLAN

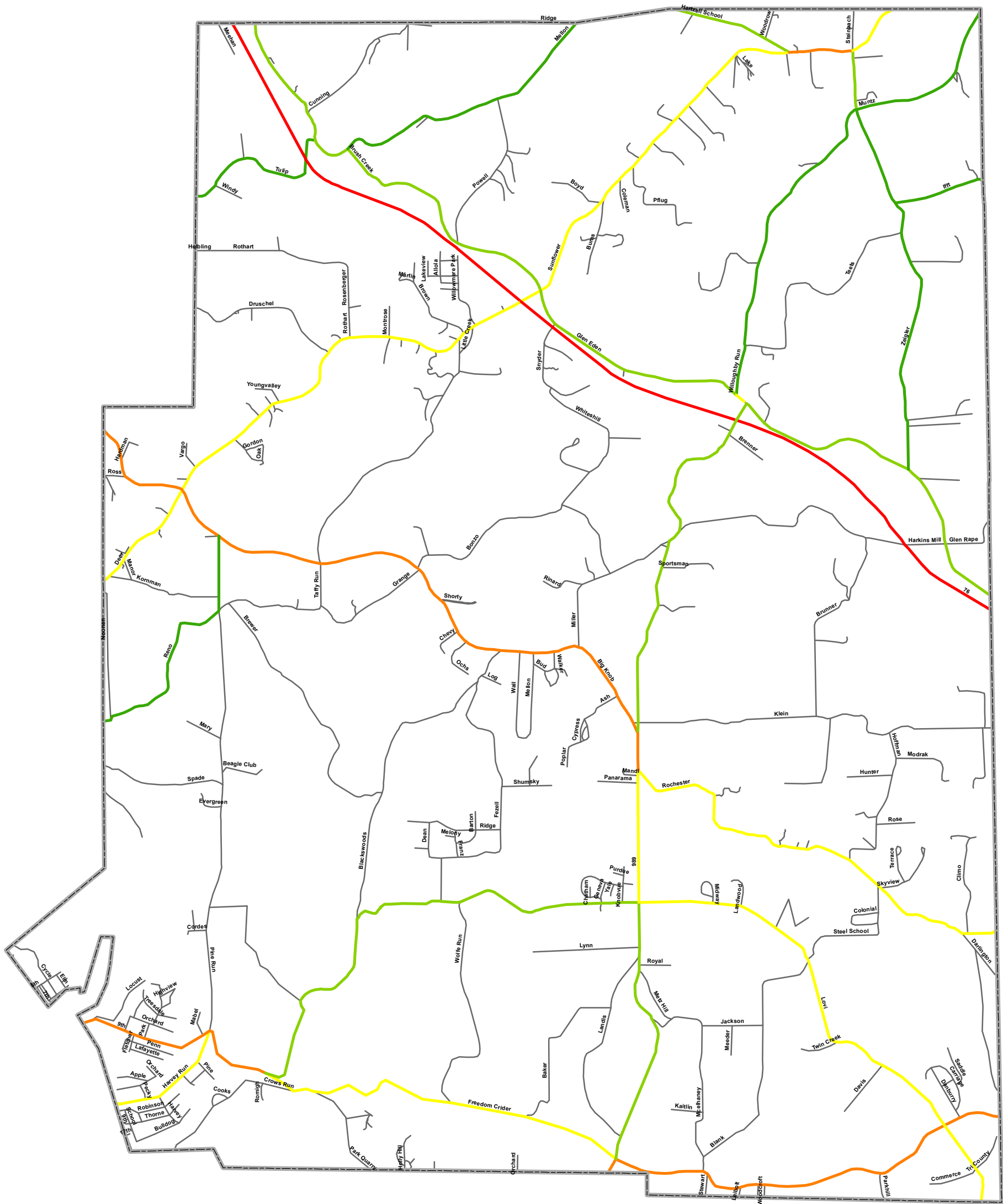
Appendix A Mapping Products

OLSEN & ASSOCIATES, LLC

126 S. Main Street

Butler, PA 16001

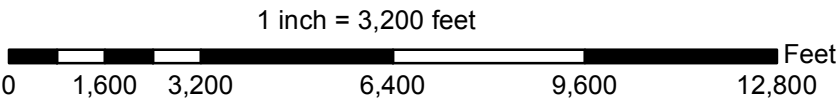
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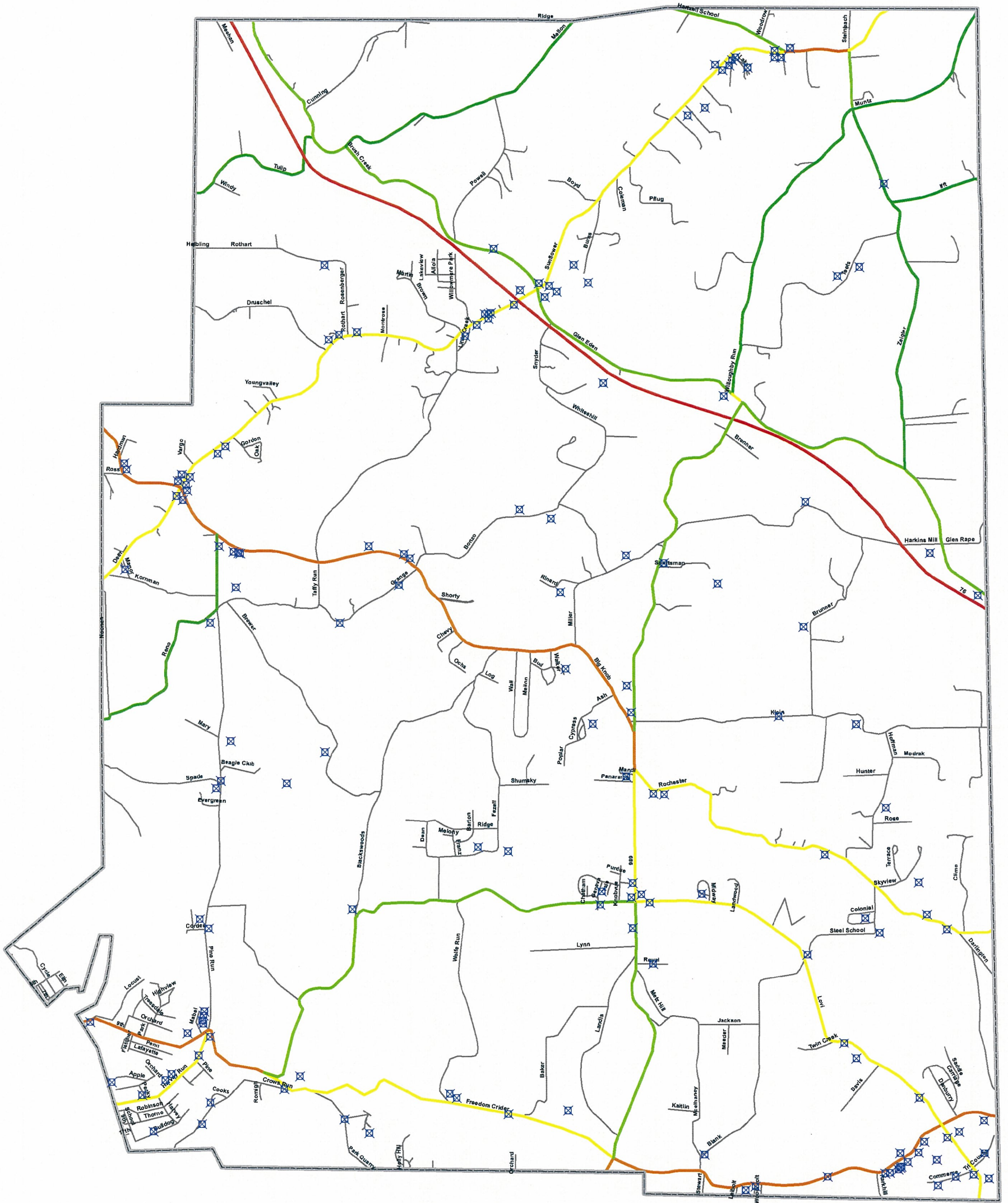


Current AADT

New Sewickley Township, Beaver County

- Legend**
- Township Boundary
 - Current AADT**
 - 124 - 1000
 - 1001 - 2500
 - 2501 - 5000
 - 5001 - 15000
 - 15001 - 26917
 - Road Centerlines





Current AADT/BUSINESS

New Sewickley Township, Beaver County

Legend

- Township Boundary
- Current AADT**
- 124 - 1000
- 1001 - 2500
- 2501 - 5000
- 5001 - 15000
- 15001 - 26917
- Road Centerlines
- X Businesses

1 inch = 3,200 feet

0 1,600 3,200 6,400 9,600 12,800 Feet



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O & A PROJECT # 201046A


ARCH # AADT



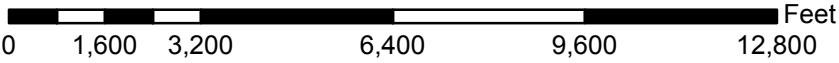
2006 PAMAP Orthophotographs

New Sewickley Township, Beaver County

Legend

 Township Boundary

1 inch = 3,200 feet

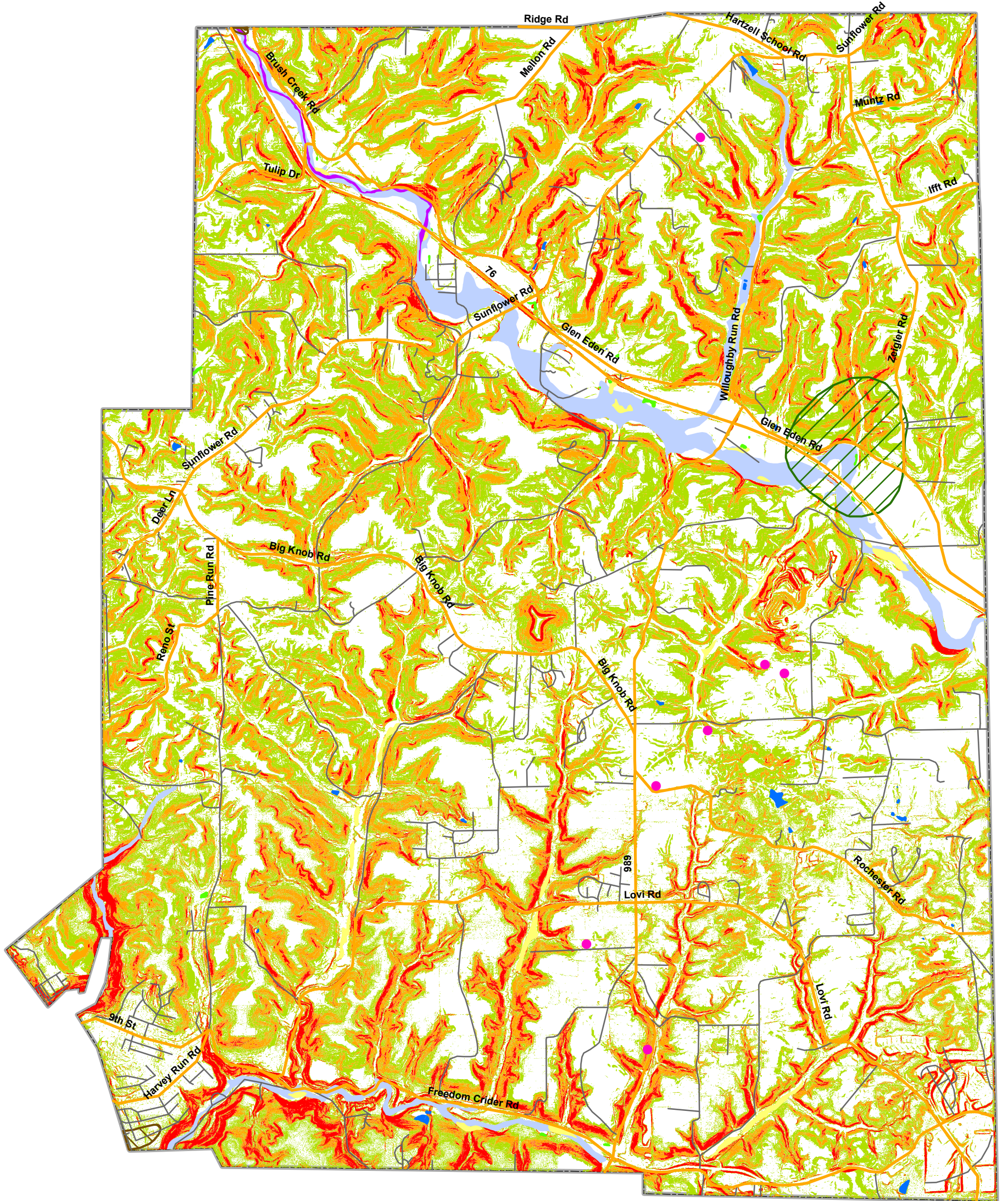




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O & A PROJECT # 201046A

ARCH # AERIAL



Development Constraints

New Sewickley Township, Beaver County

Legend

- | | |
|--------------------|-----------------------------------|
| State Roads | Floodplains |
| Street Centerlines | Wetland Type |
| Below 15% | Pond |
| 15% to 25% | Freshwater Emergent Wetland |
| 25% to 40% | Freshwater Forested/Shrub Wetland |
| Above 40% | Riverine |
| Township Boundary | Natural Heritage Inventory |
| | Abandoned Mine Land Inventory |
| | Oil & Gas Well Locations |

1 inch = 3,200 feet

0 1,600 3,200 6,400 9,600 12,800 Feet

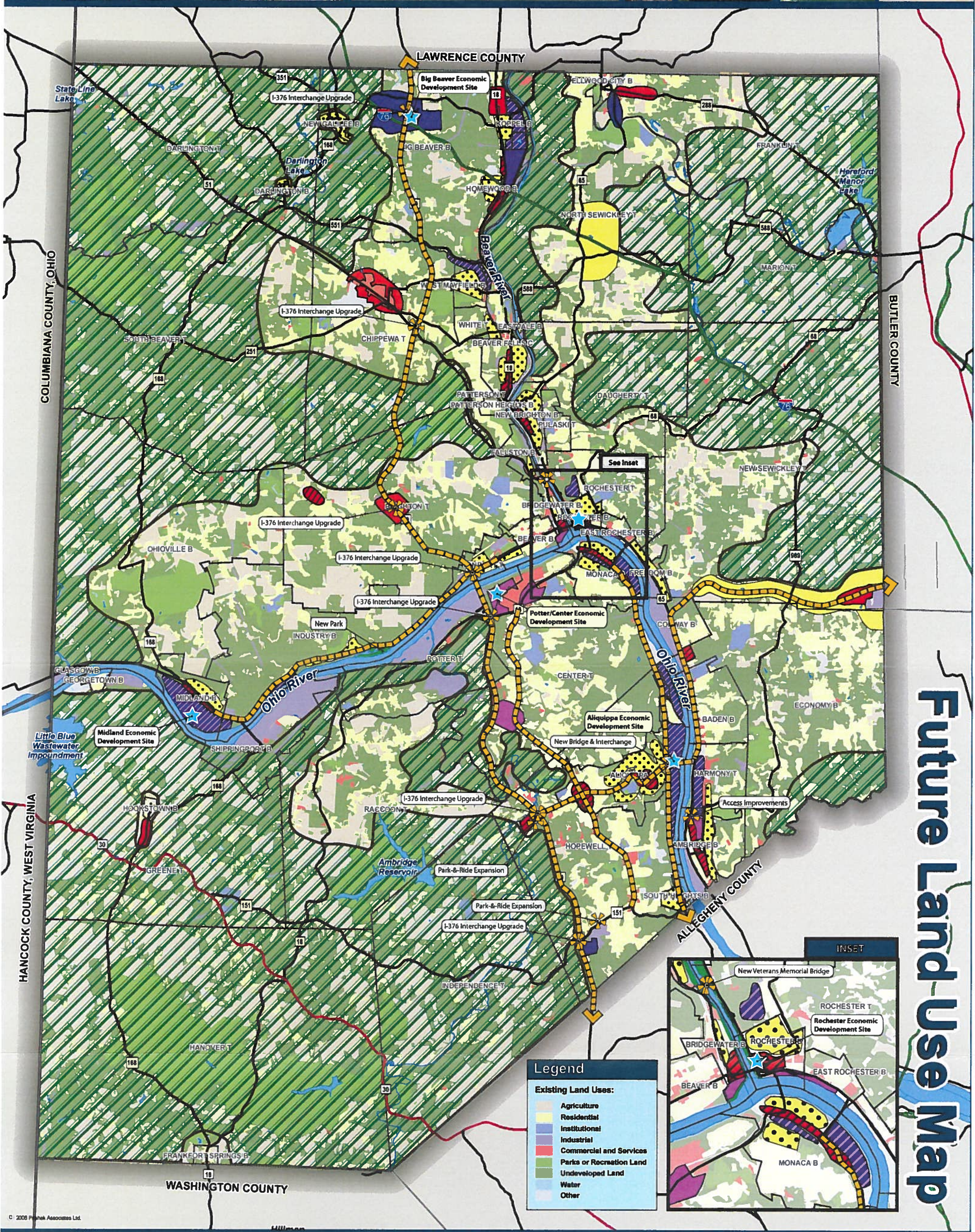


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ARCH # DEVELOPMENT CONSTRAINTS

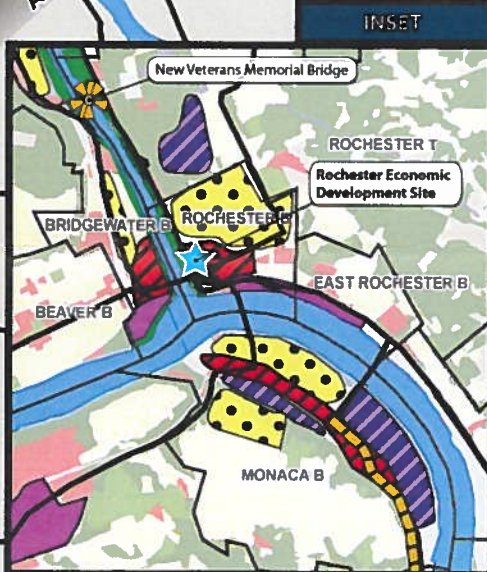


Future Land Use Map

Legend

Existing Land Uses:

- Agriculture
- Residential
- Institutional
- Industrial
- Commercial and Services
- Parks or Recreation Land
- Undeveloped Land
- Water
- Other



BEAVER COUNTY PLANNING COMMISSION
Beaver County Courthouse
810 Third Street
Beaver, Pa. 15009
Phone: (724) 728-5700
Fax: (724) 775-3913

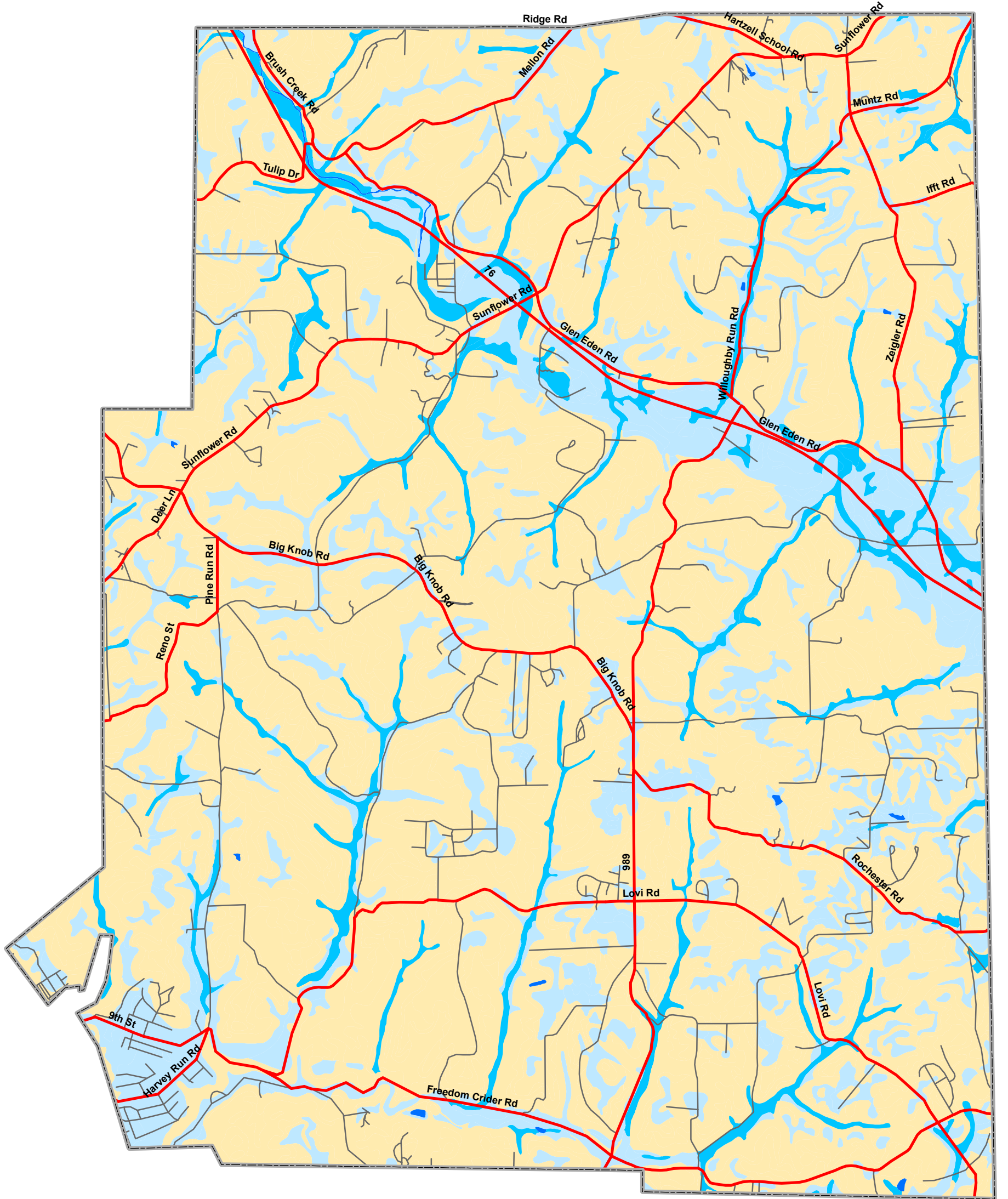
LEGEND

County Boundary	Future Land Uses:	Industrial Rehab./Infill Development
Municipality	New Mixed Use Development	Rural Resource Area
Lake/Reservoir	New Residential Development	New Parks or Open Spaces
River	Residential Rehab./Infill Development	Target Economic Development Sites
Interstate	New Commercial Development	Transportation Improvement Sites
US Highway	Commercial Rehab./Infill Development	Transportation Improvement Routes
State Route	New Industrial Development	

Map Sources:
Southwest Pennsylvania Commission (SPC)
Pennsylvania Spatial Data Access (PASDA)
Beaver County
Western Pennsylvania Conservancy

Projection: State Plane - NAD 1983
Pennsylvania South Feet




The preparation of this map was funded in part through a Land Use Planning and Technical Assistance Grant from the Department of Community and Economic Development, as administered by the Governor's Center for Local Government Services, Pennsylvania Department of Community and Economic Development.







Hydric Soils

New Sewickley Township, Beaver County

Legend

-  Township Boundary
-  State Roads
-  Local Roads

Hydric Soils

-  All Hydric
-  Partially Hydric
-  Non Hydric
-  Water

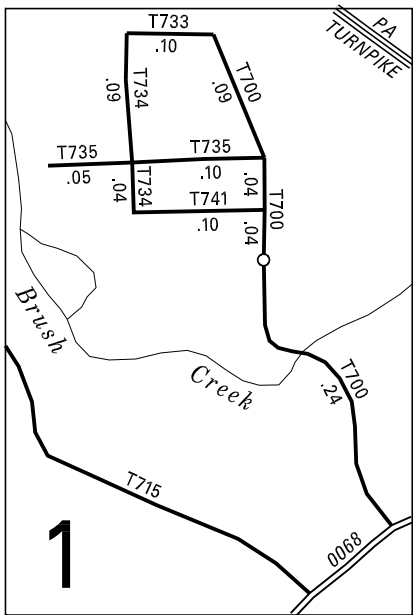
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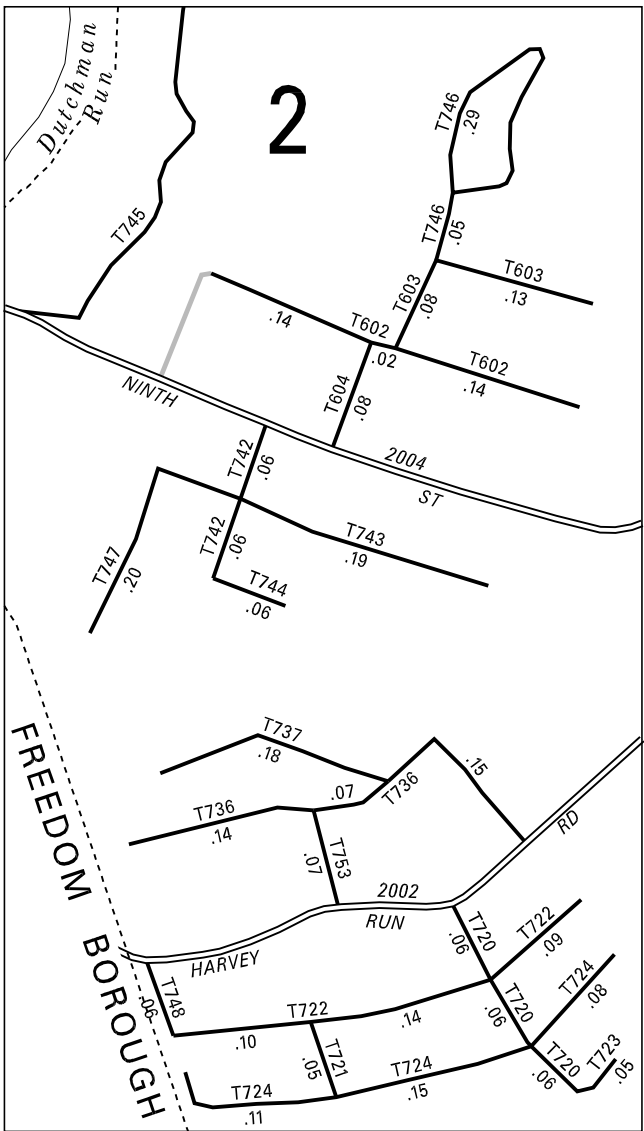
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O & A PROJECT # 201046A ARCH # HYDRIC

LEGEND

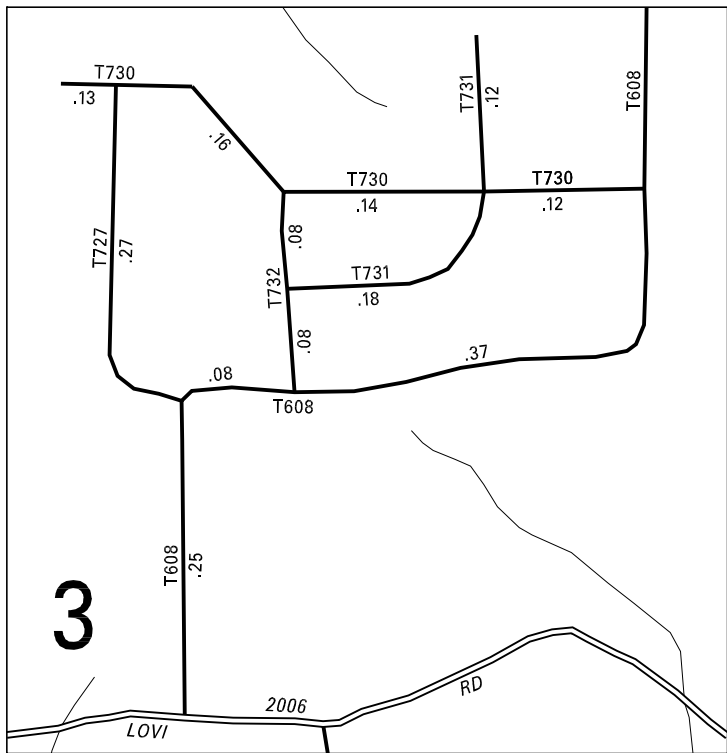
- LIMITED ACCESS HIGHWAY
- STATE ROUTE AND NUMBER
- STATE MAINTAINED BRIDGE ON TOWNSHIP ROAD
- TOWNSHIP ROAD, NUMBER AND SEGMENT LENGTH IN MILES
- IMPASSABLE TOWNSHIP ROAD
- OTHER ROAD
- RAILROAD (IN SERVICE)
- RAILROAD ABANDONED (TRACK RETAINED)
- STATE BOUNDARY
- COUNTY BOUNDARY
- TOWNSHIP BOUNDARY
- CITY OR BOROUGH BOUNDARY
- MUNICIPAL BUILDING
- SPLIT MILEAGE BETWEEN MUNICIPALITIES



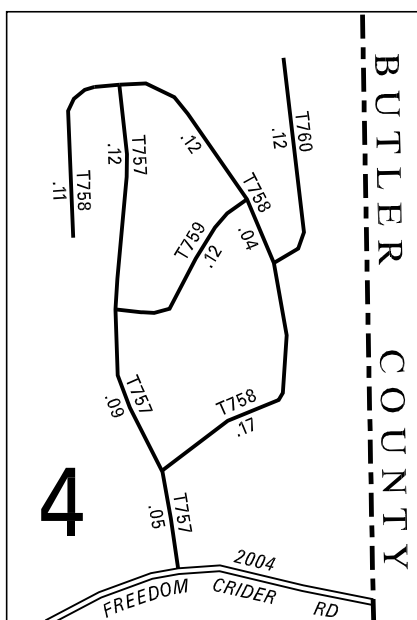
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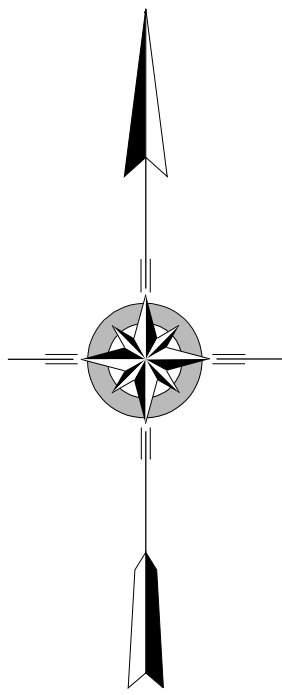
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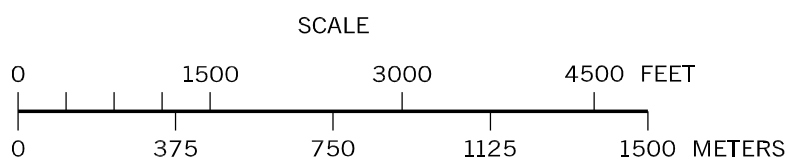
2:1



NEW SEWICKLEY
SECOND CLASS TOWNSHIP MAP
BEAVER COUNTY

PREPARED BY THE
PENNSYLVANIA DEPARTMENT OF TRANSPORTATION
BUREAU OF PLANNING AND RESEARCH
GEOGRAPHIC INFORMATION DIVISION
IN COOPERATION WITH THE
U.S. DEPARTMENT OF TRANSPORTATION
FEDERAL HIGHWAY ADMINISTRATION
MUNICIPAL CODE 04 211

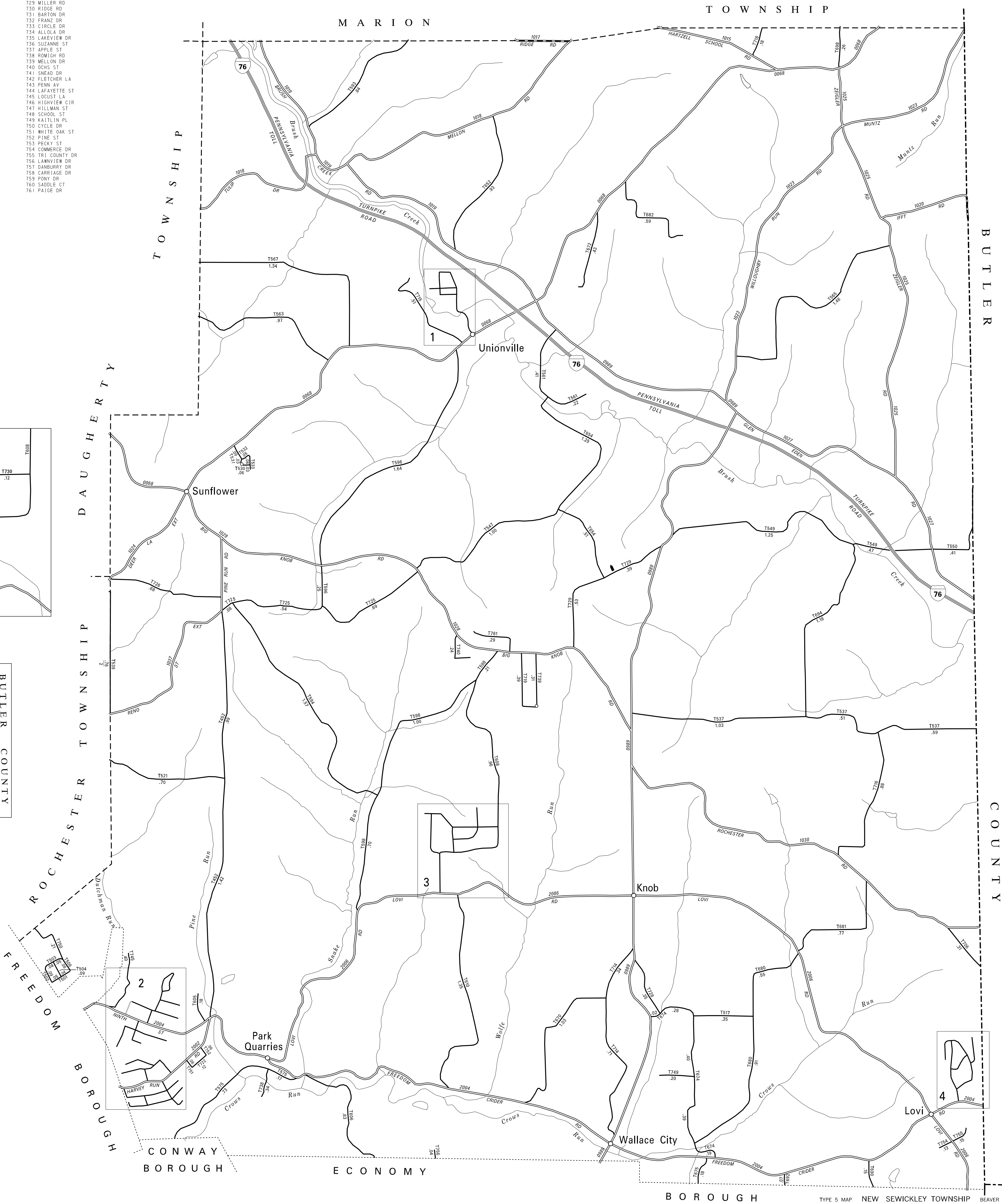
REVISED PER FORM 990 DATED 4-16-10

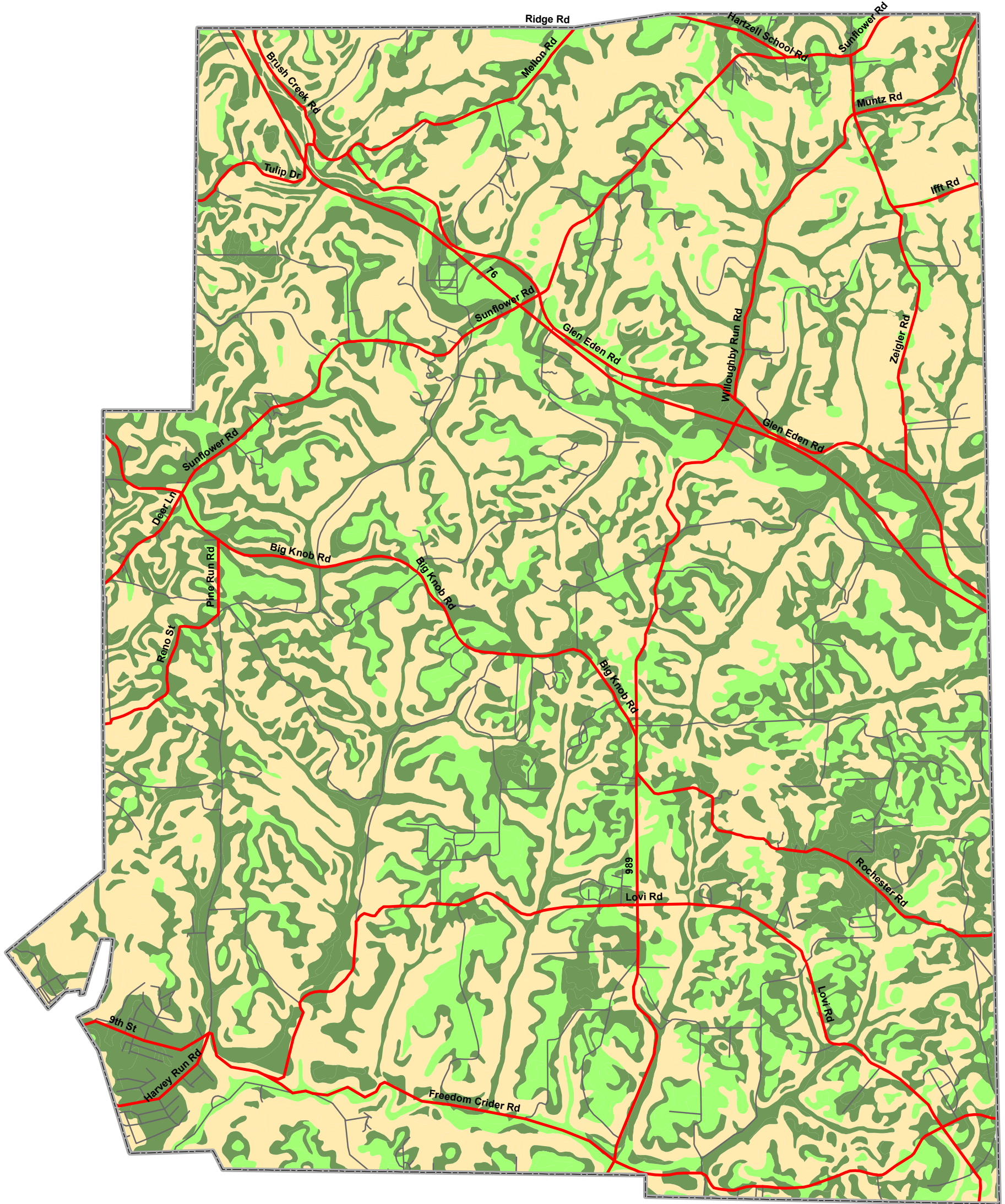


- 452 PINE RUN RD
- 501 EDGEWORE DR
- 502 RIVERVIEW RD
- 503 CENTER ST
- 506 BRANDT AV
- 506 ELM AV
- 517 JACKSON ST
- 521 SPADE RD
- 530 MAPLE LA
- 531 THOMAS DR
- 532 GORDON LA
- 533 OAK DR
- 537 KLEIN RD
- 539 NOONEN RD
- 547 BONZO RD
- 549 HARKINS MILL RD
- 550 GLEN RAPE RD
- 561 SNYDER DR
- 563 DRUSCHEL RD
- 565 TEEBIS RD
- 567 ROTHART DR
- 575 CROWS RUN RD
- 581 CUNNING RD
- 594 BREWER RD
- 596 TAFY RUN RD
- 598 BLACKWOODS RD
- 602 ORCHARD ST
- 603 HILLSIDE AV
- 604 PARK AV
- 605 MABEL AV
- 606 PARK QUARRY RD
- 608 FEZELL RD
- 610 WOLFE RUN RD
- 652 POWELL RD
- 654 WHITES HILL RD
- 670 BAKER RD
- 672 BURNS RD
- 674 McELHANEY RD
- 675 STEWART RD
- 680 BLANK RD
- 681 STEEL SCHOOL RD
- 682 FLUG RD
- 690 PARK HILL RD
- 692 WOODCROFT RD
- 694 BRUNER RD
- 698 STEINBACH RD
- 700 WILLOWMERE PARK RD
- 706 DARLINGTON RD
- 714 LANDIS RD
- 715 BROWN RD
- 716 HOFFMAN RD
- 718 WOODROW ST
- 719 WALL ST

- 720 HARVEY AV
- 721 HETCHIE AV
- 722 ROBINSON AV
- 723 ELM ST
- 724 THORNE ST
- 725 GRANGE RD
- 726 KORNMAN RD
- 727 DEAN ST
- 728 METZ HILL RD
- 729 MILLER RD
- 730 RIDGE RD
- 731 BASTON DR
- 732 FRANZ DR
- 733 CIRCLE DR
- 734 ALLORA DR
- 735 LAKEVIEW DR
- 736 SUZANNE ST
- 737 APPLE ST
- 738 ROWIGH RD
- 739 MELLON DR
- 740 OCHS ST
- 741 SNEAD DR
- 742 FLETCHER LA
- 743 PENN AV
- 744 LAFAYETTE ST
- 745 LOCUST LA
- 746 HIGHVIEW CIR
- 747 HILLMAN ST
- 748 SCHOOL ST
- 749 KAITLIN PL
- 750 CYCLE DR
- 751 WHITE OAK ST
- 752 PINE ST
- 753 PECKY ST
- 754 COMMERCE DR
- 755 TRI COUNTY DR
- 756 LANVIEW DR
- 757 DANBURY DR
- 758 CARRIAGE DR
- 759 PONY DR
- 760 SADDLE CT
- 761 PAIGE DR

TOTAL MILES	
Township Road System	50.84
State Highway System	47.38
Total	98.22





Prime Farmland

New Sewickley Township, Beaver County

Legend

Township Boundary

State Roads

Local Roads

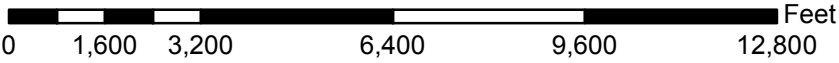
Prime Farmland

All Areas are Prime Farmland

Farmland of Statewide Importance

Not Prime Farmland

1 inch = 3,200 feet

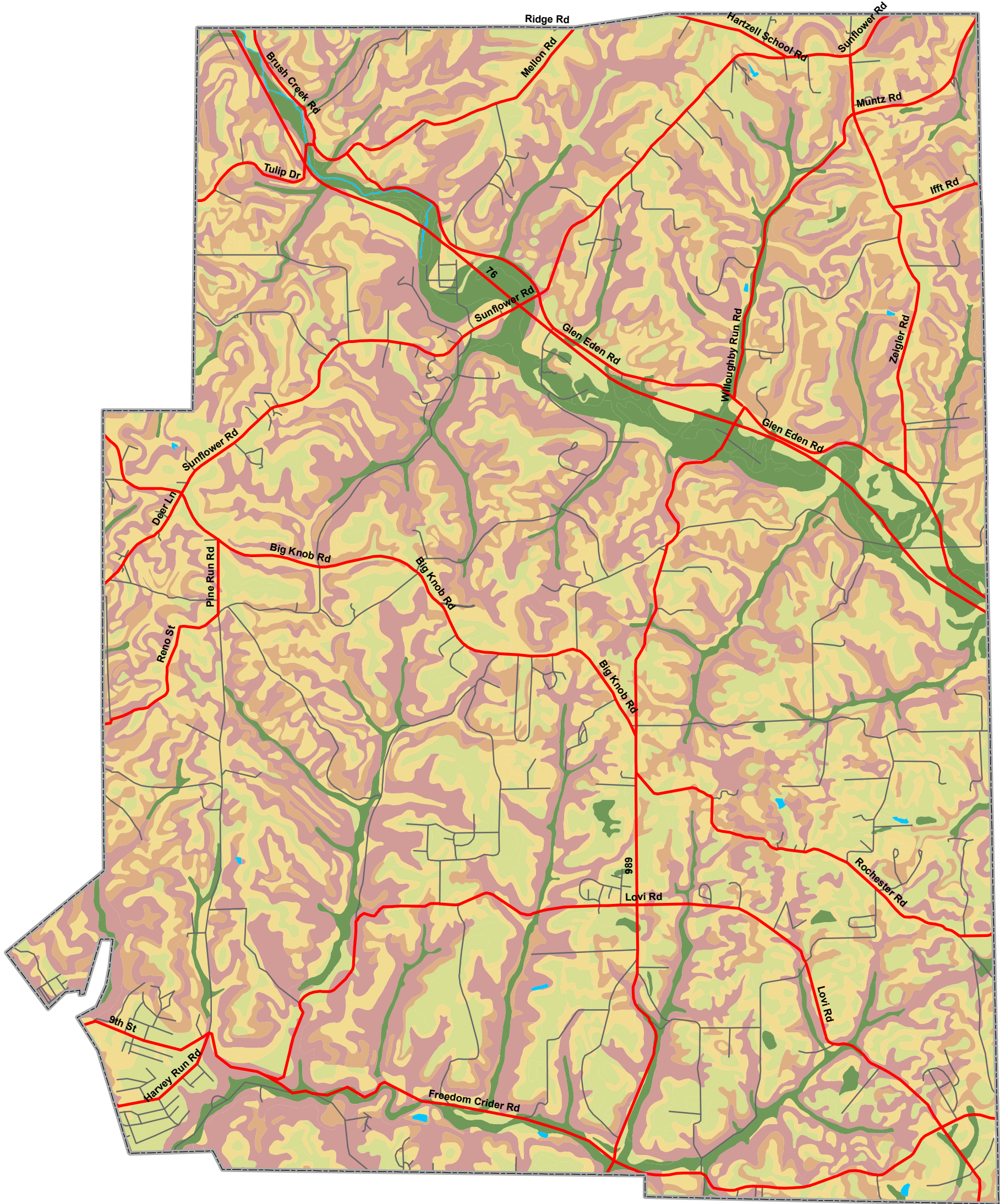


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O & A PROJECT # 201046A

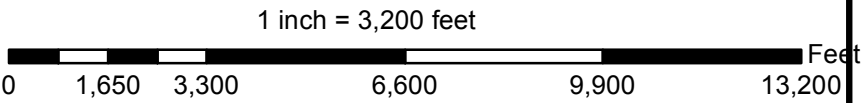
ARCH # PRIME AG

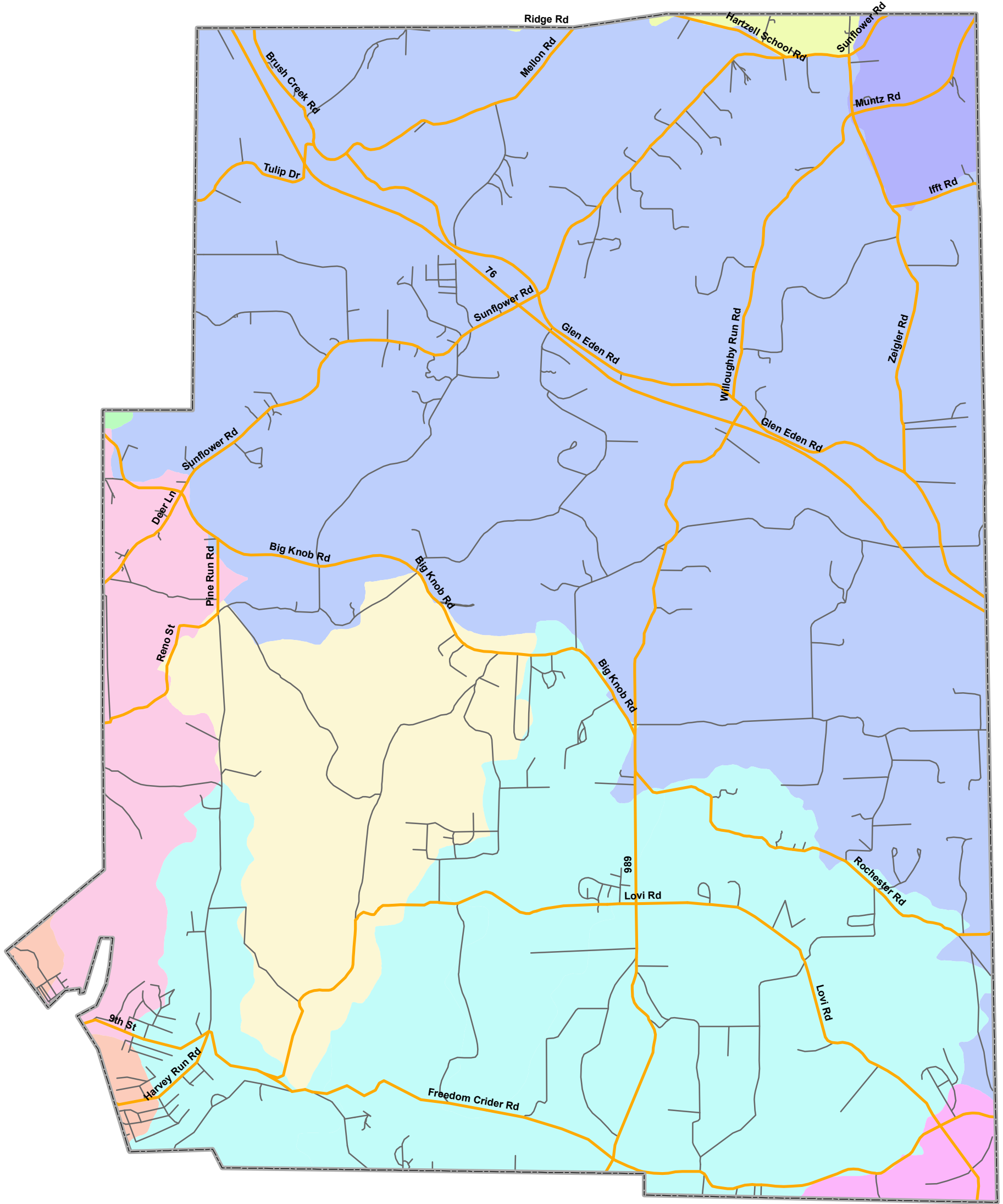


Slope Grade

New Sewickley Township, Beaver County

- Legend**
- Township Boundary
 - State Roads
 - Local Roads
 - Grade**
 - A - 0% to 3%
 - B - 3% to 8%
 - C - 8% to 15%
 - D - 15% to 25%
 - F - Above 25%
 - Water



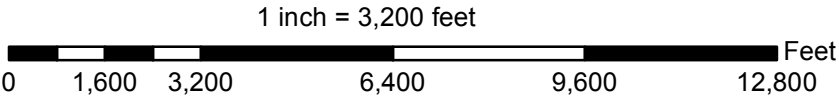


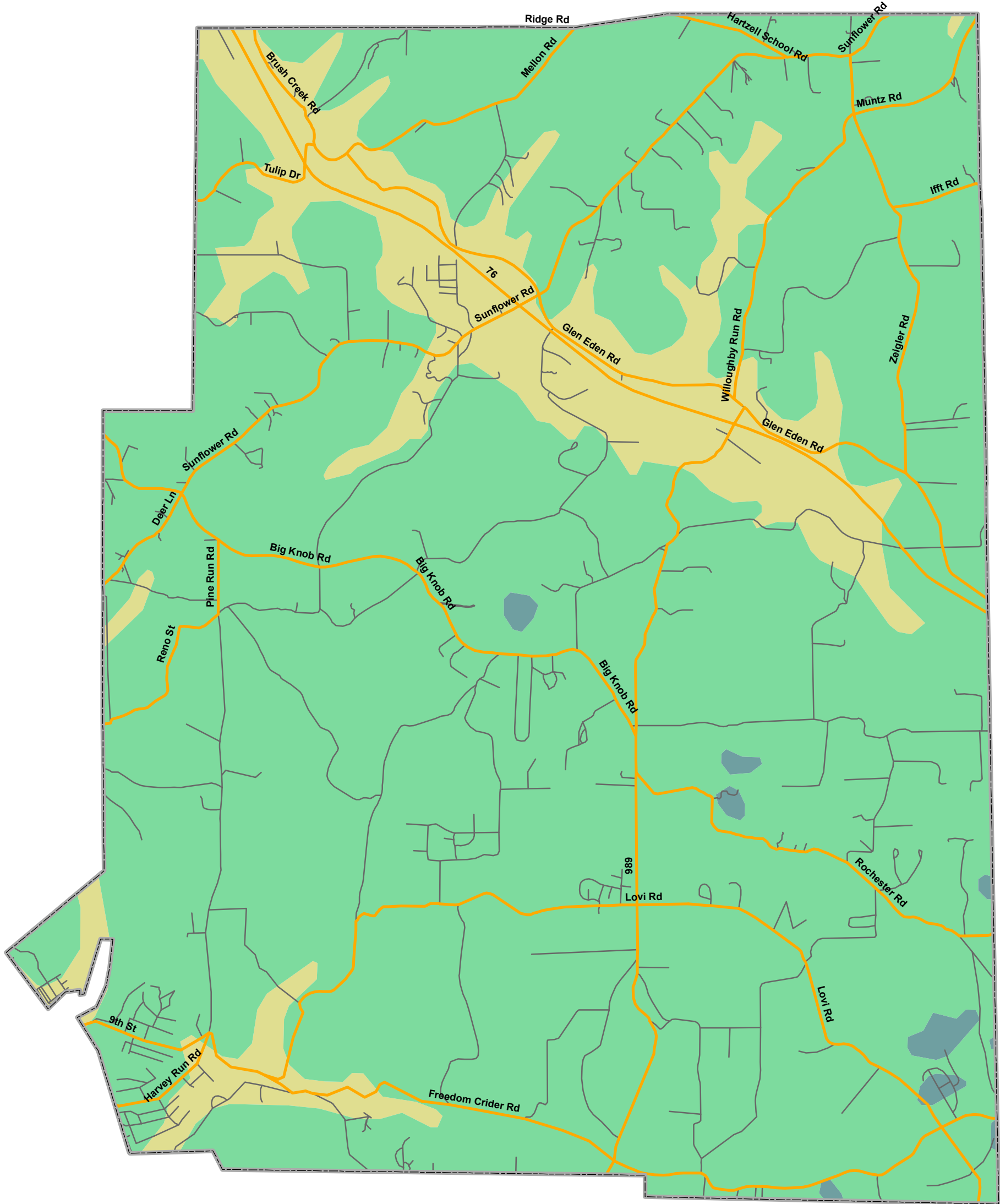
Small Watersheds

New Sewickley Township, Beaver County

Legend

- Township Boundary
- State Roads
- Local Roads
- Blockhouse Run
- Brush Creek
- Connoquenessing Creek
- Crows Run
- Dutchman Rd
- Muntz Run
- North Fork Big Sewickley Creek
- Ohio River
- Snake Run





Surface Geology

New Sewickley Township, Beaver County



Legend

- Township Boundary
- State Roads
- Local Roads

Surface Geology

- Allegheny Group
- Casselman Fm
- Glenshaw Fm

1 inch = 3,200 feet

0 1,600 3,200 6,400 9,600 12,800 Feet

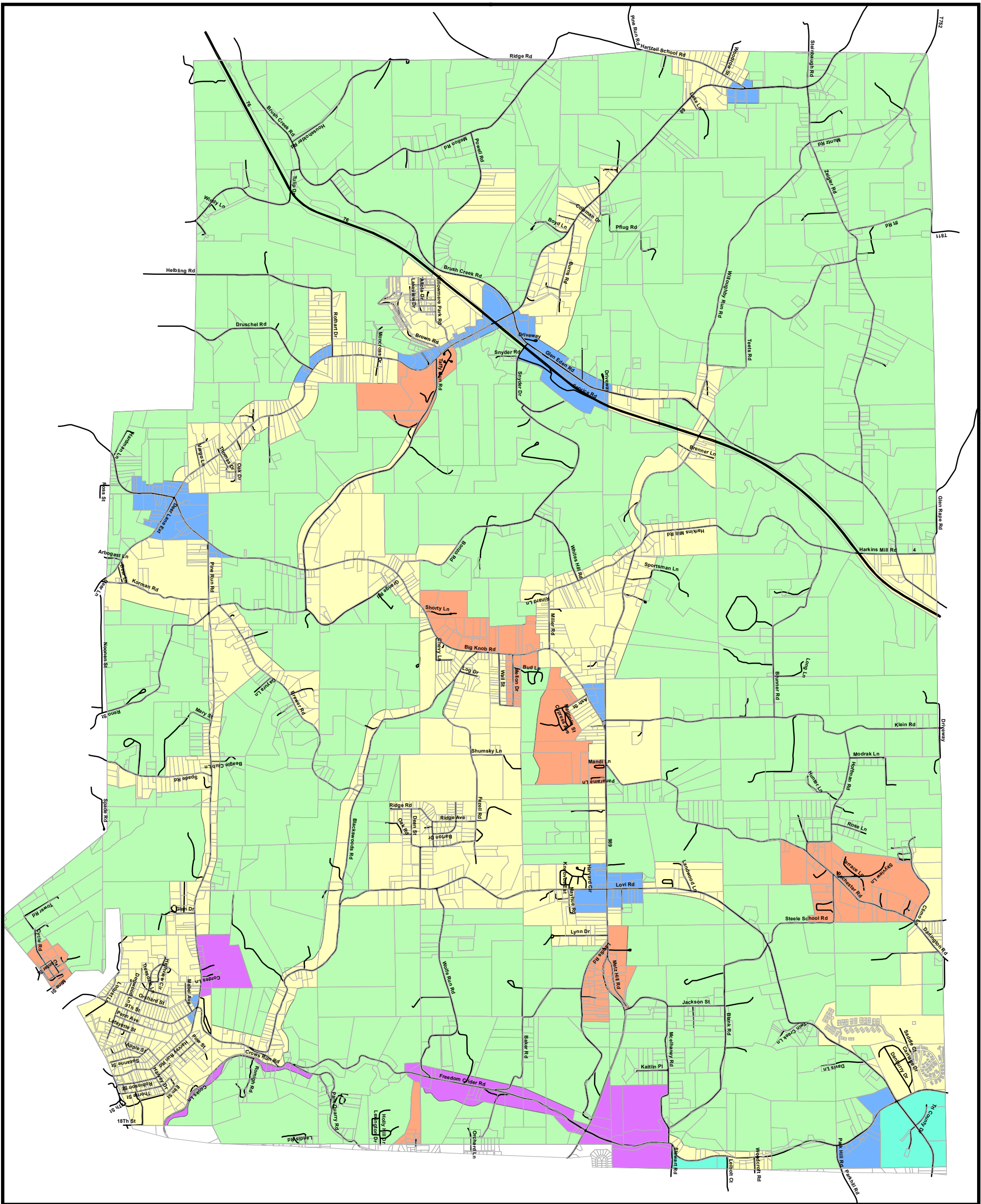


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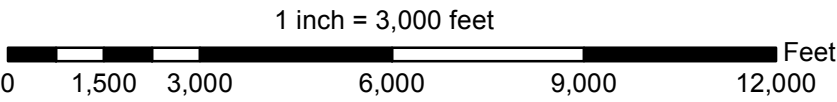
ARCH # GEOLOGY



Zoning Districts

New Sewickley Township, Beaver County

ZONING DISTRICTS	
	A-1 AGRICULTURAL
	R-1 SUBURBAN RESIDENTIAL
	R-2 GENERAL RESIDENTIAL
	C-1 LOCAL COMMERCIAL
	C-2 PLANNED COMMERCIAL
	I INDUSTRIAL



The logo for NST (New Sewickley Township) is displayed in a bold, white, stylized font with a black outline, set against a yellow square background.

NEW SEWICKLEY TOWNSHIP COMPREHENSIVE DEVELOPMENT PLAN

Appendix B Development Models

OLSEN & ASSOCIATES, LLC

126 S. Main Street

Butler, PA 16001

(724) 282-4786



NEW SEWICKLEY TOWNSHIP

COMPREHENSIVE DEVELOPMENT PLAN

APPENDIX B

DEVELOPMENT MODELS

Overview

Within each area of the Township a number of different land uses and development patterns may be appropriate. Rather than listing the permitted uses for each zoning district, a series of Models have been designed which illustrate the kind of development patterns that New Sewickley Township is trying to encourage. The models set the tone for development and are intended to provide the foundation for detailed revisions to the Township's Zoning Ordinance. The Development Models being considered are as follows:

- A. Hamlet (Countryside & Rural)
 - B. Village
 - C. Scenic Corridor
 - D. Rural Commercial/Industrial Park
 - E. Institutional
 - F. Low Density/Large Lot
- * Each Model is presented through a series of sketches which clearly show the pattern of development and the relationship of the buildings to the surrounding environment.
 - * Development Models are intentionally general (non-site specific) in nature - each of the models can be used in a number of areas where uses, land forms and physiography permits.
 - * Each Model is presented by illustrating: the existing conditions and/or the expected development under current policies and standards, and the preferred development resulting from adherence to the Model's design standards.

Models as a Strategy

All of the Models are based on the following five (5) underlying principles:

1. **Public services should drive development - not the other way around.** The Comprehensive Plan identifies areas appropriate for new development. Decisions to extend water and sanitary sewer service should not be made after the fact in order to "catch-up" with unplanned development.
2. **"Fix what is broken" before developing elsewhere:** Many parts of the Township are undeveloped and not provided with public utilities and services (roads, sewers, water, electric, cable, gas etc.). Many of the developed areas are developed at low densities. Efforts should be made to develop the areas where access to public utilities is available first. Road networks should be improved, and connections for pedestrians and bicycles established in some areas.
3. **Siting of Public Buildings:** Public buildings such as schools, municipal offices, and libraries should be used to establish municipal centers - they should be located, where possible, in groupings with other public and private buildings, and connected by a network of roads and paths to the rest of the community where feasible. These buildings should be designed and sited to create a "village" scale environment.
4. **Protect Agricultural areas and the rural character of the Township:** Rural character was identified as being an extremely important asset and therefore is an underlying principle for all Models.
5. **Open Space System:** In order to maintain rural character, and to increase connections between the various parts of the Township, the comprehensive plan should be utilized in order to provide a series of greenways, linear paths and parks as residential development moves from transportation corridors to more rural areas.

*H*amlet Model

The Hamlet Model is introduced as an alternative to the typical residential subdivision. It is designed to allow small-scale development in a concentrated pattern on a portion of a development property, while preserving the remainder of the property as permanent open space. In order for this Model to work it is necessary to establish a minimum development property size (e.g. 40 acres) as well as a ratio of developable to nondevelopable land (e.g. 30/70 or 40/60). It is also necessary to ensure that environmentally sensitive areas remain undeveloped. This is accomplished by mapping all sensitive areas such as steep slopes, wetlands, floodplains and mature forests. Hamlet lots are smaller than typical subdivision lots, however a greater number can fit within a smaller area which leaves a large portion of the property undeveloped for the use and enjoyment of all residents.

The open space is mandated to stay as open space in perpetuity and is most often maintained by a property owners' association to which everyone is contractually obligated to contribute when they purchase their home. Allowable uses for the open space include farming, horse pasture, parks, multi-purpose fields or nature trails. The details should be set out in the Zoning Ordinance, where applicable.

Two (2) sizes of Hamlets are permitted in The Municipality: (1) Countryside-Hamlet with a limited number of units (e.g. 6 or 7 units grouped around the existing farm buildings) based on the carrying capacity of well and on-lot septic systems, and (2) Rural Hamlet - with a larger number of units (e.g. 25-35 depending on size of property) and allowed in areas serviced by public water and sanitary sewer.

Goals:

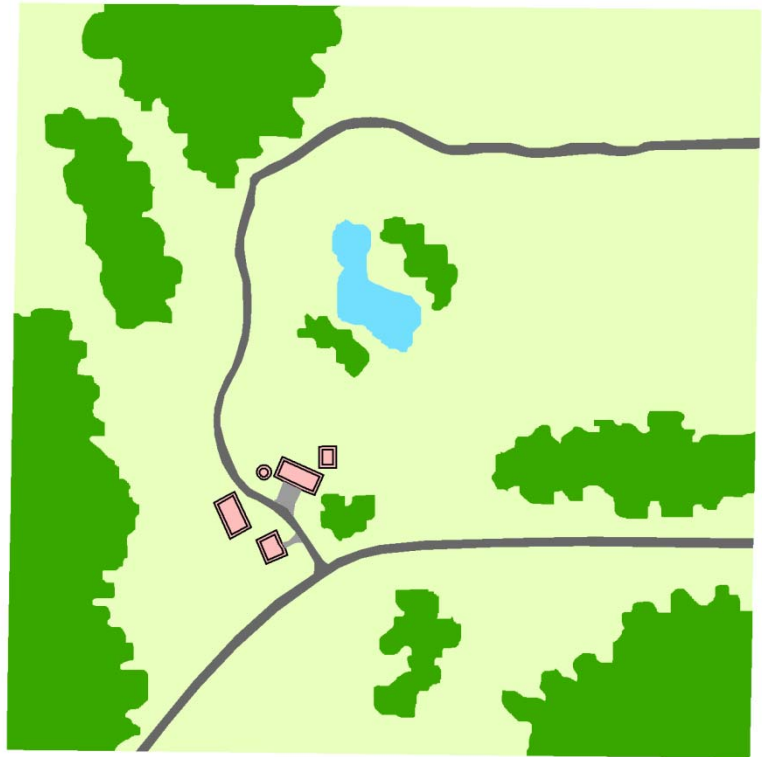
- * Maintain the rural, and environmental quality of the land in every area of the Municipality.
- * Preserve open space in perpetuity.
- * Provide a variety of housing types and densities in the Municipality.
- * Preserve any significant existing buildings (such as farmhouses, barns, and silos) and landscapes (such as streams, ponds, hedge-rows and mature trees)

Policies:

- * Change Zoning and Subdivision and Land Development Ordinances to permit Hamlet and Traditional Neighborhood development.
- * Use special Zoning techniques to ensure that environmentally sensitive areas of a site are not developed.
- * Water table and soil tests are to be used to determine site carrying capacity and therefore number of permissible units in areas without public water and sewer services.
- * Establish minimum front setbacks (e.g. 100 ft.) in certain districts in order to minimize presence of the development from the road.
- * Open-space uses can include: wetlands, parks, recreation, golf courses, farms, and community gardens (details to be set out in the Zoning Ordinance).
- * Open spaces are owned in common, recorded against the title of the property and managed by a homeowners association.



*Hamlet: Existing
Conditions Farm B*



**Hamlet: Conventional
Development Pattern**

Conventional residential development usually occurs in two (2) typical patterns: (1) large-lot cul-de-sac subdivisions and (2) single-lot "piano-key" or "cookie cutter" development along existing roads. In both cases the rural feeling of the area is compromised.



Proposed Countryside Hamlet

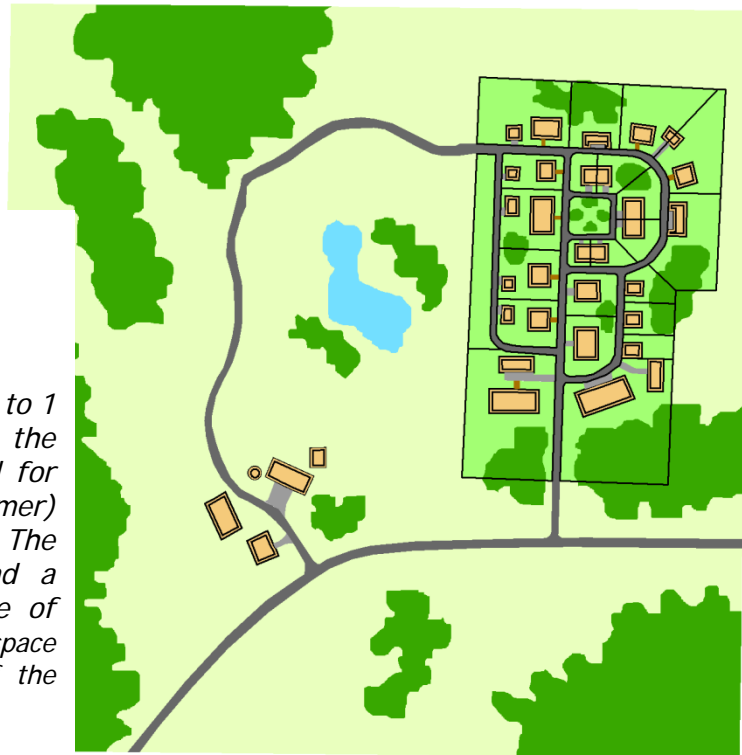
Farm A

6-9 units are arranged on 1/2 to 1 acre lots that are grouped around existing farms buildings and pond. The rest of the 50 acre farm is preserved for horse stables and paddocks, a vegetable garden and recreation area.

Proposed Rural Hamlet

Farm B

10-30 units are arranged on 1/3 to 1 acre lots set well back from the road. The open space is used for farming (leased to a local farmer) and/or recreation. The arrangement of houses around a central square creates a sense of community while the open space maintains the rural character of the property.



Village Model

The Village Model is based on the same traditional town planning principles that were used at the turn of the century to design small towns and villages. A mixed-use “Main Street” with shops and apartments is surrounded by a network of residential streets. A variety of housing types are included, ranging from apartments over shops, to single family houses, to small units located above garages. The density of housing tends to decrease as you move away from the village center. The Village Model has been adapted so as to better accommodate the passenger vehicle (for example by providing ample parking in the commercial area and by requiring access drives and lanes in residential areas). Residential streets are designed at an intimate scale. (Both cartway and front setback dimensions are reduced to create a more pedestrian oriented environment). The “Main Street” can range in size from a convenience store or community center to a full mixed-use street, depending on the size of the village. The edge of the Village should be clearly marked by a growth boundary line and surrounded by permanently preserved open space to prevent contiguous development from destroying the Village character.

Goals:

- * Encourage the development of mixed use Villages as an alternative to typical subdivision development.
- * Provide a mixture of housing types and price ranges (from apartments, to single family to “Granny Flats” i.e. small apartments or offices over garages)
- * Create a “pedestrian scale atmosphere” - Villages should be designed to encourage residents to walk.
- * Reduce reliance on the private automobile by providing a mixture of uses within walking distance of one another.

Policies:

- * Villages are to be compact, small-scale, mixed-use, and pedestrian oriented.
- * In the Village center “Design Guidelines” should be established to control such features as, building setback, scale, character, materials, signage, lighting, and landscaping.
- * Zoning standards should be drafted so as to allow a variety of housing types and price ranges, home offices and “main street” commercial and institutional uses.
- * Villages should be created in accordance with a detailed land development plan.

Village: Development Under Existing Policy

This drawing shows a typical cul-de-sac subdivision. Large lots spread the houses across the landscape - destroying the character of the site. Single use Zoning forces residents to use their automobile to reach all destinations. Garage doors dominate the front of the houses giving the wide streets a vacant, unwelcome feeling.

Proposed Village Model



The Village Model: Residential neighborhoods are arranged within walking distance of the Village or neighborhood center. Streets are narrow and intimate and are arranged in a network pattern. Access drives or lanes allow garages to be located at the back of the house. "Granny Flats" (small apartments or offices) are permitted above the garage. The Village is surrounded by permanently protected open space which can be used as community recreation areas.

S

cenic Corridor Model

This model is designed to guide development along scenic sections of the Municipal roadways. It sets out provisions for protecting significant views, and establishes setback and landscape guidelines designed to shield and reduce the presence of developments that can be seen from the road. This model is particularly relevant to sections of arterial roadways, but is also applicable to scenic sections of all roads in the Municipality.

Goals:

- * Preserve the rural character of the Municipality.
- * Avoid visual clutter and noise.
- * Maintain the economic viability of the Municipality by ensuring that it remain an attractive and scenic community.

Policies:

- * Revise Zoning and land use ordinances to include appropriate Zoning designations, viewshed protection, landscaping and setback regulations.

Scenic Corridor: Existing Conditions



This drawing depicts a portion of a typical Municipal road with views across farm fields and wooded areas. The scale and density of existing buildings adds to the scenic view. The many stream valleys and rolling hills create a large number of these scenic vistas throughout the Municipality.

Scenic Corridor: Conventional Development Under Existing Policy



Under conventional development practices scenic corridors are often destroyed by insensitive residential subdivisions and "strip" commercial development.

Proposed Scenic Corridor Model



The Scenic Corridor Model establishes setbacks, and landscaping guidelines designed to shield roadside development from view - or to make the view from the road attractive (free from clutter, large signs, and parking lots). The Model also maps particularly scenic views and attempts to ensure that these views are not blocked by development.

Rural Commercial/Industrial Park Model

This Model is intended to provide an alternative to typical office and industrial park developments. The Model sets out design standards which require buildings to be grouped around a square or center. Design Review guidelines are also established in order to create a rural building vocabulary – that is, standards based on rural building types such as barns, silos, greenhouses, and sheds.

Goals:

- * Promote economic development in appropriate areas of The Municipality.
- * Maintain the Municipality's rural character.
- * Locate commercial and industrial development close to major transportation corridors.

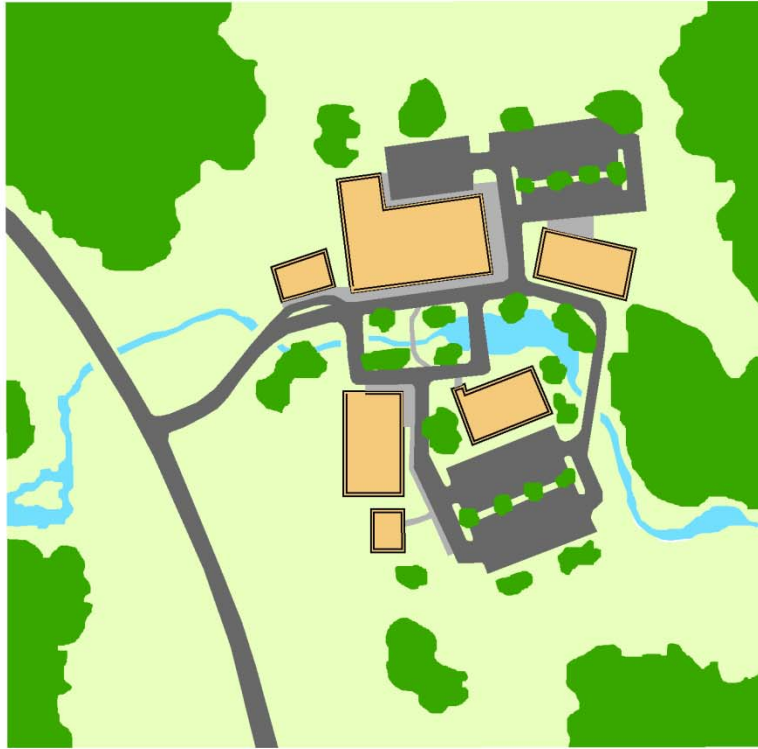
Policies:

- * Amend Zoning regulations to allow rural commercial/industrial parks. Zoning should include site development and design review guidelines.
- * Maximum retail component set at 30% or 40%.
- * Access is to be by feeder or parallel access road only (i.e. no individual driveways onto major roads or arterials).
- * Buildings should be grouped around a central square or plaza (where appropriate).
- * Parking should be shared to save space.

Rural Commercial/Industrial Park: Conventional Development Practice

Typical office/industrial parks arrange large warehouse buildings randomly along a wide feeder road. Each building is required to have its own parking lot based on theoretical maximum capacities. The absence of pedestrian amenities force employees to drive out of the park for lunch, and the lack of landscaping leaves the complex within full view of passing motorists.

Proposed Rural Commercial/Industrial Park Model



This Model allows the office/industrial park to take on a more rural image that fits the character of the Municipality. Rural buildings such as barns, greenhouses, feedmills, etc. are used as models for the new commercial/industrial buildings, which are grouped around a square, or pond, or other landscaped area. This acts as a gathering space for workers at lunch and break times. Parking is shared for maximum efficiency.

I

nstitutional Model

This model is designed for areas where school district facilities and other institutional uses have been developed. The idea is to use civic buildings to help create a place that is closely connected and related to the rest of the neighborhoods in the area. Where a group of institutional buildings already exist, the emphasis would be on infill construction and improving circulation patterns. Where a new group of institutional buildings is proposed (schools, government buildings, post office, utilities, etc.) the emphasis would be on creating a new focus or center. This is in contrast to the current practice of locating civic buildings in isolated areas accessible only by car.

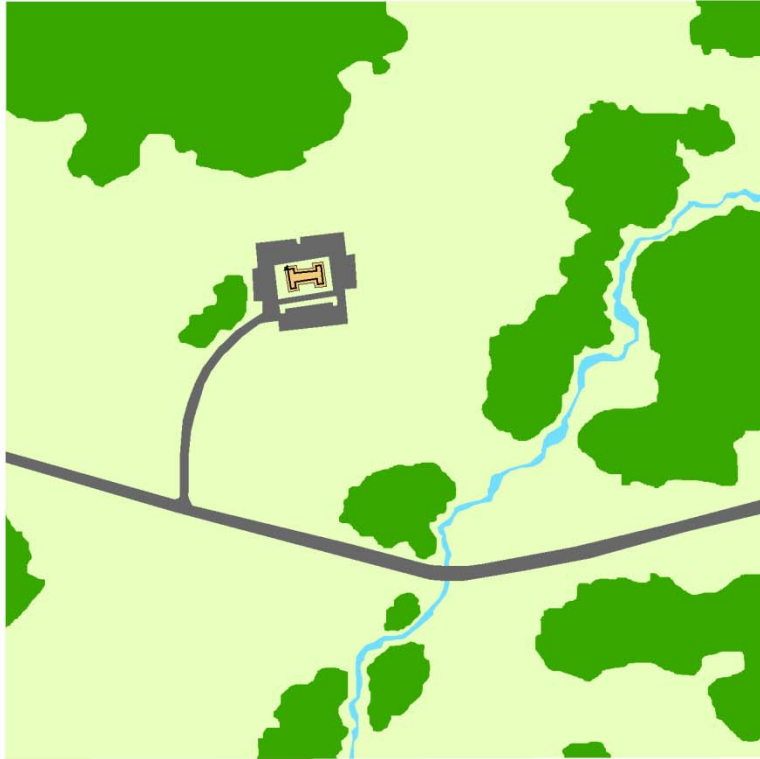
Goals:

- * Make civic and institutional buildings a vital and central part of the local neighborhood.

Policies:

- * Zone for a mixture of land uses.
- * Link the civic buildings to the community using a network road system as well as through a system of open spaces/linear greenways or trails designed for pedestrians and cyclists.
- * Enhance the role of civic buildings and grounds as multi-purpose community centers. Schools and school grounds can be used for community events and classes depending on the existing policy of the School Board.

Institutional: Development Under Existing Policy



In this drawing a library building is located on remote isolated site accessible only by car. The building is open only during regular business hours.

Proposed Institutional Model



This Model is based on the premise that Civic buildings can be used to create a true community center if they are grouped together with other uses and connected to residential neighborhoods.

This group of buildings, consisting of a municipal building, a library, a school, and some small commercial buildings; is linked to nearby residential neighborhoods and the rest of the settled areas in the Municipality through a network of streets and linear greenway-pedestrian and bicycle-paths. The buildings and grounds are used day and evening, seven days a week.

*L*ow Density/Large Lot

This Model is designed to permit large-lot residential development in a way that preserves the rural character of the area. Large-lot Zoning is often promoted as the key to preserving rural character; however, this pattern, when spread across the landscape, can quickly wipe out all traces of former farms and woods. In order for large lot development to succeed, it must be restricted to certain areas, and combined with open space requirements.

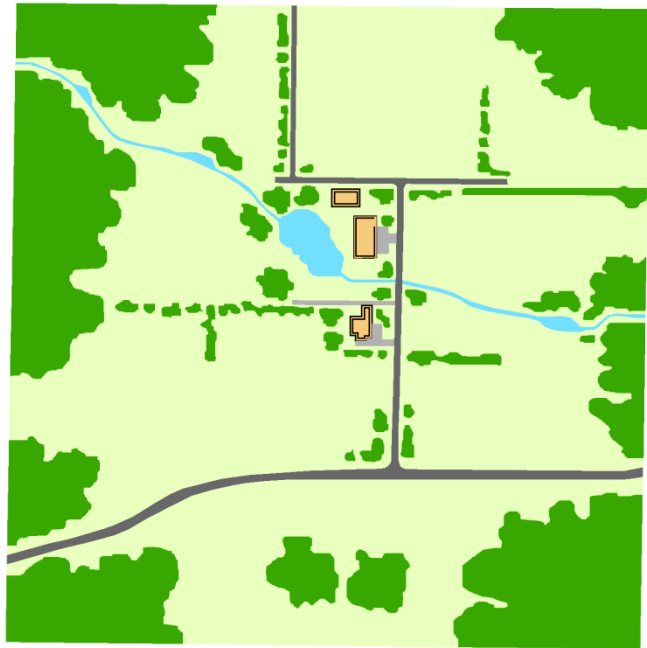
Goals:

- * Provide a variety of housing types and densities (here large houses, large lots).
- * Preserve the rural character of the Municipality.
- * Meet market demands for housing (large lots are popular in rural locations).

Policies:

- * Use Zoning to establish minimum development property size (e.g. 50 acres).
- * Establish open space to developed space ratios (e.g. 60% open, 40% developed)
- * Map environmentally sensitive areas (steep slopes, wetlands, mature wooded areas) and do not allow development to take place on them (they can be included as part of the open space).
- * Establish minimum lot size (e.g. 2 to 5 acres or larger)
- * Establish setback, landscaping and site-line rules.
- * Require (where possible) through connections to neighboring developments to encourage interior circulation networks.
- * Encourage preservation of farm structures and natural features such as streams, ponds, hedgerows and stands of mature trees.
- * Open space is registered against the property title and maintained by a homeowners or residents association.

Low Density/Large Lot: Existing Conditions



Development Under Existing Policy



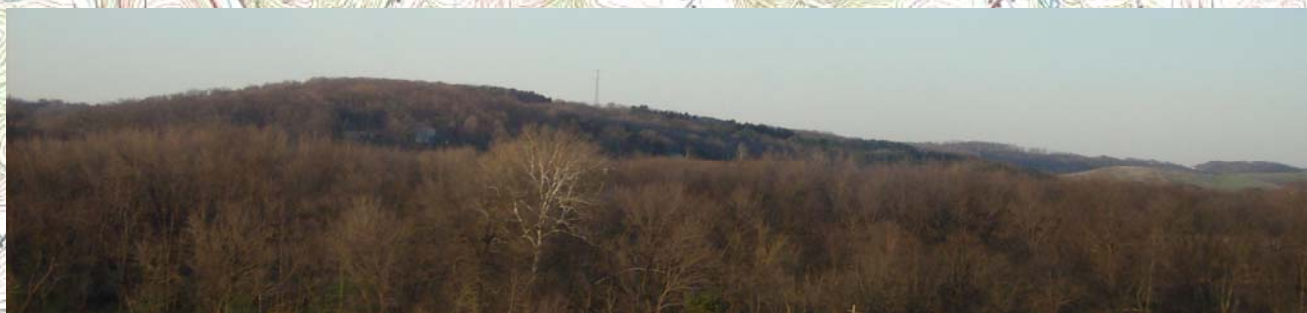
Under current regulations large lot residential development is allowed to spread across the entire property - wiping out all traces of original rural/farm character.

Proposed Low Density/Large Lot Model Development



This drawing shows the same farm with a single lot subdivision. Access is via a shared driveway and the new house is set back 60 feet from the road to minimize visual impact. Farm related business uses, such as roadside produce stands and farm implement dealerships are permitted and encouraged.

Using the Large Lot Model, development is limited to a given percentage of the total property. The remainder of the property must be preserved as open space. Here the original farm buildings are preserved and integrated into the new development. The open space, maintained by a homeowners association, is preserved permanently and can be used for active or passive recreation, gardens, horses, etc.



NST

NEW SEWICKLEY TOWNSHIP COMPREHENSIVE DEVELOPMENT PLAN

Appendix C Funding Sources



OLSEN & ASSOCIATES, LLC

126 S. Main Street

Butler, PA 16001

(724) 282-4786



NEW SEWICKLEY TOWNSHIP

COMPREHENSIVE DEVELOPMENT PLAN

Appendix C

Funding Sources

PA Department of Community and Economic Development

Apply for Department program funding through the Single Application for Assistance unless otherwise noted under “Any Special Application Procedures.” Some programs require addenda or supplements to accompany the application, so be sure to double-check the guidelines for any of these requirements. You can apply online at newPA.com. Call 866.GO.NEWPA (866.466.3972) for assistance.

Act 47 - Provides loan and grant funds to financially distressed local governments as well as technical assistance to formulate financial recovery plans.

Ben Franklin Technology Development Authority (BFTDA) -Technology Development Grant - Grants to help groups or consortia of Pennsylvania companies position themselves at the cutting edge of emerging technologies and establish a competitive advantage through the use of advanced e-business systems.

Community Development Block Grant (CDBG) - Grants and technical assistance for federal designated municipalities for any type of community development.

Early Intervention Program - Provides matching grant funds to assist municipalities experiencing fiscal difficulties to develop comprehensive multi-year financial plans and establish short and long term financial objectives.

Economic Advancement Program - The Economic Advancement Program provides grants to promote economic development projects in Pennsylvania that, in the judgment of the Department of Community and Economic Development (DCED), are consistent with the authorizing legislation and these program guidelines, and meet all requirements of the DCED Single Application for Assistance.

Economic Stimulus Package Technical Assistance - Technical assistance for local governments as part of the Economic Stimulus Package.

Elm Street - Grant funds for planning, technical assistance and physical improvements to residential and mixed use areas in proximity to central business districts. **The Department is not accepting planning and new designation applications during fiscal year 2009-10 (through June 30, 2010).**

Emergency Responders Resources & Training Program (ERR) - ERRTP funds may be used for emergency responder improvement projects. These projects must demonstrate a benefit to community activities associated with police, fire, ambulance or related public safety services.

Emergency Shelter Grant (ESG) - Federal grants funding to assist in creating or rehabilitating shelter space for the homeless.

Floodplain Land Use Assistance Program - Provides grants and technical assistance to encourage the proper use of land and the management of floodplain lands within Pennsylvania.

H2O PA - Flood Control Projects - The H2O PA Act was established by the General Assembly in July 2008. The Act provides single-year or multi-year grants to the Commonwealth, independent agencies, municipalities or municipal authorities for flood control projects.

H2O PA - High Hazard Unsafe Dam Projects - The H2O PA Act was established by the General Assembly in July 2008. The Act provides single-year or multi-year grants to the Commonwealth, independent agencies, municipalities, or municipal authorities for High Hazard Unsafe Dams.

H2O PA - Water Supply, Sanitary Sewer and Storm Water Projects - The H2O PA Act was established by the General Assembly in July 2008. The Act provides for single-year or multi-year grants to municipalities or municipal authorities to assist with the construction of drinking water, sanitary sewer and storm sewer projects.

HOME - Federally funded program that provides municipalities with grant and loan assistance as well as technical assistance to expand the supply of decent and affordable housing for low- and very low-income Pennsylvanians.

Home Ownership Choice Program (HCP) - An initiative of the Pennsylvania Housing Finance Agency (PHFA) to finance new, single-family home construction in blighted areas of the Commonwealth.

Housing & Redevelopment Assistance - Provides state-funded grants for community revitalization and economic development activities at the local level. The program assists the community in becoming competitive for business retention, expansion and attraction.

Keystone Recreation, Park and Conservation Fund - State grants to improve the physical facilities of public libraries.

Land Use Planning and Technical Assistance Program (LUPTAP) - Provides grant funds for the preparation of community comprehensive plans and the ordinances to implement them.

Local Government Capital Project Loan Program (LGCPL) - Low-interest loans to local government for equipment and facility needs.

Local Government Municipal Resources and Development Program (LGMRDP) - Grants to municipalities for improving quality of life within the community.

Local Share Assessment Fund (Gaming Funds) Luzerne County - As required under Act 71 (the Gaming Act), DCED has developed program guidelines for Local Share Account funds in Luzerne County.

Local Share Assessment Fund (Gaming Funds) Monroe County - As required under Act 71 (the Gaming Act), DCED has developed program guidelines for Local Share Account Funds in Monroe County.

Local Share Assessment Fund (Gaming Funds) Washington County - As required under Act 71 (the Gaming Act), DCED has developed program guidelines for Local Share Account funds in Washington County.

Main Street Program - Grants to municipalities to help a community's downtown economic development effort through the establishment of a local organization dedicated to downtown revitalization and the management of downtown revitalization efforts by hiring a full-time professional downtown coordinator. **The Department is not accepting planning and new designation applications during fiscal year 2009-10 (through June 30, 2010).**

Market Development Program - The Market Development Program provides market development grants for Pennsylvania-based goods and services that, in the judgment of the Department of Community and Economic Development (DCED), are consistent with the authorizing legislation and these program guidelines, and meet all requirements of the DCED Single Application for Assistance.

Neighborhood Assistance Program (NAP) - Tax credit program to encourage businesses to invest in projects which improve distressed areas.

Neighborhood Assistance, Neighborhood Partnership Program (NAP/NPP) - Corporate tax liability credit for businesses that sponsor a neighborhood organization to develop and implement a neighborhood revitalization plan by contributing a substantial amount of cash per year over an extended period of time

Neighborhood Stabilization Program (NSP) - Grants to communities to address the housing foreclosure crisis created by subprime and other problematic mortgage lending. This program is authorized under the federal Community Development Block Grant (CDBG) Program. DCED is also soliciting proposals for a Consortium application under the American Recovery and Reinvestment Act. This second opportunity for funding is known as NSP2. See "Where to Apply" below.

Pennsylvania Accessible Housing Program (PAHP) - Provides grants to local entities to carry out home modification programs that will enable low-and moderate-income persons with physical disabilities of all ages to make their home more accessible.

Pennsylvania Infrastructure Bank (PIB) - Low-interest loans for the design, engineering, right-of-way and repair, reconstruction and construction of public highways, bridges, public and private airports and railroads and public transportation systems.

Regional Economic Development District Initiative Program (REDDI) - The Regional Economic Development District Initiative Program (REDDI) provides grants for projects furthering regional community and economic development that, in the judgment of the Department of Community and Economic Development (DCED), comply with the authorizing legislation and these program guidelines, and meet all requirements of the DCED Single Application for Assistance.

Regional Investment Marketing - The Regional Investment Marketing (RIM) Grant Program is intended to reinforce the linkages between state and regional efforts to promote business expansion and to attract new investment to Pennsylvania, and focus regional economic development efforts on industries and industry sub-sectors where the likelihood of success is greatest. More specifically, RIM is designed

to foster a shared vision of the importance of marketing the Commonwealth as a whole as a destination of choice for investment and promoting the attributes and assets of individual regions within that context. In addition, the program is designed to advance an investor-oriented and data-driven approach to marketing to attract investment, including the use of regional marketing areas as an organizing principle in structuring marketing initiatives.

Regional Police Assistance Grant Program - Grants for two or more municipalities that regionalize police operations.

Rural Leadership Training - To support rural leadership training in Pennsylvania pursuant to the Rural Leadership Training Act 65 of 1992.

Shared Municipal Services Program (SMSP) - Provides grant funds that promote cooperation among municipalities. Also encourages more efficient and effective delivery of municipal services on a cooperative basis.

Tax Increment Financing (TIF) Guarantee Program - Promotes and stimulates the general economic welfare of various regions and communities in the Commonwealth and assists in the development, redevelopment and revitalization of Brownfield and Greenfield sites in accordance with the TIF Act. The program provides credit enhancement for TIF projects to improve market access and lower capital costs through the use of guarantees to issuers of bonds or other indebtedness.

Urban Development Program (UDP) - Provides grants for urban development and improvement projects

Water Supply and Wastewater Infrastructure Program (PennWorks) - A program to ensure safe water supply and proper wastewater infrastructure

PA Department of Conservation and Natural Resources

The Department of Conservation and Natural Resources (DCNR) provides cabinet-level status for conservation and recreation programs dealing with local recreation, heritage parks, rivers conservation, greenways, trails, and open spaces. A key priority of this agency is to bring its programs into towns and cities across Pennsylvania and to provide leadership linking agency resources with local conservation efforts.

Whether its developing a trail that connects a sub-division to a borough's downtown business district, rehabilitating a community athletic field, building a safer playground, preparing a watershed or greenways plan, protecting a critical natural or open space area or constructing a snowmobile or ATV Trail, DCNR's Bureau of Recreation & Conservation's Community Conservation Partnerships Program (C2P2) can provide communities, land conservancies and nonprofit organizations with the technical assistance or grant funding to undertake these and other types of recreation and conservation projects.

DCNR Volunteer Fire Assistance - This grant provides financial and technical to State Foresters in cooperative efforts to organize, train and equip local forces in rural areas or communities under 10,000 population to prevent, control and suppress fires which threaten human life, livestock, wildlife, crops,

pastures, orchards, woodlands, farmsteads, or other improvements in rural areas. **The key objectives of this program are to save lives and protect property in unprotected or inadequately protected rural areas.** [Learn More](#)

DCNR C2P2 Community Recreation and Conservation - These grants fund municipalities & nonprofit organizations to plan for, acquire, develop &/or rehabilitate public park, recreation, open space, greenway, trail & conservation areas & facilities.

DCNR C2P2 Land Trust Projects - These grants help land trusts plan for & acquire critical habitat (the priority), open space & natural areas. Eligible applicants include pre-qualified land trusts & conservancies. These grants require a 50% cash match &/or land donation value.

DCNR C2P2 Pennsylvania Recreational Trails - These grants help develop & maintain recreational trails & trail related facilities for motorized & non-motorized recreational trail use, & to purchase equipment for those purposes. Eligible applicants include federal & state agencies, local governments & nonprofit & for profit organizations. Match requirements are a minimum of 20% from the applicant. [Learn More](#)

DCNR C2P2 Rails-to-Trails - These grants help plan for, acquire or develop rail-trail corridors. Eligible applicants include municipalities & nonprofit organizations established to preserve & protect available abandoned railroad corridors as trails. A 50% cash or in-kind match is required, except for acquisition projects which require a cash or land donation match.

DCNR C2P2 Rivers Conservation - These 50% matching grants help develop watershed/river-corridor conservation plans, assist with land acquisition & development projects recommended in areas with completed river conservation plans on the rivers conservation registry. Eligible applicants include municipalities, counties, municipal authorities & nonprofit river groups.

DCNR C2P2 Snowmobile/ATV - Snowmobile/All Terrain Vehicle (ATV) grants assist with planning, acquiring, constructing, renovating & maintaining areas & facilities for snowmobile & ATV use, the purchase or lease of equipment for construction/maintenance for such work & development of educational materials & programs.

DCNR C2P2 Technical Assistance - Grants to develop/promote/conduct training/education programs; prepare & distribute technical assistance/education manuals/brochures/videos or otherwise provide for training & education of professionals & the general public on a local, county, regional or statewide issues concerning recreation, park, conservation, natural areas, open space, greenways & trails.

DCNR C2P2 Circuit Rider - These projects provide grant funds for county(ies), multi-municipal organizations or COGs to hire a professional, full-time staff person. The circuit rider's purpose is to initiate new programs and services for a county and/or municipalities that individually do not have the financial resources to hire a professional staff person.

DCNR C2P2 Peer-to-Peer - These projects help municipalities improve their park, recreation and conservation services through a collaborative process. Projects are accomplished through contracts with experienced park, recreation and conservation professionals from nearby communities working closely with local leaders.

PA Department of Environmental Resources

DEP Grants Center

Rachel Carson State Office Building, 15th Floor
400 Market St., PO Box 8776
Harrisburg, PA 17105-8776
Tel. (717) 705-5400
e-Mail: GrowingGreener@state.pa.us

Alternative Fuels Incentive Grant - To help improve PA's air quality and reduce the use of imported oils through the use of alternative fuels.

Alternative Fuels Incentive Grant Program - To provide funding for the conversion of fleet vehicles to alternative fuels and to encourage the deployment of alternative fuel technologies into the market place.

Brownfield Assessment/Remediation Grant - PA DEP may offer brownfield assessment/remediation grants through the Office of Community Revitalization and Local Government Support (OCRLGS). These grants, dependent on available funding, may be supported by DEP's Section 128(a) Grant under CERCLA or under the OCRLGS allocation under Growing Greener II. The purpose of the grant is to provide funding to facilitate the assessment, remediation and or redevelopment of brownfield properties in Pennsylvania. Funding may be utilized for projects that are at a construction phase, or may be utilized for early development and assessment work. Projects undergoing remediation should also be enrolled in the Department's Land Recycling Program (voluntary cleanup program) and coordinating with the appropriate regional office.

Coastal Zone Management - To implement studies, plans, designs, programs, land acquisition, research and minor construction projects within the Delaware Estuary and Lake Erie Coastal Zones.

Community Watershed Education Grants (WREN) - Support community coalitions undertaking public education projects aimed at mitigating or preventing nonpoint source pollution in PA's watersheds.

Dirt and Gravel Road Maintenance - Reduce non point source pollution from the maintenance of dirt and gravel roads

Enactment of Ordinances and Implementation of Stormwater Management Plans - Reimburse municipalities for costs incurred in the adoption or revision of ordinances or regulations and other actual administrative, enforcement, and implementation costs incurred in complying with the Pennsylvania Stormwater Management Act (1978 Act 167) and the companion regulation governing stormwater management grants and reimbursements (25 Pa. Code 111).

Environmental Education Grants Program - The conservation of Commonwealth resources depends on the effectiveness of the environmental literacy of its citizens. The focus of this EE Grants Program is to

support environmental education through schools, county conservation districts and other nonprofit conservation or educational organizations, including colleges and universities.

Evaluation for HSCA Remedial Response - Independent technical evaluation of proposed remedial response at a HSCA site.

Flood Protection Grant Program - Provides funds to government entities responsible for the operation and maintenance of flood protection projects for non-routine maintenance, project improvements and specialized equipment.

Growing Greener Watershed Restoration and Protection - Grants to assist citizen groups, conservation districts and local governments in developing and implementing watershed remediation plans or watershed restoration projects and protective measures.

Host Municipality Certified Inspectors (Hazardous) - Reimbursement to municipalities for certified inspectors of commercial hazardous waste storage, treatment or disposal facilities.

Host Municipality Certified Inspectors (Municipal) - Reimbursement to municipalities for employment of certified inspectors at landfills or resource recovery facilities.

Host Municipality Review of Permit Applications - Grants for municipalities for independent review of permit applications for new municipal waste landfills or resource recovery facility, or expansion of existing facility.

Host Municipality Siting Incentive - Provide one time payments to municipalities which host new or expanded hazardous waste capacity for PA.

Host Municipality Siting Reviews - Reimbursement of \$50,000 to host municipality and host county inspectors for independent review of permit application for commercial hazardous waste disposal facility.

Household Hazardous Waste Collection Program - Reimbursement of 50% of household hazardous waste programs not to exceed \$100,000 per county.

Illegal Dump Cleanup - Provide financial assistance for a maximum of \$25,000 with a match of 50% match to assist in the cleanup of illegal dumps on public lands, state-owned lands, and third-party sites.

Independent Review of Permit Application/Siting Plan Review - Reimbursement for independent review of commercial hazardous waste disposal facility applications.

Local Government Greenhouse Gas Pilot Grant Program - To provide PA municipalities with funding to develop greenhouse gas emissions inventories and emission reduction action plans.

Nonpoint Source Implementation Program (Section 319) - Provide funding to assist in implementing PA's Nonpoint Source Management Program. This includes funding for abandoned mine drainage, agricultural and urban run-off, and natural channel design/streambank stabilization projects, and for development of watershed-based restoration plans.

Nonpoint Source Pollution Educational Mini-Grants (PACD) - Inform and educate people about the causes, consequences and clean-up of nonpoint source water pollution.

PEDA (PA Energy Development Authority) Grants - PEDA solicitations are varied and diverse. In general, PEDA provides grants, loan guarantees for alternative energy projects and related research referring to deployment projects, manufacturing or research involving the following types of fuels, technologies or measures: solar energy; wind; low-impact hydropower; geothermal; biologically derived methane gas, including landfill gas; biomass; fuel cells; coal-mine methane; waste coal; integrated gasification combined cycle, and; demand management measures, including recycled energy and energy recovery, energy efficiency and load management.

Pennsylvania Energy Harvest Grant - To deploy cleaner energy sources that protect water or air quality, and have a positive economic benefit. Provides funding for renewable energy deployment; biomass energy projects; coal-mine methane, waste coal reclamation for energy; implementation of innovative energy efficiency technologies; or clean distributed generation infrastructure improvements. Energy Harvest is not a research initiative. It is about new and innovative technologies in the marketplace.

Pollution Prevention Reimbursement (Pump & Plug UST) - Reimburse for costs of pumping and plugging storage tanks

Recycling Coordinators - Reimbursement of 50% of county recycling coordinator salaries and expenses.

Recycling Performance - Grant program rewards municipalities for materials recycled.

Sewage Facilities Enforcement - Reimburse 50% to 85% of costs of on-lot system permitting programs

Sewage Facilities Planning - Partially reimburse activities and studies related to the development of comprehensive sewage facilities plans

Small Business Advantage Grant Program - To provide assistance to small business to incorporate energy efficient and pollution preventative equipment or processes to increase business competitiveness while simultaneously improving the environment of PA residents.

Small Business Energy Efficiency Grant Program - To provide assistance to small business to incorporate energy efficient, producing, or conserving equipment or processes to increase business competitiveness while simultaneously improving the environment of PA residents.

Small Business Pollution Prevention Assistance Account (PPAA) Loan Program - To provide low interest loans to small PA businesses undertaking projects in the Commonwealth that reduce waste, pollution or energy use. Loans will be used to fund 75 percent of the total eligible project cost, up to a maximum of \$100,000.

Stormwater Management Planning and Implementation - DEP provides financial and technical assistance to counties for development, and to municipalities for implementation, of watershed-based stormwater management plans under the Storm Water Management Act (1978 Act 167). The financial

assistance consists of grants and reimbursements that cover 75% of the allowable costs for stormwater management plans covered under the Act.

Technical Evaluation of HSCA Remedial Response - Independent technical evaluation of proposed remedial response at a HSCA site.

Underground Storage Tank Heating Oil Clean Up Program - To assist tank owners with the corrective action costs due to releases from underground heating oil tanks with a 3,000 gallon capacity or less.

PA Infrastructure Investment Authority (PennVEST)

PENNVEST Loans & Grants – PENNVEST provides low-interest loans and grants for new construction or for improvements to publicly or privately owned drinking water, storm water or sewer treatment facilities. PENNVEST also provides loan funding to remediate brownfields sites, as well as loan funding to individual homeowners for repair or replacement of their malfunction on-lot septic system. Many of the wastewater and drinking water projects funded by PENNVEST use federal dollars for design and construction. These dollars come with some strings attached that can increase the cost of the project for the community. PENNVEST conducts a financial analysis to determine the interest rates and the length of the repayment period on any loan, as well as whether any grant funding might be awarded for the project.

Officials and employees of municipalities with drinking water, wastewater, or stormwater management systems; municipal water and sewer authorities; private water and sewer companies; elected officials; county planners; consulting engineers; and persons involved in economic development should attend a PENNVEST “How to Apply” seminar to learn about applying for funds. **Eligibility** – Any municipality, authority or private entity that is eligible under the PENNVEST program

Brownfields Remediation – Low-interest loans to municipal or county governments or an affiliated industrial or economic development or redevelopment entity for the remediation of sites that have been contaminated by past industrial or commercial activity and pose a threat to local groundwater or surface water sources. A public entity may sponsor a project for which a private party wants to submit an application, provided that either the public entity or the private party has an ownership interest in the property to be remediated.

Drinking Water, Wastewater and Stormwater Loans – Low-interest loans to communities or private firms for designing, engineering, and constructing publicly and privately owned drinking water distribution systems.

Growing Greener Grants – Under this initiative, PENNVEST has grant funds available for drinking water, wastewater and storm water infrastructure projects. These are the same types of projects that PENNVEST has always funded. At this time, PENNVEST will be using these grant funds in its normal funding process.

On-lot Sewage Disposal Funds – Provides low-interest loans to homeowners for the rehabilitation, improvement, repair or replacement of an existing system located on a single family, owner-occupied property, which is the primary resident of the owner.

Federal Programs	Purpose
Brownfields Economic Development Initiative (BEDI), U.S. Department of Housing and Urban Development	The Brownfields Economic Development Initiative (BEDI) is a key competitive grant program that HUD administers to stimulate and promote economic and community development. BEDI is designed to assist cities with the redevelopment of abandoned, idled and underused industrial and commercial facilities where expansion and redevelopment is burdened by <i>real or potential</i> environmental contamination.
Community Development Block Grants, U.S. Department of Housing and Urban Development	The Community Development Block Grant (CDBG) program is a flexible program that provides communities with resources to address a wide range of unique community development needs. Beginning in 1974, the CDBG program is one of the longest continuously run programs at HUD. The CDBG program provides annual grants on a formula basis to 1209 general units of local government and States.
Public Works and Economic Development, U.S. Economic Development Administration	Supports the construction, expansion or upgrade of essential public infrastructure and facilities.
The Rural Housing and Economic Development (RHED) Program, U.S. Department of Housing and Urban Development	Provides for capacity building at the state and local level for rural housing and economic development and to support innovative housing and economic development activities in rural areas.
Section 108 Loan Guarantees, U.S. Department of Housing and Urban Development	This public offering will enable Section 108 borrowers to obtain long-term, fixed-rate financing for approved community and economic development projects. The public offering will permit Section 108 recipients with interim loans to convert from variable-rate to permanent, fixed-rate financing. Communities that have not received the full amount of approved commitments are also eligible to participate in the public offering.